



CITY OF WESTMINSTER

MINUTES

Planning Applications Sub-Committee (1)

MINUTES OF PROCEEDINGS

Minutes of a meeting of the **Planning Applications Sub-Committee (1)** held on **Tuesday 29th November, 2022**, Rooms 18.01 & 18.03, 18th Floor, 64 Victoria Street, London, SW1E 6QP.

Members Present: Councillors Jason Williams (Chair), Md Shamsed Chowdhury, Jim Glen and Sara Hassan

1 MEMBERSHIP

1.1 There were no changes to the membership.

2 DECLARATIONS OF INTEREST

2.1 Councillor Jason Williams 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.

2.2 Councillor Williams also declared that in respect of Item 1, he had attended a site visit with Planning Sub-Committee Members and Officers. He advised that he had not held any discussions or made comments during the visit.

2.3 Councillors Jim Glen and Sara Hassan also made the same declaration.

2.4 Councillor MD Shamshad Chowdhury declared that in respect of Item 1, he had previously visited the National Gallery. The same declarations were made by the Sub-Committee.

3 MINUTES

3.1 RESOLVED:

That the minutes of the meeting held on 18 October 2022 be signed by the Chair as a correct record of proceedings.

4 PLANNING APPLICATIONS

The Chair agreed to hear the applications in the following order Items 1,2,5,3,4 & 6.

1 THE NATIONAL GALLERY, TRAFALGAR SQUARE, LONDON, WC2N 5DN

Remodelling of external gates, replacement glazing and adaption and enclosure of the loggia of the Sainsbury Wing. External alterations to the Wilkins Building, including alterations and part removal of railings, lawn and wall, with new entrance on Trafalgar Square to the Research Centre and Members Room. Excavation of a new basement link between Sainsbury Wing and Wilkins Building under Jubilee Walk, including excavation. Public realm works to the north of Trafalgar Square and Jubilee Walk, including new paving, benches and bollards. New window and external alterations to Pigott Education Centre on Orange Street. Internal alterations to Sainsbury Wing, Wilkins Building and Pigott Education Centre.

Additional Representations were received from supporter (21.11.22), National Gallery (21.11.22) & (19.11.22), resident (19.11.22) and supporter (19.11.22).

Late Representations were received from Denise Scott Brown (29.11.22), National Gallery (29.11.22), Spitalsquare (27.11.22) and London Transport Museum (24.11.23)

The Planning officer tabled the following clarification to the Report:

Item1: National Gallery

Report Clarification.

Pages 60 to 61, heading 'Signage'

This section includes reference to new totem signs which will display images outside the entrance of the Sainsbury Wing. These are proposed to replace the existing flagpoles. While shown in the submission, these new totem signs do not require planning permission because they are advertisements, nor would they require listed building consent because the totem signs are not attached to the building –they are freestanding (the other signs to the building require listed building consent because they alter the building itself). This section should not have therefore referred to the imposition of a condition referring to restricting the content of the screens. Such a condition can only be attached to an advertisement consent, and the applicant has only applied for planning permission and listed building consent for the works. Separate advertisement consent will need to be obtained for the new totem signs, as well as the other external signs, as advised to the applicant in informative 7 on page 93.

Gabriele Finaldi addressed the committee in support of the application.

Annabelle Selldorf addressed the committee in support of the application.

Richard Pain addressed the committee in objection of the application.

RESOLVED UNANIMOUSLY:

1. That conditional permission be granted subject to a S106 legal agreement to secure the following:

i. Provision of highway works and works to the public realm necessary to facilitate the development;

ii. Provision of and adherence to a Walkways Agreement relating to Jubilee Walk; and

iii. The cost of monitoring the agreement.

If the S106 legal agreement has not been completed within 3 months from the date of the

Committee's resolution, then:

a) The Director of Town Planning and Building Control 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 Town Planning and Building Control is authorised to determine and issue such a decision under Delegated Powers; however, if not

b) The Director of Town Planning and Building Control 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 the benefits that would have been secured; if so the Director of Town Planning and Building Control is authorised to determine the application and agree appropriate reasons for refusal under Delegated Powers.

2. That conditional listed building consent be granted.

3. That the reasons for granting conditional listed building consent as set out in informative on the draft listed building consent decision letter be agreed.

2 BURLINGTON HOUSE, PICCADILLY, LONDON, W1J 0BD

Internal and external alterations associated with the repair, refurbishment and alteration of the schools accommodation, at lower ground, ground and roof levels; namely internal layout alterations, refurbishment and repair works; external alterations, including the provision of improved services, plant at roof level and new ventilation ductwork including a full height kitchen extract duct to the west elevation, restoration, replacement of existing glazing, roofing at the north elevation, provision of associated roof access equipment, reinstatement of original west entrance, replacement of East Yard tent with permanent extension building, alterations to East Yard ramp, and associated works. (Linked 21/08367/LBC)

An additional representation was received from Town Legal LLP (17.08.22), (06.09.22) & (25.11.22).

Axel Ruger addressed the Sub-Committee in support of the application.

Eliza Bonham-Carter addressed the Sub-Committee in support of the application.

Professor Louise Harpman addressed the Sub-Committee to object to the application.

RESOLVED UNAMIOUSLY:

1. That conditional permission be granted
2. That conditional listed building consent be granted
3. That the reasons for granting conditional listed building consent as set out in Informative 1 attached to the draft decision letter be agreed.
4. That an additional condition be imposed on the planning permission and listed building consent to secure the submission of samples of materials in respect of the East Yard extension

3 9-11 LANGLEY COURT, LONDON, WC2E 9JY

Erection of additional second floor level extension, installation of kitchen extract duct from basement to roof level, and associated works in connection with use of the building as a restaurant (Class E).

The Presentation Officer tabled the following amendment to the Condition

Item 3: 9-11 Langley Court, London, WC2E 9JY

Change to condition 6

No live or recorded music shall be played in the restaurant use that is audible externally or in the adjacent properties.

Clive Spencer addressed the Sub-Committee in support of the application.

RESOLVED UNAMIOUSLY:

1. That conditional permission, as amended, be granted.
2. That Condition 12 be amended so that the SMP includes hours of deliveries and there be minor changes to the wording of other Conditions

4 18 GREEK STREET, LONDON, W1D 4DS

Variation of Conditions 1, 2 and 6 of planning permission dated 27 May 2021 (RN: 20/06174/FULL) for the: 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 NAMELY, to allow the use of the terraces at rear first and second floor levels for a further one year period; to provide living green walls and to vary Condition 6 to prevent vertical drinking but to allow customers to walk to or from tables at upper 2nd floor terrace level.

Gregory Jones KC addressed the Sub-Committee in support of the application.

RESOLVED UNANIMOUSLY:

1. That conditional permission including a condition to limit the use of the terraces for a temporary period of one year be granted.
2. That Conditions 9, 10 and 11 be deleted from the decision notice.
3. That an Informative be included which advised that whilst green walls were not required at this stage but in any future application for permanent use, the artificial green walls must be replaced with natural and 'living' green walls.

5 6A LANGFORD PLACE, LONDON, NW8 0LL

Demolition of the existing 3-storey dwelling house, erection of a replacement dwelling house with hipped roof over four storeys (plus basement), with front and rear lightwells, alterations to front boundary including installation of vehicular and pedestrian gates, new hard and soft landscaping and all associated works including air source heat pumps

An additional representation was received from a resident (18.11.22) & (23.11.22)

The presenting officer tabled the following additional conditions:

Item 5: 6A Langford Place, London, NW8 0LL

It is proposed that the following condition is added to the decision notice:

Condition 21:

You must provide the Be lean / Be Clean features in the submitted Energy & Sustainability Statement (dated 11 February 2022) in the design of the new house. Following completion of development, you must submit details of the carbon dioxide savings for the Council's approval.

Reason:

To make sure that the development provides the environmental sustainability features included in your application as set out in Policies 36 and 38 of the City Plan 2019 - 2040 (April 2021). (R44AD)

It is also proposed that Condition 3 is amended as follows:

Condition 3:

You must apply to us for approval of further information about the following parts of the development:

- (a). Windows, doors, dormers and rooflights (detailed elevations and sections at 1:10, plus product specifications where applicable);
- (b). New front boundary gates (detailed elevations and sections at 1:10);
- (c). The appearance of the ~~heat pump~~ **air condenser** unit acoustic enclosure (detailed elevations and sections at 1:20).

You must not start any work on these parts of the development until we have approved what you have sent us. You must then carry out the work according to these approved details. (C26DB)

Reason:

To make sure that the appearance of the building is suitable and that it contributes to the character and appearance of this part of the St John's Wood Conservation Area. This is as set out in Policies 38, 39 and 40 of the City Plan 2019 - 2040 (April 2021). (R26BF)

Joseph Daniels addressed the Sub-Committee in support of the application.

Marek Wojciechowski addressed the Sub-Committee in support of the application.

Metin Kamal addressed the Sub-Committee in objection to the application.

Judith Morgan addressed the Sub-Committee in objection to the application.

RESOLVED: (FOR Councillors Jason Williams, Sara Hassan and Jim Glen AGAINST: Councillor Md Shamsed Chowdhury)

That conditional permission be granted subject to the inclusion of the additional Conditions as listed above and the extra amending Condition to include PVs on roof.

6 GARDEN HOUSE, 1A ORDNANCE HILL, LONDON, NW8 6PR

Excavation of a basement beneath building and part of rear garden, incorporating lightwells to front and rear plus associated landscaping to rear (part-retrospective)

An additional representation was received from Town Planning and Building Control (Unknown)

RESOLVED UNANIMOUSLY:

1. That conditional condition be granted subject to Condition 3 CoCP wording being amended.

2. That an Informative be included which informs that the Planning Applications Sub-Committee (2) were disappointed that works had started on the basement without consent and instructs that the Applicant must adhere to planning conditions and submit all the approval of details applications If there are any further changes to the consented scheme the Applicant needs to apply for planning permission.

The Meeting ended at 10.40 pm

CHAIRMAN: _____

DATE _____