

CITY OF WESTMINSTER  
 PLANNING APPLICATIONS SUB COMMITTEE – 14th September 2021  
 SCHEDULE OF APPLICATIONS TO BE CONSIDERED

Item No	References	Site Address	Proposal	Resolution
1.	<b>RN(s):</b> 20/03862/FULL  Lancaster Gate	Development Site At 117 - 125 Bayswater Road, 2 To 6 Queensway, Consort House And 7 Fosbury Mews London	Variation of condition 1 (Approved drawings) of planning permission dated 27 November 2017 (RN 17/02957/FULL) which was a Variation of Conditions 1 and 6 of planning permission dated 2 March 2017 (RN 15/10671/FULL) for the demolition and redevelopment of 117 to 125 Bayswater Road, together with 2 to 6 Queensway and 7 Fosbury Mews for a new building comprising 3 basements, ground and 9 upper storeys to include 55 residential units and ancillary residential facilities (class C3), together with retail (class A1) unit, a retail (class A1) and/or restaurant (class A3) unit, a dentist (class D1) and a spa use (class D2), highway works and the use of car parking within the basement of Consort House. to vary the approved drawings to amend the ground floor frontage to allow the existing bureau de change to remain in situ and be part of the scheme temporarily and to extend the spa over all three basement levels rather than two. NAMELY, to vary the approved drawing numbers for Removal of the Building Maintenance Unit (BMU) and re-location of plant at Level 9 to ground and lower ground floors, reconfiguration of Levels 8 and 9; passenger lift access to all floors, lift overruns at roof level; north façade rationalisation; alterations to the external materiality of the building and incorporating a higher percentage of stone in the proposals.	
<p><b>Recommendation</b></p> <p>Grant conditional permission, subject to:-</p> <p>a) the completion of a Deed of Variation to the earlier legal agreement dated 27 November 2017 to link those obligations to this permission</p> <p>b) A new additional planning obligation to secure a carbon off-set contribution of £821,819 (index linked and payable on commencement), as required to be amended in the event of further reductions in carbon emissions being evidenced.</p> <p>c) An additional financial contribution of £TBC towards the Westminster Employment Service (index linked and payable on commencement of development)</p> <p>d) A new additional planning obligation to make available the servicing turntable within the development for the benefit of those servicing Consort House in accordance with the Servicing Plan and at Nil cost and for the owner of Consort House to use all reasonable endeavours to encourage tenants of exists leases to undertake servicing in this way and to negotiate new leases to require servicing to be undertaken in this way</p> <p>2.If the s106 agreement has not been completed within 3 months from the date of the Committee's resolution then:</p>				

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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 an appropriate timescale, and that the proposals are unacceptable in the absence of 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.

3. That Sub-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 to enable this development to take place.

4. That the Director of Place Shaping and Town Planning, or other such proper officer of the City Council responsible for highway functions, be authorised to take all necessary procedural steps in connection with the making of the orders and to make the orders as proposed if there are no unresolved objections to the draft orders. The applicant is to cover all costs of the Council in progressing the stopping up orders.

Item No	References	Site Address	Proposal	Resolution
2.	<b>RN(s):</b> 21/02380/FULL  Bryanston And Dorset Square	36 Linhope Street London NW1 6HU	Change of use of building from office (Class E) to educational use (Class F1).	
<b>Recommendation</b> Grant conditional permission.				
Item No	References	Site Address	Proposal	Resolution
3.	<b>RN(s):</b> 21/01948/FULL  Abbey Road	Flat 1 William Court 6 Hall Road London NW8 9PA	Conversion of ground floor two-bedroom apartment and basement area to form two 2-bedroom maisonettes. Associated external works including, creation of lightwells with railings, installation of new side windows and door access to the new apartment, and double doors to the rear elevation.	
<b>Recommendation</b> Grant conditional permission				
Item No	References	Site Address	Proposal	Resolution
4.	<b>RN(s):</b> 21/03794/FULL  Little Venice	Flat 2 121 Sutherland Avenue London W9 2QJ	Amalgamation of flats 2 and 4 to create a 4 bedroom family dwelling.	

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	<b>Recommendation</b> Refuse permission – loss of flat			
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5.	RN(s): 20/08346/FULL	49 Newman Street London W1T 3DZ	Partial demolition including rear facades and fourth floor mansard roof; a new brick elevation at fourth floor and mansard roof at fifth floor; rear extension; installation of new shopfront and windows; re-configuration of entrances; repair of retained elevations; extension of the chimney stack; basement excavation; connection of the basement, ground and fifth floors to 50-57 Newman Street in connection with hotel use (Class C1), continued use of the first, second, third and fourth floors as self-contained residential flats (Class C3); private terrace at rear fifth floor level in connection with the hotel use and associated external works.	
	West End	<b>Recommendation</b> Grant conditional permission		
Item No	References	Site Address	Proposal	Resolution
6.	RN(s): 21/00847/FULL	13 - 15 Rathbone Street London W1T 1NB	Erection of rear second floor extension to existing office building, amendments to existing rear terrace and creation of new terrace space at third floor level on top of new extension, erection of new roof terrace space with associated balustrade and access at main roof level.	
	West End	<b>Recommendation</b> Grant conditional permission		
Item No	References	Site Address	Proposal	Resolution
7.	RN(s): 21/00312/FULL	32 Buckingham Palace Road London SW1W 0RE	Use of an area of the highway measuring 9.8m x 1.65m for the placing of 8 tables, 16 chairs and 1 planter in connection with the existing ground floor use.	
	St James's	<b>Recommendation</b> Grant conditional permission		