



CITY OF WESTMINSTER

MINUTES

Planning Applications Sub-Committee (2)

MINUTES OF PROCEEDINGS

Minutes of a meeting of the **Planning Applications Sub-Committee (2)** held on **Tuesday 24th January, 2023**, Rooms 18.01 & 18.03, 18th Floor, 64 Victoria Street, London, SW1E 6QP.

Members Present: Councillors Paul Fisher (Chair), Nafsika Butler-Thalassis, Md Shamsed Chowdhury and Barbara Arzymanow

Also Present: Councillors Jessica Toale and Tim Mitchell.

1 MEMBERSHIP

- 1.1 That Councillor Nafsika Butler-Thalassis was substituting for Councillor Ryan Jude
- 1.2 There were no further changes to the membership.

2 DECLARATIONS OF INTEREST

- 2.1 Councillor Paul Fisher 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. The Sub-Committee would be adjourned to allow Members to read late representations that had been submitted prior to the meeting.
- 2.2 Councillor Fisher advised that Item 1 had been deferred to a site visit to both the applicants and objectors' properties at the last Planning Application Sub-Committee (1) on 1 November 22. He declared that the site visit took place on 18 January 23 and both Councillor Barbara Arzymanow and himself

had attended. The site visit included viewing the roof terrace and objectors' properties. Councillor Fisher advised that Councillor Patrick Lilley had made representation on the Item, and both were members of the Majority Group.

He declared that in respect of Item 2, Councillor Jessica Toale was making representation in her capacity as a resident and informed that they were both friends, Ward Colleague, and members of the Majority Group.

He also declared that a representation had been made by a member of the Convent Garden Community Association and stated that he had previous dealings with the individuals. He also informed that he was previously a trustee for the Convent Garden Area Trust and was a member.

He further declared in respect to Item 6, Councillor Geoff Barraclough held an interest in the application site and informed they were both members of the Majority Group.

- 2.3 Councillor Md Shamsed Chowdhury declared that in respect of Item 1, he had sat on the Planning Sub-Committee which previously considered the Application. Councillor Chowdhury advised that Councillor Patrick Lilley and himself were both members of the Majority Group.
- 2.4 He advised that in respect of Item 2, Councillor Jessica Toale and himself were both members of the Majority Group and in respect of Item 6, Councillor Geoff Barraclough was also a colleague.
- 2.5 Councillor Nafsika Butler-Thalassis made the same declaration and advised that in respect of Item 6, she had held discussions with the Applicant about the application and would leave the meeting whilst the Item was being considered.
- She also declared that in respect of Item 1, Councillor Patrick Lilley and herself were members of the Majority Group
- 2.6 Councillor Barbara Arzymanow declared in respect of Item 1 she had attended a site visit with Councillor Paul Fisher and this included viewing one of the objectors' properties.

She also declared that in respect of Items 2, 3 and 4, Councillor Tim Mitchell was making representations and informed that they were both members of the Minority Group.

3 MINUTES

3.1 RESOLVED:

That the minutes of the meeting held on 1 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 6,1,2,3,4 and 5.

1 APARTMENT 7.01, 9 MARYLEBONE LANE, LONDON, W1U 1DB

Creation of a roof terrace at main roof level with metal and timber balustrades, roof access hatch and planter and relocation of photovoltaic panels and satellite dish to adjoining green roof.

An additional representation was made by Councillor Paul Fisher following a site visit. (18.01.23).

RESOLVED UNANIMOUSLY

That conditional permission be granted.

2 6 BEDFORD STREET, LONDON, WC2E 9HZ

Use of ground floor and basement as public house (sui generis). External and internal alterations including new entrance doors and modifications to windows/ shopfronts including installation of awnings; replacement ventilation system and installation of plant.

Additional representations were received from the TheNorthbankBID (19.01.23) and the Covent Garden Community Association (18.01.23).

Late representations were received from the Covent Garden Community Association (24.01.23), (24.01.23) & (24.01.23), The Welcome People (24,01.23) resident (24.01.23), Incentive FM Ltd (23.01.23) and Capital & Counties CG Limited (20.01.23)

Carl Stott addressed the committee in support to the application.

Andrew Hicks addressed the committee in objection of the application.

Councillor Jessica Toale addressed the committee in her capacity as resident in objection to the application.

Elizabeth Bax, Covent Garden Community Association addressed the committee in objection of the application.

Councillor Tim Mitchell in his capacity as Ward Councillor addressed the committee in objection of the application.

RESOLVED UNANIMOUSLY

That the application be refused.

Reason

Excessive size and type of use (public house) would be harmful to local residential amenity and local character.

3 APPLICATION 1: 29 GREAT PETER STREET, LONDON, SW1P 3LW

Application 1: Installation of emergency smoke extract duct and emergency generator exhaust flue with attenuator within external sunken lightwell; and installation of two external airbricks at plinth level to Great Peter Street and associated works (part retrospective).

A late representation was received from Gerald Eve LLP (19.01.22)

Joe Ibitson addressed the committee in support of the application.

Nick Brindley addressed the committee in support of the application.

Nadine MacPherson addressed the committee in objection of the application.

Neil Jackson addressed the committee in objection of the application.

Councillor Tim Mitchell in his capacity as Ward Councillor addressed the committee in objection of the application.

RESOLVED UNANIMOUSLY

That the Application be deferred until Applicant provides further information on the frequency of use of the emergency generator exhaust flue given local resident comments that it regularly operates during power trips.

4 APPLICATION 2: 29 GREAT PETER STREET, LONDON, SW1P 3LW

Application 2: Installation of five condenser units and acoustic enclosure, acoustic canopy and acoustic sound absorbent panels within external sunken lightwell (part retrospective).

Joe Ibitson addressed the committee in support of the application.

Nick Brindley addressed the committee in support of the application.

Nadine MacPherson addressed the committee in objection of the application.

Neil Jackson addressed the committee in objection of the application.

Councillor Tim Mitchell in his capacity as Ward Councillor addressed the committee in objection of the application.

RESOLVED UNANIMOUSLY

1. That conditional permission be granted.

2. That an additional Condition be included which requires a post commissioning report.

5 6 THE LANE, LONDON, NW8 OPN

Demolition of rear of building including extensions; construction of new part-one, part-two storey side and rear extension, excavation of a basement, construction of new front porch, reduction and reconfiguration of size of existing outdoor swimming pool, construction of new out building in rear garden, installation of air source heat pump system in garden. Construction of a new garden wall and associated Landscaping.

The presenting officer tabled the following changes to the Draft Decision Notice and additional Conditions.

Item 5 - 6 The Lane, London, NW8 OPN

Report Clarification

Summary and Key Considerations (Section 2 of report) to read:

Objections have been received from 9 residents and the St John's Wood Society on the grounds of overdevelopment, detailed design, impact on symmetry of buildings and impact on the St John's Wood Conservation Area, the bulk and massing of the extension resulting in impact on amenity including loss of sunlight/daylight to neighbouring buildings and overlooking, noise and disruption during the course of works and the impact on trees.

This paragraph originally referenced 4 objections were received and that there was an impact to adjacent listed buildings, where there are no listed buildings adjacent.

Conclusion (Section 10 of report) to read:

The proposal is considered acceptable in design terms, mindful of policies 38, 39, 40 and 45 of the Westminster City Plan 2019-2040 (April 2021). The proposals are considered to preserve the appearance of the host property and contributes to the character and appearance of the St Johns Wood Conservation Area, a designated heritage asset. The proposal would also be compliant with the requirements of the NPPF and the statutory duties of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Minor Changes/ Additions to Decision Notice:

Condition 13 to read:

You must apply to us for approval of detailed drawings and a bio-diversity management plan in relation to the green roof to include construction method, layout, species and maintenance regime.

You must not commence works on the relevant part of the development until we have approved what you have sent us. You must carry out this work according to the

approved details and thereafter retain and maintain in accordance with the approved management plan.

Addition of Condition 15 to read:

You must apply to us for approval of detailed drawings at a scale of 1:20 and 1:5 of the following parts of the development:

- all new windows, doors, rooflights and in the case of the rooflights their method of opening.

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 detailed drawings. (C26DB)

Henri Bredenkamp addressed the committee in support of the application.

Farid Alizadeh addressed the committee in objection of the application.

Sophie Raibin addressed the committee in objection of the application.

Natalia Tsupryk addressed the committee in objection of the application.

Ludovico Zanette addressed the committee in objection of the application.

RESOLVED UNANIMOUSLY

That conditional permission as amended subject to additional conditions be granted.

6 FLAT 44, ASHWORTH MANSIONS, ELGIN AVENUE, LONDON, W9 1JP

Replacement of sash windows with new timber double glazed sash windows.

RESOLVED UNANIMOUSLY

That conditional permission be granted

The Meeting ended at 10.10 pm

CHAIRMAN: _____

DATE _____