



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 20th December, 2022**, Rooms 18.01 & 18.03, 18th Floor, 64 Victoria Street, London, SW1E 6QP.

Members Present: Councillors Jason Williams (Chair), Md Shamsed Chowdhury, Sara Hassan and Ed Pitt Ford

1 MEMBERSHIP

- 1.1 The Sub-Committee noted that Councillor Ed Pitt Ford had replaced Councillor Jim Glen.
- 1.2 There were no further changes to 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 Sara Hassan declared that in respect of Item 7 and 8, the application site was in her Ward. Councillor Hassan advised that she had not discussed the Applications.
- 2.3 Councillor MD Shamshad Chowdhury declared that in respect of Item 1, two Members of his Group Party had made representations. The Sub-Committee noted that both Group Parties had made representations and made the same declarations

3 MINUTES

3.1 RESOLVED:

That the minutes of the meeting held on 29 November 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 1,2,4,6,7,5, 3 & 8.

1 FITZHARDINGE HOUSE PORTMAN SQUARE LONDON W1H 6LH

Erection of a single storey roof extension to provide three new residential units (Class C3); extension at rear seventh floor level.

A late representation was received from a resident (Unknown).

The presenting officer tabled the following amendments to Condition 3 and two additional Conditions.

Item 1: Fitzhardinge House, Portman Square W1

Amended Condition 8

Pre-commencement condition

You must apply to us for approval of drawings and manufacturer's specification of the following parts of the development:

- (i) The sun pipes shown on the submitted drawings.
- (ii) How the **kitchen of Flat 63 and the** existing bathrooms at seventh floor levels that will have a rooflight removed and not re-provided will be mechanically ventilated.
- (ii) How the rooflights to the master bedroom and associated en-suite of Flat 64 will be controlled by the occupants of this flat.
- (iv) How the motor controlling the retractable rooflight serving Flat 64 will be relocated to the side of the rooflight and the rooflight remain able to slide back and forth controlled by the occupants of Flat 64.

You must not **commence development** ~~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 drawings and manufacturer's specification in full prior to the occupation of any of the flats hereby approved. These features, along with the voids shown on the approved eighth floor plan, shall be retained for the life of the development.

No change to reason.

Additional Condition 12

You must apply to us for approval of detailed drawings of the following parts of the development:

- The 1.7m tall privacy screen enclosing the western eighth floor terrace.

You must not start any work on these parts of the development until we have approved what you have sent us. You must install the privacy screen in accordance with these approved drawings prior to the occupation of any of the flats hereby approved and this privacy screen shall be retained in situ for the life of the development.

Reason:

To make sure that the appearance of the building is suitable, that it contributes to the character and appearance of this part of the Portman Estate Conservation Area, and to protect the privacy and environment of people in neighbouring properties. This is as set out in Policies 7, 38, 39 and 40 of the City Plan 2019 - 2040 (April 2021).

Additional Condition 13

You must not use the flat roof around the lantern light serving Flat 64 or the roof of the eighth-floor roof extension for sitting out or for any other purpose. This is with the exception of access for maintenance and to escape in an emergency.

Reason:

To protect the privacy and environment of people in neighbouring properties, as set out Policies 7 and 38 of the City Plan 2019 - 2040 (April 2021).

Oliver Jefferson addressed the committee in support of the application.

Ian Miller addressed the committee in support of the application.

The Committee Officer read a statement which was submitted by Lina Zayani who wrote in objection to the application.

Adam Sapera addressed the committee in objection to the application.

RESOLVED: (For: Councillor Jason Williams and Ed Pitt Ford: Against Councillor Sara Hassan and Councillor MD Shamsed Chowdhury. Councillor Williams used his casting vote)

1. That conditional permission be granted.
2. That an additional Condition be included which stipulates that the new flats shall be heated and hot water provided by electricity only via air source heat pump, with details to be reserved by Condition. In addition, Standard Plant Conditions dealing with noise and vibration are to be imposed.

2 72 BROADWICK STREET LONDON W1F 9QZ

Flexible alternative use of basement and part ground floor for retail (Class Ea.) or restaurant/café (Class Eb) purposes or as a live music venue (sui generis)

Late representation was received from SOHO 72 Broadwick Street (Unknown) and a resident (Unknown)

Jenna Slade addressed the committee in support of the application.

George Hudson addressed the committee in support of the application.

Andrew Bancroft addressed the committee in objection to the application.

Simon Osborn-Smith addressed the committee in objection to the application.

Tim Lord, Chair of the Soho Society addressed the committee in objection to the application.

RESOLVED (FOR: Councillors Jason Williams, MD Shamsed Chowdhury and Ed Pitt Ford. AGAINST: Councillor Sara Hassan)

1. That conditional permission be granted.
2. Minor changes to the wording of a number of the conditions and addition of an OMP condition for the live music venue use.

3 15 CRAWFORD PLACE LONDON W1H 4LG

Erection of a single storey extension at roof level and extension to rear at first to fourth floors to create an additional five flats (Class C3). Refurbishment of the front and rear elevations. Provision of a green roof.

UNANIMOUSLY RESOLVED:

That conditional permission be granted

4 SAXON HALL PALACE COURT LONDON W2 4JA

Demolition of existing lift over run at roof level and construction of a single storey roof extension to provide three additional residential units, alterations to ground floor comprising new disabled access ramp and accessibility alterations to existing main entrance to existing main entrance and cycle parking and bin storage in the rear yard, installation of air source heat pumps at roof level.

Additional representations were received by a resident (13.12.22), resident (13.12.22), resident (13.12.22), resident (13.12.22), resident (13.12.22), resident (13.12.22), resident (13.12.22), resident (13.12.22), resident (14.12.22), resident (14.12.22), resident (14.12.22), resident (14.12.22), resident (14.12.22), resident (14.12.22), resident (14.12.22), resident (14.12.22), resident (14.12.22), resident (14.12.22), resident (14.12.22), resident (14.12.22)

Demolition of rear of building and roof and erection of rear extension, roof extension, landscaping, alterations to entrance gates, new windows to front and side elevations and associated works.

Late representations were received from a resident (19.12.22), resident (19.12.22) resident (19.12.22) resident (19.12.22) resident (19.12.22) resident (19.12.22) resident (19.12.22) resident (19.12.22) resident (19.12.22) resident (19.12.22) resident (19.12.22) resident (19.12.22) resident (19.12.22) resident (19.12.22) resident (19.12.22) resident (19.12.22) resident (19.12.22) resident (19.12.22) resident (19.12.22), Karen Buck MP (19.12.22). resident (20.12.22) and St John's Wood Society (20.12.22).

Roger Hepher addressed the Sub-Committee in support of the application.

The Committee Officer read a statement which had been submitted by Natalia Tsupryk who wrote in objection to the application.

The Committee Officer read a statement which had been submitted by Ludovico Zanette who wrote in objection to the application.

UNANIMOUSLY RESOLVED:

That conditional permission be granted.

7 TREE PRESERVATION ORDER NO. 689 – 63 WARWICK AVENUE LONDON W9 2PR

63 Warwick Avenue London W9 2PR

Nicholas Moran addressed the Sub- Committee in objection to confirm TPO

Erica Moran addressed the Sub- Committee in objection to confirm TPO

Andy Clarke addressed the Sub- Committee in objection to confirm TPO

RESOLVED UNANIMOUSLY:

To confirm Tree Preservation, Order No 689

PART 2 (CONFIDENTIAL)

The Chair moved and it was

RESOLVED: That under Section 100 (a) (4) and Paragraph 3 of Part 1 of Schedule 12A of the Local Government Act 1972 (as amended), the public and press be

excluded from the meeting for the following Item of Business because it involves the likely disclosure of exempt information relating to the financial or business affairs of any particular person (including the Authority holding that information) and it is considered that, in all the circumstances of the case, the public interest in maintaining the exemption outweighs the public interest in disclosing the information.

8 63 WARWICK AVENUE LONDON W9 2PR

2x lime (T3 and T4): fell and remove stump.

RESOLVED UNANIMOUSLY:

That conditional consent be granted.

The Meeting ended at 10.50 am

CHAIRMAN: _____

DATE _____