



CITY OF WESTMINSTER

MINUTES

Planning Applications Sub-Committee (2)

MINUTES OF PROCEEDINGS

Minutes of a meeting of the **Planning Applications Sub-Committee (2)** Committee held on **Tuesday 16th July, 2019**, Rooms 18.01 & 18.03, 18th Floor, 64 Victoria Street, London, SW1E 6QP.

Members Present: Councillors Robert Rigby (Chairman), Lousie Hyams, Matt Noble and Peter Freeman

1 MEMBERSHIP

- 1.1 It was noted that Councillor Freeman had replaced Councillor Spencer.

2 DECLARATIONS OF INTEREST

- 2.1 The Chairman explained that a week before the meeting, all four Members of the Committee were provided with a full set of papers including a detailed officer's report on each application; together with bundles of every single letter or e-mail received in respect of every application, including all letters and emails containing objections or giving support. Members of the Committee read through everything in detail prior to the meeting. Accordingly, if an issue or comment made by a correspondent was not specifically mentioned at this meeting in the officers' presentation or by Members of the Committee, it did not mean that the issue had been ignored. Members will have read about the issue and comments made by correspondents in the papers read prior to the meeting.
- 2.2 Councillor Robert Rigby declared that in respect of items 5 and 7 he had sat on a Planning Sub-Committees, which had considered applications on the same sites previously.
- 2.3 Councillor Hyams declared that in respect of item 7 the application site was located in her Ward.

3 MINUTES

- 3.1 **RESOLVED:**

That the minutes of the meeting held on 18 June 2019 be signed by the Chairman as a correct record of proceedings.

4 PLANNING APPLICATIONS

5 SECOND FLOOR, 25 - 26 ALBEMARLE STREET, LONDON, W1S 4HX

Dual / alternative use of the second floor as either office accommodation (B1) or a private members' club use (sui generis) in connection with the existing private members' club on basement, ground and first floor levels.

Late representations were received from Oswald's (12/07/19), Councillor Jonathan Glanz (12/07/19) and The Residents' Society of Mayfair & St James's (15/07/19).

RESOLVED UNANIMOUSLY:

That conditional planning permission be granted.

6 15 LANCELOT PLACE, LONDON, SW7 1DR

Variation of condition 1 of planning permission dated 23 February 2016 (RN: 15/09276/FULL) for the: Demolition of the existing buildings, redevelopment of site comprising two buildings at ground and two upper levels and excavation of part two/ part three storey basements, to create 1 x 5 bedroom unit and 2 x 1 bedroom units with associated roof gardens and terraces, car parking and cycle parking (site includes 15 Lancelot Place and 1 Trevor Walk). Namely, to allow the addition of walk-on rooflight to the rear courtyard of the southern building, replacement of three rear elevation windows with a single larger window, provision of higher balustrade to the north building, raising of the main roof to both buildings, removal of green roofs to first floor, installation of satellite dish, provision of a lift overrun to the south building, reduced height of lift overrun to the north building, alterations to facades, provision of lift pits, internal layout changes, and associated works.

An additional representation was received from Hodgkinson Design (10/07/19).

Late representations were received from Portland Private Office (31/05/19), Esskay Management Services (15/07/19), Four Communications (10/07/19), Formation Architects (Undated), Turley (16/07/19) and one local resident (16/07/19).

The presenting officer tabled the following amendments to the conditions and an additional informative:

Condition 2

You must carry out any building work which can be heard at the boundary of the site only:

- between 08.00 and 18.00 Monday to Friday;
- not at all on Saturdays; Sundays, bank holidays and public holidays.

Noisy work must not take place outside these hours.

Condition 5

You must not put structures such as canopies, fences, loggias, trellises or satellite or radio antennae on the roof terrace unless otherwise shown on the approved drawings.

Condition 9

The obscure glass (as annotated) on the rear elevations shall be maintained as such and you must not change it without our permission; for the avoidance of doubt this includes the dressing room window at rear second floor.

Condition 19

You must not start work on the site until we have approved appropriate arrangements to secure the following.

- 1) Highways alterations, including the alterations to on-street restrictions;
- 2) Maintenance and Management Plan for the car stacker.

In the case of each of the above benefits, you must include in the arrangements details of when you will provide the benefits, and how you will guarantee this timing. You must only carry out the development according to the approved arrangements. (C19AB)

Condition 20

The blue/green roof as shown on the approved drawings shall be installed and maintained for the life of the development.

Reason

To make sure that the development provides the environmental sustainability features included in your application as set out in S28 or S40, or both, of Westminster's City Plan (November 2016). (R44AC)

Informative

Under condition 19, we are likely to accept a legal agreement or a deed of variation (to the legal agreement dated 8 March 2017) to secure the highways alterations required as part of the application and a maintenance and management plan regarding the car stacker as set out in the application documents. Please look at the template wordings for planning obligations (listed under 'Supplementary planning guidance') on our website at www.westminster.gov.uk. Once the wording of the agreement has been finalised with our Legal and Administrative Services, you should write to us for approval of this way forward under this planning condition.

Laura Jenkinson addressed the Sub-Committee in support of the application.

RESOLVED UNANIMOUSLY:

That conditional permission, as amended, be granted subject to the inclusion of a reference to green walls in condition 20.

7 78 ST JAMES'S STREET, LONDON, SW1A 1LF

Application 1: Installation of additional plant rooms and replacement plant at roof level, creation of an auditorium at the lower ground floor level together with the in-fill of the atrium space to provide access to the upper floors of the building. Associated alterations to Little St James's Street entrance.

Application 2: Alterations at roof level including the installation of plant rooms and the creation of a pavilion rooftop extension and terrace area, along with other alterations including creation of an auditorium at the lower ground floor level together with the in-fill of the atrium space to provide access to the upper floors of the building. Associated alterations to Little St James's Street entrance.

Late representations were received from Drew Planning & Development (03/07/19), Howes Percival (15/07/19), BentallGreenOak (11/07/19) and Councillor Mark Shearer (15/07/19).

The presenting officer tabled the following additional conditions:

Applications 1 and 2 – listed building consent

Additional conditions

4. You must not disturb existing ornamental features including chimney pieces, plasterwork, architraves, panelling, doors and staircase balustrades. You must leave them in their present position unless changes are shown on the approved drawings or are required by conditions to this permission. You must protect those features properly during work on site. (C27KA)

Reason

To protect the special architectural or historic interest of this building and to make sure the development contributes to the character and appearance of the St James's Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1 and paras 10.108 to 10.146 of our Unitary Development Plan that we adopted in January 2007. (R27AC)

5. You must apply to us for approval of:

- A) A method statement of facade cleaning
- B) Following approval of the method statement a 1m2 area of sample cleaning shall be provided for inspection on site and approval.

You must not start any work on these parts of the development until we have approved what you have sent us. You must then carry out the work according to these details and method statements.

Reason:

To protect the special architectural or historic interest of this building and to make sure the development contributes to the character and appearance of the St James's Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1 and paras 10.108 to 10.146 of our Unitary Development Plan that we adopted in January 2007. (R27AC)

Application 2 – roof extension (planning permission)

- 10. The plant screen shown on the approved drawings adjacent to the terrace shall be maintained in situ for as long as the terrace remains in place.

Reason:

To protect the privacy and environment of people in neighbouring properties. This is as set out in S29 and S32 of Westminster's City Plan (November 2016) and ENV 6 and ENV 13 of our Unitary Development Plan that we adopted in January 2007. (R21BC)

- 11. You must not put any machinery or associated equipment, ducts, tanks, satellite or radio aerials on the roof, except those shown on the approved drawings.

Reason:

To protect the special architectural or historic interest of this listed building and to make sure the development contributes to the character and appearance of the St James's Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1, DES 10 (A) and paras 10.108 to 10.146 of our Unitary Development Plan that we adopted in January 2007.

- 12. Before anyone moves into the property, you must provide the separate stores for waste and materials for recycling shown on drawing number 17063-SQP-01-B2-DP-A-PL02001. You must clearly mark them and make them available at all times to everyone using the building.

Reason:

To protect the environment and provide suitable storage for waste as set out in S44 of Westminster's City Plan (November 2016) and ENV 12 of our Unitary Development Plan that we adopted in January 2007.

Alexander Morris addressed the Sub-Committee in support of the application.

RESOLVED UNANIMOUSLY:

Application 1:

- 1) That conditional permission and conditional listed building consent, as amended, be granted.
- 2) That the reasons for approving conditional listed building consent as set out in Informative 1 of the draft decision letter be agreed.

Application 2:

- 1) That conditional permission and conditional listed building consent, as amended, be granted subject to condition 9 being amended to restrict the use of the terraces on the fifth and sixth floors to users of the building between the hours of 0800 and 1900 Monday to Friday.
- 2) That the reasons for approving conditional listed building consent as set out in Informative 1 of the draft decision letter be agreed.

8 BELGRAVIA COURT, 33 EBURY STREET, LONDON, SW1W 0NY

Erection of 2 storey porters lodge comprising ground floor and basement, including louvres to ventilate plant equipment within roof space of the lodge. Installation of new boundary railings and landscaping works. Associated alterations to entrances of the main buildings.

Late representations were received from White & Sons (21/06/19), Orbus Software (07/07/19) and Councillor Flight (16/07/19).

The presenting officer tabled the following amendments to the conditions and reasons:

Reason for condition 8:

To improve the appearance of the development, to make sure that it contributes to the character and appearance of the area, and to improve its contribution to biodiversity and the local environment. This is as set out in S38 of Westminster's City Plan (November 2016) and ENV 16, ENV 17 and DES 1 (A) of our Unitary Development Plan that we adopted in January 2007. (R30BC)

Reason for condition 3 – reference to conservation area to be removed.

The following additional condition is recommended:

12. You must apply to us for approval of details and specification of the following parts of the development – the green wall. You must not start any work on these parts of the development until we have approved what you have sent us.

You must then carry out the work according to these details.

Reason

To make sure that the appearance of the building is suitable and that it contributes to the character and appearance of the area. This is as set out in S28 of Westminster's City Plan (November 2016) and DES 1 and DES 5 or DES 6 or both of our Unitary Development Plan that we adopted in January 2007.

Mary Leigh addressed the Sub-Committee in support of the application.

Gareth Evans addressed the Sub-Committee in objection to the application.

RESOLVED UNANIMOUSLY:

That conditional permission, as amended, be granted.

9 17 CHESTER SQUARE, LONDON, SW1W 9HS

Excavation of a basement beneath the footprint of the dwelling, and associated plant in the rear lightwell and internal alterations.

RESOLVED UNANIMOUSLY:

- 1) That conditional permission and conditional listed building consent be granted.
- 2) That the reasons for granting conditional listed building consent as set out in Informative 1 of the draft decision letter be agreed.

10 23 SUTHERLAND PLACE, LONDON, W2 5BZ

Removal of front balcony structure and replacement with new balcony structure and associated works, and repair works to front porch.

Late representations were received from two residents (11/07/19), 12/07/19, 14/07/19, 15/07/19, 16/07/19), Councillor Maggie Carman (12/07/19) email from Senior Building Control (16/07/2019) and Hodgkinson Design (16/07/19).

The presenting officer tabled the recommended conditions for the draft planning application (Ref: 18/05319/FULL) with the following amendments:

REMOVE Conditions 4 and 5 from the draft decision notice for Ref: 18/05319/FULL as the applicant has submitted these details.

REMOVE Conditions 3 and 4 from the draft decision notice for Ref: 18/05320/LBC as the applicant has submitted these details.

ADD the following documents to the decision notice for both 18/05319/FULL and 18/05320/LBC have been amended to take account of the additional drawings P102 and P103 and email from agent dated 10 July 2019.

Chris Pring addressed the Sub-Committee in support of the application.

Anna Thew addressed the Sub-Committee in objection to the application.

Martin Lugg addressed the Sub-Committee in objection to the application.

RESOLVED UNANIMOUSLY:

- 1) That conditional permission and conditional listed building consent, as amended, be granted.
- 2) That the reasons for granting conditional listed building consent as set out in Informative 1 of the draft decision letter be agreed.

The Meeting ended at 8.37pm.

CHAIRMAN: _____

DATE _____