



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 23rd January, 2024**, Rooms 18.01 & 18.03, 18th Floor, 64 Victoria Street, London, SW1E 6QP.

Members Present: Councillors Nafsika Butler-Thalassis (Chair), Ryan Jude, Patrick Lilley and Jim Glen

Apologies for Absence: Councillor Louise Hyams

1 MEMBERSHIP

1.1 That Councillor Jim Glen was substituting for Councillor Louise Hyams.

2 DECLARATIONS OF INTEREST

2.1 Councillor Nafsika Butler- Thalassis explained that a week before the meeting, all 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 email 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 Patrick Lilley declared an interest in Item 2 that the Application was in his Ward but he had had no previous discussions on the application.

2.3 Councillor Jim Glen declared an interest in Item 3 that he is a trustee of the Westminster Tree Trust.

2.4 Councillor Jim Glen also declared an interest in Item 4 that he is a trustee of the Westminster Almshouses Foundation which is directly opposite the application site but he has had no previous discussions on the application.

3 MINUTES

RESOLVED: That the minutes of the meeting held on 5th December 2023 be signed by the Chair as a correct record of proceedings.

4 PLANNING APPLICATIONS

The Sub-Committee heard the applications in the following order: 2, 4, 5, 3.

1 84 NEWMAN STREET, LONDON, W1T 3EU

Withdrawn from the agenda.

2 82-83 MARGARET STREET, LONDON, W1W 8LH

Alterations including opening of laundry building within the central courtyard at ground floor level, excavation to lower sections of the existing lower ground floor accommodation. Erection of an infill extension at lower ground floor level with courtyard above. Erection of a replacement roof to east wing. Erection of dummy mansard to the rear of All Saints House to screen new plant. Alterations to access arrangement. All in connection with the use of part lower ground, part ground and part ground upper floors as 24 units for short to medium stay temporary visitor accommodation (sui generis); use of part lower ground as a gym (Class E); use of part lower ground, part ground and part first floor as an event space (Sui Generis), use of part ground floor as lounge/co-working space (Class E) and provision of plant ancillary to the building at basement level.

Additional representations were received from FitzWest Neighbourhood Forum (17.1.24).

Late representations were received from The Victorian Society (19.1.24) and a proposals summary sheet from the applicant, and the Presenting Officer tabled the following amendments **in bold** to the description of development and recommended conditions:

Revised Description of Development for application for planning permission

Alterations including opening of laundry building within the central courtyard at ground floor level, excavation to lower sections of the existing lower ground floor accommodation. Erection of an infill extension at lower ground floor level with courtyard above. Erection of a replacement roof to east wing. Erection of dummy mansard to the rear of All Saints House to screen new plant. Alterations to access arrangement. All in connection with the use of part lower ground, part ground and part ground upper floors as **21** units for short to medium stay temporary visitor accommodation (sui generis); use of part lower ground as a gym (Class E); use of part lower ground, part ground and part first floor as an event space (Sui Generis),

use of part ground floor as lounge/co-working space (Class E) and provision of plant ancillary to the building at basement level.

Revised Planning Condition 29

Except for cooking taking place within the **21** visitor accommodation units, raw or fresh food shall not be cooked on the premises.

Revised Planning Condition 32

No patrons are permitted to take **alcoholic** drinks outside including the external courtyard.

Revised Listed Building Condition 5

Notwithstanding what is shown on the drawings the removal or alteration of doors and ceilings **in any part of the site** is not approved until a detailed explanation, justification and comprehensive door schedule for each door/ceiling location is submitted for approval by the City Council. **You must then carry out the works in accordance with the details approved by the City Council.**

Revised Listed building Condition 6 (5)

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

(5) conservation strategy and restoration/conservation detail for the chapel including method statements and reports **in consultation with the Victorian Society;**

Quinton Clarke, representing Unity, addressed the Sub-Committee in support of the application.

Jonathan Marginson, representing DP9, addressed the Sub-Committee in support of the application.

RESOLVED UNANIMOUSLY

1. That conditional permission be granted subject to a legal agreement to secure the following :
 - a) Arrangement to secure access to the first floor chapel for non-paying, general members of the public for a minimum of 1 day per month for 12 months a year and to include engagement with local community groups .
 - b) Ensure occupants of the short to medium stay visitor accommodation are permitted to stay for a maximum of 90 days.
 - c) The costs of monitoring the agreement

- 2 . That 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 & 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 & Building Control is authorised to determine and issue such a decision under Delegated Powers; however, if not

b) The Director of Town Planning & 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 & Building Control is authorised to determine the application and agree appropriate reasons for refusal under Delegated Powers.

3. That conditional listed building consent be granted.

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

5. That conditional permission be granted with the changes to conditions as tabled. That an additional informative be added to the draft decision letter in respect of encouraging the applicant to consider the provision of additional short stay cycle parking in the internal courtyard.

3 2 MELINA PLACE, LONDON, NW8 9SA

Alterations to the existing building including side and rear extensions at ground and first floor, rebuilding of rear extension and creation of basement and lightwells and associated works.

RESOLVED UNANIMOUSLY

That conditional permission be granted.

4 17-19 ROCHESTER ROW, SW1P 1JB

Refurbishment, alteration and extension of the existing Class E building to include erection of a rear infill, replacement of fourth floor and erection of new roof pavilion, provision of external roof terraces, provision of plant equipment, altered façade and other associated external works.

Additional representations were received from V7 (17.1.24).

Late representations were received from Environment Agency (22.1.24) and the Presenting Officer tabled an amendment to condition 25 and additional informative **in bold.**

Amend condition 25 to read:

Pre Commencement Condition. You must apply to us for approval of details of a biodiversity management plan in relation to the green roof and terrace

planting. **It must show how you will achieve an 'Urban Greening Factor' of at least 0.3.** You must not start any work until we have approved in writing what you have sent us. You must carry out the measures in the biodiversity management plan according to the approved details before you start to use the building.

Add additional informative to read:

In relation to condition 25, the details of the green roof and terrace planting, should include drawings showing the extent of the green roof and terrace planting and cross sections showing: the green roof in relation to the supporting roof structures; the drainage layers; and the type and depth of planting substrate. The details should also include species, size or type of proposed plants (e.g: sedum mat, seed mix, planting plugs or plant sizes). The biodiversity management plan should also include maintenance details and calculate the Urban Greening Factor.

James Hanton-Parr, representing V7, addressed the Sub-Committee in support of the application.

RESOLVED UNANIMOUSLY

1. That conditional permission be granted, subject to completion of a S106 legal agreement to secure the following obligations:
 - a) Undertaking of all highway works immediately surrounding the site required for the development to occur prior to occupation of the extensions, including the relocation of the existing on-street Electric Vehicle Charing Unit outside the building on Rochester Row and the provision of a minimum of 4 on-street cycle parking stands in the vicinity of the development. All of the above to the Council's specification and at full cost (administrative, legal and physical) of the developer.
 - b) Dedication as highway of the area where the building line is set back from the existing line prior to occupation of the extensions, and subject to a detailed plan of the area and any minor alterations, all as agreed with the Council and at full cost of the developer.
 - c) The costs of monitoring the S106 agreement.
2. That if the S106 legal agreement has not been completed within 3 months from the date of the Committee's resolution then:
 - d) The Director of Town Planning & 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 & Building Control is authorised to determine and issue such a decision under Delegated Powers; however, if not
 - e) The Director of Town Planning & 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 & Building Control is authorised to determine the application and agree appropriate reasons for refusal under Delegated Powers.

3. That conditional permission be granted with the changes to conditions and informative as tabled. That condition 11 be amended for the use of the terrace on Saturdays from 11am to 4 p.m.

5 FLAT 30, CHELSEA GATE APARTMENTS, 93 EBURY BRIDGE ROAD, LONDON, SW1W 8RB

Erection of a single storey extension on the fifth floor terrace area of the existing duplex residential apartment.

Additional representations were received from the Applicant (18.1.24) and a memo from the Presenting Officer (19.1.24).

Richard Shaw, representing Corstorphine & Wright Architects, addressed the Sub-Committee in support of the application.

RESOLVED UNANIMOUSLY

That conditional permission be granted.

The Meeting ended at 8.37 pm

CHAIR: _____

DATE: _____