

CITY OF WESTMINSTER
 PLANNING APPLICATIONS SUB COMMITTEE – 10th May 2022
 SCHEDULE OF APPLICATIONS TO BE CONSIDERED

Item No	References	Site Address	Proposal	Applicant
1.	<p>RN(s): <u>Application 1</u> 21/08289/FULL</p> <p><u>Application 2</u> 21/08290/LBC</p> <p>West End</p>	<p>Grosvenor Square Gardens Grosvenor Square London W1K 6LD</p>	<p><u>Application 1</u> Alterations to Grosvenor Square Gardens, including redesign of the gardens, comprising of hard and soft landscaping improvements, works to trees (including tree removal and new planting), with new and realigned paths, paving and rills, new perimeter railings, new western entrance, new lighting and planting, the introduction of a shaded garden and wetlands, installation of plinths for the display of sculptures/artworks, informal play areas, the construction of buildings (gardeners hut, public WCs and educational building with catering facilities (sui generis)), external gardeners store, photovoltaic panels, structures, and associated works.</p> <p><u>Application 2</u> Works to Franklin Delano Roosevelt Memorial (FDR): three openings to North walls to allow for levelled access and addition of a disabled access ramp to the statue plinth, removal of stone paved path and low-level forecourt and replacement with raised stone-edged path and associated works.</p>	Grosvenor Investments Ltd
<p>Recommendation</p> <p><u>Application 1</u></p> <p>1. Subject to referral to the Secretary of State for Levelling Up, Housing and Communities concerning the removal of the commemorative gates at the south entrance, grant conditional permission.</p> <p><u>Application 2</u></p> <p>1. Grant conditional listed building consent. 2. Agree the reason for granting listed building consent as set out in Informative 1 of the draft decision letter.</p>				
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2.	<p>RN(s): 21/06879/FULL</p> <p>West End</p>	<p>West One Shopping Centre 381 Oxford Street London W1C 2JS</p>	<p>Part demolition and alterations to existing building comprising demolition of second to fifth floor level, part demolition of ground and first floor at south eastern corner, removal of existing facades at ground and first floor level, erection of new second to seventh floors with setback eighth floor plant level to provide office (Class E) accommodation, new and replacement façades, installation of entrance canopies along Oxford Street and Davies Street, provision of terraces at third, fifth, sixth and seventh floor levels including greening, installation of plant and enclosure at second floor level, provision of cycle parking spaces and facilities and associated works.</p>	WOSC 1 Nominee Limited And WOSC 2 Nominee

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Recommendation

1. Grant conditional permission subject to a legal agreement to secure the following:

- a) A financial contribution of £162,450 (index linked) towards the City Council's Carbon Off Set fund (payable prior to the commencement of the development);
- b) Provision of and adherence with an Employment and Skills Plan for the construction and operational phases of the development;
- c) Monitoring and reporting on the actual operational energy performance of the building, including as-built and in-use stage data;
- d) A financial contribution of £137,094 (index linked) towards initiatives that provide local employment, training opportunities and skills development and supporting the Westminster Employment Service (payable prior to the commencement of the development);
- e) A financial contribution of £35,000 (index linked) to provide an extension to a nearby Cycle Hire docking station;
- f) All highway works immediately surrounding the site required for the development to occur prior to occupation of the development, including reinstatement of redundant crossovers in Weighhouse Street. All of the above to the Council's specification, at full cost (administrative, legal and physical) of the developer;
- g) Costs of the stopping-up process; and
- h) The costs of monitoring the S106 agreement.

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.

3. Authorise the making of a draft Order pursuant to Section 247 of The Town and Country Planning Act (1990) (as amended) for the stopping up of parts of the public highway to enable this development to take place.

4. Authorise the Director of City Highways, Executive Director of City Management and Communities, or other such proper officer of the Council responsible for highway functions, 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.