



CITY OF WESTMINSTER

# MINUTES

## Planning Applications Sub-Committee (3)

### MINUTES OF PROCEEDINGS

Minutes of the **Planning Applications Sub-Committee (3)** held virtually on **Tuesday 7th July, 2020,**

**Members Present:** Councillors Jim Glen (Chairman), Eoghain Murphy, Guthrie McKie and Elizabeth Hitchcock

#### **1 MEMBERSHIP**

##### **1.1 Membership**

There were no changes to the membership.

#### **RESOLVED:**

That Councillor Elizabeth Hitchcock was elected as deputy chairman for the meeting.

#### **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 Glen declared, in respect of Item 6, that he is a Trustee of the Westminster Tree Trust. However, he declared that he has had no involvement or discussions regarding the application and had not come to the meeting with an open mind regarding the proposal.

### **3 MINUTES**

- 3.1 That the minutes of the meeting held on the 26 May 2020 be signed by the Chairman as a correct record of proceedings.

### **4 PLANNING APPLICATIONS**

#### **1 65 HORSEFERRY ROAD, LONDON SW1P 2ED**

Erection of side extension comprising of basement, ground, and double height first floor level to provide additional accommodation for Westminster Coroner's Court. Internal alterations to main building at ground and first floor levels and landscaping.

Professor Patrick Lynch spoke in support of the application.

Councillor Selina Short spoke in objection to the application in her capacity as the ward councillor for Vincent Square and on behalf of her two fellow ward councillors.

Late representations were received from Councillors David Harvey, Selina Short and Danny Chalkley, Vincent Square Ward Members (5.7.2020); a local resident ( no address given) (5.7.2020); Architecture Today (6.7.2020); the Occupier of 95 Wymering Mansions, Wymering Road London W9 2NE (undated); The Architecture Editor, The Financial Times (6 July 2020); Director, Architecture Foundation (6.7.2020); Dr Patrick Lynch (6.7.2020); Lynch Architects Ltd (6.7.2020); Authentic Futures (7.7.2020) past architecture critic of The Independent, critic and Best Building adjudicator for Architects Journal, and critic for Architectural Review' (6.7.2020) and Rowan Moore (6.7.2020).

#### **RESOLVED UNANIMOUSLY:**

1. That conditional permission be granted under Regulation 3 of the Town and Country Planning General Regulations 1992 subject to:
  - a) a S106 legal agreement to secure the following:
    - i) all highway works immediately surrounding the site required for the development to occur including any necessary changes to footway levels, on-street restrictions and associated work (legal, administrative and physical).
    - ii) monitoring costs.
  - b) amending the wording of condition 6 requiring the applicant to provide samples of the red brick to be used on the new boundary wall.
  - c) amending condition 12 regarding the requirement to provide detailed drawings of the hard and soft landscaping scheme to ensure that if any replacement trees became diseased or dying they are replaced within 5 years of planting and not one planting season.

- d) subject to an additional condition to ensure that no ducts or structures are erected on the barrel vaulted roof in order to preserve its appearance.
  - e) remove draft Condition 8 on the draft planning decision regarding no works top the principal staircase as this is covered under the listed building consent.
2. If the legal agreement has not been signed within 6 weeks of the date of the Committee resolution, then:
- a) The Director of Place Shaping and Town Planning shall consider whether the permission can be issued with additional conditions attached to secure the benefits listed above. If this is possible and appropriate, the Director is authorised to determine and issue such a decision under Delegated Powers;
  - b) If it has not been possible to complete the legal agreement, this application shall be reported back to the Sub-committee for a decision.
3. That Committee authorises the making of a draft order pursuant to s247 of the Town and Country Planning Act 1990 for the stopping up of parts of the public highway and creation of new public highway to enable this development to take place.
4. That listed building consent be granted subject to referral to the Secretary of State.
5. That the reasons for granting listed building consent as set out in Informative 1 of the draft decision letter be agreed.

## **2 THE WATER GARDENS, BURWOOD PLACE, LONDON, W2 2DA**

Erection of a new building at ground and first floor level around a retained concrete pergola to create a new health and fitness studio (Class D2) at basement, ground and first floor, installation of a green roof, plant equipment and associated works.

Additional representations were received from Kanda (1.7.2020) Church Commissioners (1.07.2020) and a summary of the proposals July 2020.

The application was withdrawn by officers prior to the meeting on the grounds that a number of the objectors did not receive the notification letter of the committee date in sufficient time to register to speak.

## **3 47 - 49 ST JOHN'S WOOD HIGH STREET LONDON**

Alterations and extensions to the existing building including extensions at ground floor and second floor levels, additions to the rear including fire escape stairs and landings. and replacement shopfront, all in association with the flexible use of the building as either a family members hub (Sui Generis) or for Retail (Class A1) on the ground floor and Office (Class B1) use to first and second floors

An additional representation was received from the occupier, 95 Charlbert Court (1.7.2020).

Late representations were received from Trophaeum Asset Management (2.7.2020) and Councillor Robert Rigby, Regents Park Ward (3.7.2020).

Maggie Bolger, addressed the committee in support of the application on behalf of the applicant.

**RESOLVED UNANIMOUSLY:**

That conditional permission be granted subject to:

- a) amending condition 9 so that the use of the door from the bar on to the flat roof is kept shut at all times except for means of escape or maintenance.
- b) amending condition 10 to require the obscure glazing to the rear elevation of the second floor extension to be installed prior to occupation.
- c) an additional condition so that the outdoor amenity space for the nursery can only be accessed and operated between 07:30 to 18:00 hours Monday to Saturday and 09:00 to 18:00 on Sundays.

**4 33 BARK PLACE, LONDON, W2 4AT**

Partial demolition of property, construction of full width lower ground and ground floor extension, and half width extension at first floor level, alterations to roof level including change in pitch and installation of plant, alterations to the front garden and elevational changes including new/replacement windows.

Late representations were received from the occupier of 32 Bark Place, London, W2 4AT (6.7.2020) and Councillor Andrew Smith, Lancaster Gate Ward Member (7.7.2020).

Sam Ross, addressed the committee in support of the application on behalf of the applicant.

**RESOLVED UNANIMOUSLY:**

That conditional permission be granted subject to additional conditions to secure a green roof and to ensure that the demolition work only takes place as part of a completed development and an additional informative advising that any replacement tree should be suited to its urban environment.

**5 27 - 35 MORTIMER STREET LONDON W1T 3BL**

Erection of a roof extension to provide additional office (B1) floorspace at fifth floor level and associated external alterations including the creation of a roof terrace at fifth floor level and reconfiguration and relocation of plant within a new purposely designed acoustic enclosure at part rear fifth floor level and part sixth floor/roof level

A late representation was received from Barr Gazetas (undated).

Joseph Wilson, addressed the committee in support of the application on behalf of the applicant.

**RESOLVED UNANIMOUSLY:**

That conditional permission be granted.

**6 OPEN SPACE AT REAR OF 115-137 SUTHERLAND AVENUE, LONDON W9 2QJ**

**EXEMPT REPORTS UNDER THE LOCAL GOVERNMENT ACT 1972**

**RESOLVED:** That under Section 100 (A) (4) of the Local Government Act 1972, the public be excluded from the meeting for the following item of business because it involves the likely disclosure of exempt information on the grounds shown below:

<u>Item No</u>	<u>Grounds</u>	<u>Para of Part 1 of Schedule 12A of the Act</u>
6	Information relating to any Individual or the financial or business affairs of any particular person	1

**6 OPEN SPACE AT REAR OF 115-137 SUTHERLAND AVENUE, LONDON W9 2QJ**

T1 (London Plane) - Remove close to ground level and treat stump to inhibit regrowth.

**RESOLVED UNANIMOUSLY:**

That consent be refused.

The Meeting ended at 8.50 pm

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

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

