



CITY OF WESTMINSTER

# MINUTES

## Planning Applications Committee (3)

### MINUTES OF PROCEEDINGS

Minutes of a meeting of the **Planning Applications Committee (3)** held on **Tuesday 10th March, 2015**, Rooms 5, 6 & 7, 17th Floor, City Hall, 64 Victoria Street, London, SW1E 6QP.

**Members Present:** Councillors Andrew Smith (Chairman), Peter Freeman, Angela Harvey and Nilavra Mukerji

**Also Present:** Councillors Paul Church (Item 1), Melvyn Caplan (Item 7), Jonathan Glanz (Items 1 and 5), David Harvey (Item 3) and Glenys Roberts (Item 1)

#### 1 MEMBERSHIP

There were no changes.

#### 2 DECLARATIONS OF INTEREST

- 2.1 Councillor Andrew Smith declared that any members of the Majority Party who had or would be making representations were his friends. He also declared that he had attended site visits in respect of Items 1 and 3. In respect of Item 5 he knew former Councillor Alastair Moss and Mrs Moss who had made a representation. He had also, in respect of Item 6, met someone acting on behalf of the applicant who subsequently sent a representative.
- 2.2 Councillor Peter Freeman declared that he had attended site visits relating to Items 1 and 3.
- 2.3 Councillor Angela Harvey declared that she had attended a site visit in respect of Item 1. In respect of Item 3 she declared that as her husband, Councillor David Harvey had made and would make further representations as a Ward Councillor, that she would withdraw for the consideration of that item. She also declared that any members or former members of the Majority party who had or would make representations were her friends.
- 2.4 Councillor Nilavra Mukerji declared that he had attended site visits in respect of Items 1 and 3 and that Item 4 was in his ward.

- 2.5 Councillors Glanz and Roberts declared that they knew the owners of the site, the subject of the application – Item 1.

### **3 MINUTES**

The minutes of the meeting held on 10 February 2015 were approved by the Committee and signed by the Chairman as a true and correct record.

### **4 PLANNING APPLICATIONS**

#### **1 57 RUPERT STREET, W1**

Excavation to create a new basement and roofing over existing courtyard in order to extend bar (Class A4).

#### **Further Representations as follows had been circulated to all members**

- Letter/email from King & Wood Mallesons (26 Feb 2015)
- Email from Anthony Patterson (6 March 2015)
- Email from Alex Roatta (6 March 2015)
- Email from Nigel Foster (6 March 2015)
- 2<sup>nd</sup> email from Alex Roatta (6 March 2015)
- Email from Laurence Clark (6 March 2015)
- Email from Oliver Moule (6 March 2015)
- Email from Peter Lobl (6 March 2015)
- Email from Alex Soares (6 March 2015)
- Email from Theodore Chen (5 March 2015)
- Email from Liam Hodge (5 March 2015)
- Email from Garry Wilsher (5 March 2015)
- Email from Chad Phelan (6 March 2015)
- Email from Peter Taylor (6 March 2015)
- Email from Anthony Patterson (6 March 2015)
- Email from Nigel Foster (6 March 2015)
- 3<sup>rd</sup> email from Alex Roatta (6 March 2015)
- 2<sup>nd</sup> email from Laurence Clark (6 March 2015)
- Email from Oliver Moule (6 March 2015)
- Email from Peter Lobl (6 March 2015)
- 2<sup>nd</sup> email from Alex Soares (6 March 2015)
- 2<sup>nd</sup> email from Theodore Chen (5 March 2015)
- 2<sup>nd</sup> email from Liam Hodge (5 March 2015)
- 2<sup>nd</sup> email from Gary Wilsher (5 March 2015)
- Email from Ken Powell (14 February 2015)
- Email from Chris Keating (5 March 2015)
- Email from Mike Evens (5 March 2015)
- Email from Ollie Lin (5 March 2015)
- Email from Phillip Sanford (5 March 2015)
- Email from Gary Halstead (5 March 2015)
- Email from Shane Fay (5 March 2015)
- Email from Danny Shaw (5 March 2015)

- Email from Mickel Smithen (5 March 2015)
- Email from Jules T-Smith (5 March 2015)
- Email from Jean-Michel (4 March 2015)
- Email from Mark Brecht (4 March 2015)
- Email from Daniel Mullens (4 March 2015)
- Email from Daniel Gill (4 March 2015)
- Email from Frank Colley (4 March 2015)
- Email from David Malone (4 March 2015)
- Email from Peter Newham (4 March 2015)
- Email from Shaun Riordan (4 March 2015)
- Email from Davide Olmeo (4 March 2015)
- Email from Geff Parsons (5 March 2015)
- Email from Keiran Sharman (5 March 2015)
- Email from Maurizio Marinelli (5 March 2015)
- Email from Rosaria O'hara (5 March 2015)
- Email from O'Connor Kevin (5 March 2015)
- Email from Brooks Hughes (5 March 2015)
- Email from Andy Thompson (4 March 2015)
- Email from Steve Wood (4 March 2015)
- Email from Phil Daintry (4 March 2015)
- Email from Lee Williams (4 March 2015)
- Email from Michael Connor (3 March 2015)
- Email from Ian Collins (2 March 2015)
- Email from Dave Fletcher (2 March 2015)
- Letter from Graham Tite (No date provided)
- Email from Charlie Parsons (2 March 2015)
- Email from Julian Wheeler (2 March 2015)
- Email from Ihor Kostyuk (1 March 2015)
- Email from Simon Green (26 February 2015)

Additional representations from Environmental Health were tabled.

Councillors Church, Glanz and Roberts made Ward Member representations.

**RESOLVED:**

That permission be refused on the grounds of detrimental impact on the Soho Conservation Area, caused by the roofing over of the courtyard and associated works at ground floor level detailed reasons for refusal to be agreed by officers under delegated powers following consultation with the Chairman.

**2 PADDINGTON CENTRAL, BISHOP'S BRIDGE ROAD, W2**

Public realm enhancements to the pedestrian routes under Bishop's Bridge Road and the Westway, the canal side between these routes and the area around the Sheldon Square amphitheatre, including alterations to paving, lighting, seating and tree planting, relocation of cycle parking, alterations to the undercroft beneath, removal of redundant basement exits and installation of green walls.

Additional representations from British Land, Highways, Tanya Dias and Environmental Health were circulated and from the Tree Officer.

**RESOLVED:**

That conditional permission be granted. An informative be added regretting the loss of trees and asking that the opportunity to plant trees elsewhere be explored.

**3 FLAT 9, 8 FRANCIS STREET, SW1**

Erection of single storey extension and installation of green roof at third floor level.

Councillor David Harvey addressed the Committee as a Ward Member. Further representations from Martin Hatfull, Linda Lancaster, Edward Lloyd, Peter Roberts, Bill Kay, George Finlayson and Charles Kay were circulated.

Councillor Angela Harvey withdrew for this item.

**RESOLVED:**

That conditional permission be granted subject to the following additional condition:

You must carry out the sedum/wildflower green roof planting as shown on drawing number GA01 and in accordance with the Grufe Green roof specifications hereby approved within two months of completing the garden room extension.

The sedum/wildflower green roof must thereafter be permanently retained and maintained in accordance with the approved Grufe maintenance schedule and any dying, diseased or damaged plants must only be replaced with species of a similar size and species.

**4 GROUND FLOOR AND BASEMENT, 412 HARROW ROAD, W9**

Change of use from a restaurant (Class A3) to a hot food takeaway operation (Class A5 use).

**RESOLVED:**

That an Enforcement Notice be issued requiring that within 56 days of the notice taking effect the use as a hot food takeaway operation shall cease except between the hours of 10:00 and 23:00 on Monday to Saturday and 11:00 and 22:30 on Sundays and Bank Holidays and that the associated ventilation equipment shall not be used except between the hours of 10:00 and 23:00 on Monday to Saturday and 11:00 and 22:30 on Sundays and Bank Holidays.

**5 24 BREWER STREET, W1**

Use of basement, ground, first and second floors as restaurant (Class A3).  
Installation of replacement shopfront and window at front first floor level, alterations

at roof level to replace flat roof with part 'M-shaped' and part hipped roof, and erection of extract duct at roof level.

Councillor Jonathan Glanz addressed the Committee as a Ward Member.

That conditional permission be granted subject to further conditions regarding the height of the duct, **a post commissioning noise survey** and the collection of glasses to be controlled within service hours.

**RESOLVED:**

That conditional permission be granted subject to further conditions regarding the height of the duct a post-commissioning noise survey and the collection of glasses to be controlled within service hours.

**6 34 LYALL MEWS, SW1**

Excavation of a two storey basement with lightwell to first basement level and associated plant and landscaping.

**RESOLVED:**

That conditional permission be granted.

**7 8 PINDOCK MEWS, W9**

Basement extension and replacement of garage door with window in connection with the conversion of the garage to living accommodation. Installation of rooflight.

Councillor Melvyn Caplan addressed the Committee as a Ward Member.

**RESOLVED**

That conditional permission be granted.

**8 10 WARWICK AVENUE, W2**

Excavation of basement extension below front garden, installation of glazed roof over lightwell, demolition and replacement of front garden boundary walls and railings, removal of two trees and planting of one replacement tree in front garden.

A late submission from the applicant was tabled.

**RESOLVED:**

That noting the late submission from the applicants, permission and listed building consent be refused due to adverse impact on listed building, design and trees, omitting the stone balustrade from reasons for refusal.

**9 7 ARCHERY CLOSE, W2**

Erection of glazed openable roof to enclose rear garden at lower ground floor level.

**RESOLVED:**

That conditional permission be granted.

The Meeting ended at 8.57 pm

**CHAIRMAN:** \_\_\_\_\_

**DATE** \_\_\_\_\_