



CITY OF WESTMINSTER

MINUTES

## Planning (Major Applications) Sub-Committee

### MINUTES OF PROCEEDINGS

Minutes of a meeting of the **Planning (Major Applications) Sub-Committee** held on **Tuesday 16th February, 2021**, Please note that this will be a virtual meeting.

**Members Present:** Councillors Robert Rigby (Chairman), David Boothroyd, Geoff Barraclough, Jim Glen, Louise Hyams and James Spencer

#### 1 MEMBERSHIP

1.1 There were no changes to the membership.

#### RESOLVED:

That Councillor Jim Glen be elected as the substitute Chairman for the meeting in the event that the Chairman loses connection.

#### 2 DECLARATIONS OF INTEREST

- 2.1 The Chairmen explained that a week before the meeting, all six Members of the Sub-Committee were provided with a full set of papers including a detailed officer's report; together with bundles of the letters or e-mails received in respect of this application containing objections or giving support. 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 Sub-Committee, it did not mean that the issue has been ignored.
- 2.2 Councillor Robert Rigby declared that in respect of Item 1 he had attended a pre-application meeting several months ago and advised that he came to the meeting with an open mind. He also declared that in respect of Item 3 he had sat on the original planning application committee.
- 2.3 Councillor Jim Glen declared that in respect of Item 1 he was a Trustee of the Westminster Trees Trust and advised that he had had no correspondence about the Application. He also declared that he had meet Cundy Street residents who have objected to the application, that he had not formed any opinion and came to the meeting with an open mind.

- 2.4 Councillor David Boothroyd declared that he was Head of Research and Psephology for Thorncliffe, whose clients were companies applying for planning permission from various local authorities. No current schemes were in Westminster; if there were, he would be precluded from working on them under the company's code of conduct.

Some Thorncliffe clients had also engaged Gerald Eve planning consultants who were separately representing the applicants on Item 1. However, he did not deal directly with clients or other members of project teams, and planning consultants were not themselves clients.

On item 1, he has friends who live in Walden House and Councillors Mann and Talukder are friends. On item 2, Councillor Lewis is a friend. On item 3, he was a member of the planning committee on previous applications for this site. He is friends with Councillor Carman and also several of those who have made representations.

### **3 MINUTES**

#### **RESOLVED:**

That the minutes of the meeting held on 22 December 2020 be signed by the Chair as a correct record of proceedings.

### **4 PLANNING APPLICATIONS**

#### **1 DEVELOPMENT SITE BOUNDED BY EBURY STREET, PIMLICO ROAD, AVERY FARM ROW, EBURY SQUARE AND CUNDY STREET LONDON**

Application 1: Comprehensive residential-led mixed-use redevelopment, including demolition of Kylestrome House, Lochmore House, Laxford House, Stack House, Walden House and structures attached to Coleshill Flats; tree removal and pollarding; erection of a partial sub-basement, basement and buildings varying in height from five to 11 storeys, to provide affordable homes (Class C3), market homes (Class C3), senior living accommodation (comprising Class C3 and / or Class C2), alongside a range of uses at partial sub-basement, basement and ground floor level including retail (Class A1), restaurants / cafes (Class A3), drinking establishments (Class A4); offices (Class B1), community space (Class D1), cinema (Class D2); use of the lower ground floor of the Coleshill Flats as retail and / or workspace (Class A1 and / or B1); provision of new pedestrian routes; basement car parking; basement and ground floor circulation, servicing, refuse, ancillary plant and storage; provision of hard and soft landscaping; landscaping works and creation of new play facilities at Ebury Square; rooftop PV panels; rooftop plant equipment; refurbishment and relocation of Arnrid Johnston obelisk to elsewhere within the site; refurbishment and relocation of the water fountain on Avery Farm Row; repair and relocation of the telephone boxes on Orange Square; and other associated works.(This is a phased development for CIL purposes)

Application 2: Demolition of structures attached to Coleshill Flats on Pimlico Road; works to the eastern boundary wall at the eastern side of Coleshill Flats on Pimlico Road; minor alterations to the rear facade of the Coleshill Flats at lower ground floor; refurbishment and relocation of the Annrid Johnston obelisk to elsewhere within the site; refurbishment and relocation of the water fountain on Avery Farm Row; repair and relocation of telephone boxes on Orange Square; and other associated works in connection with comprehensive residential-led mixed-use development.

A late representation was received from a local resident (13.2.21).

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A late representation was received from a local resident (15.2.21).

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A late representation was received from Nickie Aiken MP (15.2.21).

An additional representation was received from Gerald Eve LLP (15.2.21).

Anna Bond addressed the Sub-Committee in support of the application

Luke Hawa addressed the Sub-Committee in support of the application

Mary Regnier-Leigh - The Belgravia Society addressed the Sub-Committee in objection to the application

James Wright - Belgravia Residents Association addressed the Sub-Committee in objection to the application

Councillor Andrea Mann addressed the Sub-Committee neither in support nor objection to the application

## **RESOLVED**

Councillors Robert Rigby - Deferred, Councillor David Boothroyd - Deferred, Councillor Geoff Barraclough - Grant, Councillor Jim Glen - Deferred, Councillor Louise Hyams - Deferred, Councillor James Spencer - Deferred.

To DEFER the application to allow for officers to discuss with Applicant the implications of reducing the height of Building A1 by a storey. The purpose of reducing the height of Building A1 being to reduce the levels of harm to the residential amenity of the neighbouring residents (with particular reference to daylight and sunlight gains).

Following a substantial debate on this item the Committee generally considered the application to be acceptable in all other respects save for the identified harm caused by the height of Building A1.

## **2 LECONFIELD HOUSE CURZON STREET, LONDON W1J 5JB**

Replacement of existing 7<sup>th</sup> floor level and roof plant area, excavation of three new basement levels, infilling of windows at the rear, replacement windows and doors at ground and first floor level, new loading doors onto Chesterfield Gardens and

refurbishment works, all for use of the building as a 60 to 70 bedroom hotel and private members' club including restaurants, spa/wellness centre and retail (sui generis use), with plant at 6th, 7th floor, roof level and basement level 3 and roof terraces at seventh floor level.

A late representation was received from a local resident (12.2.21).

A late representation was received from Councillor Pancho Lewis (16.2.21)

David Hart addressed the Sub-Committee in support of the application  
Matthew Reed QC addressed the Sub-Committee in objection to the application

### **RESOLVED UNANIMOUSLY:**

That conditional permission be granted.

1. Subject to the views of the Mayor, grant conditional permission, subject to the completion of a S106 legal agreement to secure:

i. A contribution of £116,902.86 to support the Westminster Employment Service (index linked and payable prior to the commencement of development); ii. 50% discounted membership for local residents of Chesterfield House and immediate residents on Curzon Street; iii. Monitoring costs.

2. If the legal agreement has not been completed within six 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 of Place Shaping and Town Planning is authorised to determine and issue such a decision under Delegated Powers; however, if not

b) The Director of Place Shaping and Town Planning shall consider whether permission should be refused on the grounds that it has not proved possible to complete an agreement within the appropriate timescale, and that the proposals are unacceptable in the absence of the benefits that would have been secured; if so, the Director of Place Shaping and Town Planning is authorised to determine the application and agree appropriate reasons for refusal under Delegated Powers.

The chairman also requested the addition of two informatives:

- (i) to advise a point of contact for residents during the construction process
- (ii) the use of electric delivery vehicles when possible

### **3 WHITELEYS CENTRE QUEENSWAY LONDON W2 4YH**

Display of internally illuminated hoardings (Letters only) on the Queensway frontage and part of the Porchester Gardens frontage of the site until 1 November 2023.

A late representation was received from the South East Bayswater Residents' Association (14.2.21).

A late representation was received from the Queen's Way Residents Association (15.2.21).

A late representation was received from the Hereford Road Association (15.2.21).

A late representation was received from the NHENF aka WNA (15.2.21)

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A late representation was received from Hellas-Helvetia Ltd a local business (16.2.21).

A late representation was received from Hyde Park East Resident (16.2.21).

A late representation was received from Hyde Park Estate Association (16.2.21).

A late representation was received from Bayswater Residents Association (16.2.21).

Laurence Brooker addressed the Sub-Committee in support of the application

David Moss addressed the Sub-Committee in objection to the application

John Zamit - South East Bayswater Residents Association addressed the Sub-Committee in objection to the application

Councillor Maggie Carmen addressed the Sub-Committee in objection to the application

Councillor Emily Payne addressed the Sub-Committee in objection to the application

Councillor Susie Burbidge addressed the Sub-Committee in objection to the application

### **RESOLVED UNANIMOUSLY:**

That advertisement consent, as amended, be granted

Approved subject to:

- (i) Condition restricting illumination between the hours of 23:00 to 06:00.
- (ii) An informative requesting the hoarding to be painted in a lighter colour.

The Meeting ended at 10.22 pm

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

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