



CITY OF WESTMINSTER

# MINUTES

## Planning Applications Sub-Committee (1)

### MINUTES OF PROCEEDINGS

Minutes of a meeting of the **Planning Applications Sub-Committee (1)** held on **Tuesday 30th July, 2019**, Rooms 18.01 & 18.03, 18th Floor, 64 Victoria Street, London, SW1E 6QP.

**Members Present:** Councillors Tony Devenish (Chairman), Eoghain Murphy, Peter Freeman and Geoff Barraclough

**Also Present:** Councillor Melvyn Caplan (Item 4)

#### 1 MEMBERSHIP

- 1.1 It was noted that Councillor Geoff Barraclough had replaced Councillor Tim Roca.

#### 2 DECLARATIONS OF INTEREST

- 2.1 Councillor Tony Devenish 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 e-mails 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 Geoff Barraclough declared in respect of item 4 that as he had written in support of the application he would take no part in its consideration.

#### 3 MINUTES

- 3.1 That the minutes of the meeting held on 9 July 2019 be signed by the Chairman as a correct record of proceedings subject to noting that Councillor Murphy had replaced Councillor Burbridge on the membership at the last meeting.

#### **4 PLANNING APPLICATIONS**

##### **1 60 WIMPOLE STREET, LONDON, W1G 8AG**

Demolition of existing two storey building and link to rear, replacement three storey link and four storey building to rear including mansard storey incorporating plant, infill extension at basement level and part ground floor level, fourth floor rear extension to main building, all to provide additional Class D1 medical floorspace, demolition of existing roof to main building, replacement roof structure incorporating plant and lift overrun, alterations to front entrance and associated works.

The presenting officer referred to an error in the report stating that comments from the Council's Environmental Health Team in respect of the acoustic reports had accidentally been omitted from the consultation section of the covering report. These had subsequently been circulated to Members with the background papers.

The presenting officer tabled the following recommended additional conditions

- 15 The glass that you put in the new glazed link extension as detailed on drawing number 1748-STXX-XX-DR-A-4252 REV A6 must not be clear glass, and you must fix it permanently shut. You must apply to us for approval of a sample of the glass (at least 300mm square). You must not start work on the relevant part of the development until we have approved the sample. You must then fit the type of glass we have approved and must not change it without our permission.

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)

- 16 The glass that you put in the first floor level window of the new rear extension (that faces the back of the main building) as detailed on drawing number 1748-ST-XX-XX-DR-A-3252 REV A6 must not be clear glass. You must apply to us for approval of a sample of the glass (at least 300mm square). You must not start work on the relevant part of the development until we have approved the sample. You must then fit the type of glass we have approved and must not change it without our permission.

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)

**RESOLVED UNANIMOUSLY:** That conditional permission be granted subject to the additional conditions as tabled and set out above.

**2 14A DUFOUR'S PLACE, LONDON, W1F 7SN**

Use of basement for dual/alternative office (Class B1a) or a health and fitness facility (Class D2) (Site includes part of 16A Dufour's Place).

Tim Price addressed to the Sub-Committee in support of the application.

**RESOLVED UNANIMOUSLY:** That conditional permission be granted.

**3 1 DORSET CLOSE, LONDON, NW1 5AN**

External alterations including replacement of windows, installation of rooflights, maintenance balustrade and installation of ventilation extract ducting at roof level.

An additional representation was received from the occupier of 1 Dorset Close, London NW1 5AN (24.7.2019).

Late representations were received from Councillor Richard Beddoe (29.7.2019) and the occupier of 1 Dorset Close, London NW1 5AN (26.7.2019 and 29.7.2019)

The presenting officer tabled the following amendment to condition 4:

“Within three months of the date of this permission, you must apply to us for approval of drawings showing that the rear windows at ground and first floor level open inward and the fitting of restrictors. The restrictors must be designed to prevent the windows from opening fully and to prevent occupants from exiting the building via the windows. You must then install the approved inward opening windows and restrictors within one month of their being approved and retain them thereafter.

**REASON:**

To protect neighbouring residents from noise and disturbance and to reduce crime as set out in S29 and S32 of Westminster's City Plan (November 2016) and ENV 6 and TACE 11 of our Unitary Development Plan that we adopted in January 2007.”

David Roach addressed the Sub-Committee in support of the application.

**RESOLVED UNANIMOUSLY:** That conditional permission be granted subject to the amendment to condition 4 as tabled and set out above.

**4 93 WARRINGTON CRESCENT, LONDON, W9 1EH**

Replace the existing first floor central window with double doors and use of flat roof as balcony

Additional representations were received from the occupiers of 91 Warrington Crescent (19.7.2019), the occupier of 83 Warrington Crescent (22.7.2019) and Councillor Geoff Barraclough (20.7.2019).

A late representation was received from the residents of 81 Warrington Crescent (30.7.2019).

Having declared an interest Councillor Barraclough took no part in the consideration of the application.

Jonathan Cross addressed the Sub-Committee in support of the application.

Councillor Caplan addressed the Sub-Committee as a ward councillor raising concerns regarding elements of the application.

**RESOLVED UNANIMOUSLY:**

1. That conditional permission be granted subject to an additional condition that no furniture or canopies are placed on the balcony area and amending condition 6 so that the opening hours on Sunday are midday to 9 PM.
2. That conditional listed building consent be granted subject to a condition that no furniture or canopies are placed on the balcony area.
3. 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 7.15 pm

**CHAIRMAN:** \_\_\_\_\_

**DATE** \_\_\_\_\_