

CITY OF WESTMINSTER
 PLANNING APPLICATIONS SUB COMMITTEE – 27th April 2021
 SCHEDULE OF APPLICATIONS TO BE CONSIDERED

Item No	References	Site Address	Proposal	Resolution
1.	RN(s): 20/04966/FULL Vincent Square	Southside 105 Victoria Street London SW1E 6QT	Demolition of existing building, extension of existing basement and erection of a new building of ground, mezzanine, plus up to fourteen-storeys with terraces at tenth to fourteenth floor level, comprising office accommodation; flexible retail, restaurant, bar, community and leisure uses; internal pedestrian route with 'Village Square', plant at main roof level; servicing, cycle parking and highways, landscaping and associated works.	
<p>Recommendation</p> <p>1. Grant conditional permission, subject to the views of the Mayor and the completion of a S106 legal agreement to secure:</p> <ul style="list-style-type: none"> • The provision of 20 desk spaces (equivalent to 140sqm) of affordable workspace to be provided at 50% of the market rate and 50% service charge, for a 10-year period. • Community use strategy for the multi-purpose activity space at basement level, to be provided to local community groups and local schools in perpetuity and free of charge. • A Walkways Agreement to secure access for the public at ground floor level across the site. • Employment and Skills Plan including operational phase employment targets and a Financial Contribution of £821,891.67 to support the Westminster Employment Service (index linked and payable on commencement of development). • Highway works to Victoria Street, Artillery Row, Howick Place and Wilcox Place including changes to on-street traffic orders; changes to on-street parking bays and parking regulations; vehicular crossover into servicing bay; making part of Howick Place two-way; revised informal pedestrian crossing on Victoria Street; redesign of bus stop on Victoria Street; renewed footways; tree planting and provision of short-stay cycle parking and associated works (legal, administrative and physical). • Carbon offset payment (index linked and payable on commencement of development) (amount TBC subject to submission of final Energy Strategy). • Monitoring costs. <p>2. 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 the dedication of new public highway to enable this development to take place.</p> <p>That the Director of City Highways, Executive Director of Environment and City Management or other such proper officer of the City Council responsible for highway functions, be authorised to take all necessary procedural steps in conjunction with the making of the orders and to make the orders as proposed if there are no unresolved objections to the draft orders.</p>				

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3. 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.

Item No	References	Site Address	Proposal	Resolution
2	RN(s): 20/08230/FULL West End	80 New Bond Street London W1S 1SB	Demolition and rebuilding of 3-4 Dering Street to provide a four storey plus basement building with a plant enclosure above. Extensions and refurbishment of 325-329 Oxford Street and 80 New Bond Street to provide an eight storey plus basement building; re-alignment of the facade along the Oxford Street frontage above first floor level to match neighbouring building; creation of terraces at seventh and eighth floor levels; alterations to the facade on the Oxford Street and New Bond Street frontages including the provision of a double height shopfronts, the provision of additional accesses and other associated external works, all in connection with the use of the building for retail and offices purposes (Class E).	
<p>Recommendation</p> <p>1 Grant conditional permission subject to the completion of a legal agreement to secure the following:</p> <p>a. A financial contribution towards employment, training and skills of £55,648 (index linked) payable on commencement of development.</p> <p>b. A financial contribution towards Council's Carbon Off-set Fund of £162,165 (index linked) payable on commencement of development.</p> <p>c. Undertaking of highways works in the vicinity of the site, to enable the replacement of pavement lights and the installation of columns. Highway works to be agreed prior to commencement of development and highway works to be completed prior to occupation of any of the building.</p> <p>c. Costs of monitoring the S106 agreement.</p> <p>2 If the S106 legal agreement has not been completed within eight weeks of the date of this resolution, then:</p> <p>a. The Director of Place Shaping and Town Planning shall consider whether it will be possible or appropriate to issue the permission with additional conditions attached to secure the benefits listed above. If so, the Director of Planning is authorised to determine and issue the decision under Delegated Powers; however, if not;</p>				

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- b. The Director of Place Shaping and Town Planning shall consider whether the permission should be refused on the grounds that the proposals are unacceptable in the absence of benefits which would have been secured; if so, the Director of Planning is authorised to determine the application and agree appropriate reasons for refusal under Delegated Powers.

3 That Committee authorises the making of a draft order pursuant to s247 or s248 of the Town and Country Planning Act 1990 for the stopping up of parts of the public highway. That the Director of Place Shaping and Town Planning, Executive Director of City Management and Communities, or other such proper officer of the City Council responsible for highway functions, be authorised to take all necessary procedural steps in conjunction with the making of the order and to make the order as proposed if there are no unresolved objections to the draft order. The applicant will be required to cover all costs of the Council in progressing the stopping up order.

Item No	References	Site Address	Proposal	Resolution
3	RN(s): 19/06766/FULL Bryanston And Dorset Square	25 Ivor Place London NW1 6HR	Use as a single dwellinghouse (Class C3), demolition of the east facing external wall to create a lightwell from basement to roof level, excavation of basement below rear of the existing building to be used as part of single family dwelling and associated alterations, increased height and location of the west facing boundary wall with alterations to the pitch of the roof and creation of a lightwell at the west facing elevation.	
Recommendation Refuse permission- failure to optimise provision of residential units.				
Item No	References	Site Address	Proposal	Resolution
4	RN(s): 20/02640/FULL Maida Vale	141-150 Wymering Mansions, Wymering Road London W9 2NG	Partial basement excavation and conversion of ancillary storage area at lower ground floor rear to provide a self-contained unit (Class C3) and associated external alterations.	
Recommendation Refuse permission - Fire Safety, Floor to Ceiling Height, Lack of Level Access, conflicting drawings				
Item No	References	Site Address	Proposal	Resolution
5	RN(s): 20/06174/FULL West End	18 Greek Street London W1D 4DS	Use of the rear terrace areas at first and second floor level in association with the existing restaurant/bar use at 18 Greek Street and installation of new balustrades, artificial green wall areas, extended second floor terrace balcony and staircase and between the terraces.	

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	Recommendation			
	Grant conditional, temporary permission for a period of 1 year.			
Item No	References	Site Address	Proposal	Resolution
6	RN(s): 1. 21/00445/CO GADF 2. 21/00480/CO MADL Tachbrook	Henry Wise House Vauxhall Bridge Road London SW1V 2SU	Detailed drawings of the replacement doors, showing simplified moulding details to match the existing doors pursuant to Condition 5 of planning permission and listed building consent dated 10 July 2019 (RN: 19/03591/COFUL & 19/03592/COLBC).	
	Recommendation Application 1: Approve details. Application 2: Approve details.			

CONFIDENTIAL ITEMS

The following item is due to be published on the “confidential” part of the agenda as the reports involve the likely disclosure of exempt information relating to financial or business affairs.

Item No	References	Site Address	Proposal	Applicant
7	RN(s): 21/00577/TPO Little Venice	Open Space at Rear Of 115-137 Sutherland Avenue London W9 2QJ	T5 1 x London plane: fell TG1 2 x London plane: fell	
	Recommendation Refuse consent Reasons: <ul style="list-style-type: none"> • Removal not justified • Adverse effect on amenity and on character and appearance of conservation area 			