



CITY OF WESTMINSTER

MINUTES

Planning Applications Sub-Committee (3)

MINUTES OF PROCEEDINGS

Minutes of a meeting of the **Planning Applications Sub-Committee (3)** held on **Tuesday 4th October, 2022**, Rooms 18.01 & 18.03, 18th Floor, 64 Victoria Street, London, SW1E 6QP.

Members Present: Councillors Nafsika Butler-Thalassis (Chair), Ryan Jude, Amanda Langford and Cara Sanquest

1 MEMBERSHIP

1.1 There were no changes to the membership.

2 DECLARATIONS OF INTEREST

2.1 Councillor Nafsika Butler-Thalassis explained that a week before the meeting, all four Members of the Sub-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 Sub-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 Sub-Committee, it did not mean that the issue had been ignored. Members would have read about the issue and comments made by correspondents in the papers read prior to the meeting.

3 MINUTES

3.1 RESOLVED:

That the minutes of the meeting held on 12 July 2022 be signed by the Chair as a correct record of proceedings.

4 PLANNING APPLICATIONS

1 16 DORSET SQUARE, LONDON, NW1 6QB

Demolition of the existing closet wing and rear infill extensions; Erection of rear infill extensions at lower ground and ground floor levels; erection of closet wing extension up to first floor level; use of rear flat roofs at ground and first floor levels as terraces, with associated railings and alterations; alterations to windows and doors; installation of plant equipment and enclosures within rear lightwell at lower ground floor level and to rear terrace at ground floor level; alterations to lower ground floor flat. Internal alterations including the removal and addition of partitions.

Additional representations were received from two local residents (30.06.22 and 28.09.22).

The presenting officer tabled the following amended recommendation, additional text highlighted in bold:

- 1) Grant conditional permission.
- 2) Agree the reasons for granting listed building consent as set out in informative 1 of the draft decision letter.
- 3) **Agree the reason for granting listed building consent.**

Tim Waters addressed the Sub-Committee in support of the application.

Ian Wylie, representing the St. Marylebone Society, addressed the Sub-Committee in support of the application.

RESOLVED UNANIMOUSLY:

- 1) That conditional permission, as amended, be granted subject to a further amendment to condition 14 requiring details of the green roof to be provided.
- 2) That the reasons for granting conditional listed building consent as set out in Informative 1 of the draft decision letter be agreed.
- 3) That the reason for granting listed building consent be agreed.

2 THE OLD DAIRY FLATS, CHAPEL SIDE, LONDON, W2 4LG

Demolition of the existing hipped roof and construction of a roof extension, a rear extension involving the infill of an existing undercroft area at ground floor, the replacement of an existing link building (between the building fronting Chapel Side and Esca House to the rear) and an additional second floor storey, and the excavation of a basement under the main building, in association with the change of use of the ground and first to residential flats

(Class C3). Replacement windows to the front and rear elevations, and the creation of a terrace and green roof on the rear extension roof at third floor level and a terrace at rear fourth floor level.

A late representation was received from a local resident (04.10.22).

The presenting officer tabled the following amendments to the conditions:

Condition 17 – additional text in **bold**

No piling shall take place until a piling method statement has been submitted to and approved by the local planning authority in consultation with Thames Water. **The development will then be carried out in accordance with this method statement.**

Amend condition 19 – from

You must apply to us for our written approval of an independent review of the energy efficiency measures to be provided within the development before you start any work on the development. In the case of an assessment using Building Research Establishment methods ('BREEAM'), this review must show that you have achieved an 'excellent' rating. If you use another method, you must achieve an equally high standard. You must provide all the energy efficiency measures referred to in the review before you start to use the building. You must then permanently retain these features. (C44BB)

To

Prior to first occupation of any of the residential flats, you must apply to us for our written approval of an independent review of the energy efficiency measures within the development. In the case of an assessment using Building Research Establishment methods ('BREEAM'), this review must show that you have achieved an 'excellent' rating. If you use another method, you must achieve an equally high standard. You must provide and permanently retain all the energy efficiency measures referred to in the review thereafter.

Daniel Frost addressed the Sub-Committee in support of the application.

RESOLVED UNANIMOUSLY:

That conditional permission, as amended, be granted, subject to:

- a) An amendment to conditions 7 and 14 requiring the details of planting to the courtyards and the green roof to be provided;
- b) An informative to ensure that the basement living room/snug is not used as a bedroom; and
- c) Grampian conditions to secure the following:

- i) Reinstatement of the footway on Chapel Side adjacent to the site; and
- ii) Lifetime Car Club Membership for all residential units was secured to minimise the impact of the proposed development and reduce car ownership of future occupiers.

3 ARVON COURT, 3 TITCHBORNE ROW, LONDON, W2 2PZ

Erection of a roof extension to add two, 1 bedroom flats with associated internal alterations. Alterations to windows and doors including the installation of secondary glazing. Internal refurbishment including the removal and addition of partitions.

The presenting officer tabled the following amended recommendation, additional text highlighted in bold:

- 1) Grant conditional permission.
- 2) Agree the reasons for granting conditional listed building consent as set out in informative 1 of the draft decision letter.
- 3) **Agree the reason for granting listed building consent.**

RESOLVED ON THE CHAIR'S CASTING VOTE: Refuse – Councillors Butler-Thalassis and Sanquest; Defer – Councillors Jude and Langford

That conditional permission be refused on the grounds that it would provide substandard accommodation with the size of the two proposed units below the minimum size as set out in Policy 12 of Westminster City Council's City Plan. Appropriate reasons for refusal to be agreed under delegated powers.

RESOLVED UNANIMOUSLY:

- 1) That the reasons for granting conditional listed building consent as set out in Informative 1 of the draft decision letter be agreed.
- 2) That the reason for granting listed building consent be agreed.

The Meeting ended at 8.20 pm

CHAIRMAN: _____

DATE _____