



CITY OF WESTMINSTER

MINUTES

Planning Applications Committee (4)

MINUTES OF PROCEEDINGS

Minutes of a meeting of the **Planning Applications Committee (4)** Committee held on **Tuesday 24th November, 2015**, Rooms 5, 6 & 7 - 17th Floor, City Hall.

Members Present: Councillors Andrew Smith, Angela Harvey, Jonathan Glanz and Barbara Grahame

1 MEMBERSHIP

- 1.1 Councillors Andrew Smith and Barbara Grahame replaced Councillors Anthony Devenish and Jason Williams respectively. Councillor Andrew Smith was elected Chairman.

2 DECLARATIONS OF INTEREST

- 2.1 Councillors Angela Harvey and Jonathan Glanz declared that they know Councillors and amenity residents' groups who have made representations. They declared that they had both sat as Members when item 1 on the agenda, 40-41 Pall Mall, had previously been deferred at the meeting of the Committee held on 29 September 2015. In addition, Councillor Harvey declared that in respect of item 3 she had during the last couple of months walked with the Church Commissioners for England around the Hyde Park Estate and in the course of conversations aspects of the application such as the railings had been referred to.
- 2.2 Councillor Barbara Grahame declared that in respect of item 4, 84 Clifton Road is located in the road where she lives. However, it is located a considerable distance from her residence and it did not affect her ability to consider the application impartially in any way. She had not been consulted on the application and had not commented on it.

3 MINUTES

- 3.1 The minutes of the meeting held on 27 October 2015 were approved and signed by the Chairman as a true and correct record.

4 PLANNING APPLICATIONS

1 40-41 PALL MALL, SW1 (ADDENDUM REPORT)

Demolition of 40 and 41 Pall Mall behind retained facades and redevelopment to provide a building of basement, ground and five upper floors comprising retail (Class A1) at part basement and part ground floor levels with the remainder of the building in use as four self-contained residential flats (Class C3).

An additional representation was received from SW Planning Ltd (19.11.15).

RESOLVED:

That conditional permission be granted.

2 12 ELGIN AVENUE, W9

Demolition of the existing buildings on site and erection of a five storey plus basement level building to provide 15 self-contained flats, with two off-street car parking spaces at ground level and ancillary servicing and storage at basement level. Removal of two Lime trees to site frontage and provision of new hard and soft landscaping.

A late representation was received from GL Hearn Limited (20.11.2015).

The Presenting Officer tabled the following memorandum together with a draft decision notice with conditions:

'Following the publication of the committee report further discussion has taken place between the independent viability consultant (LSH – representing the City Council) and the applicant's viability consultant. As a result of these discussions, the viability of the development has been reappraised having regard to the additional evidence presented by the applicant's viability consultant. The conclusion of this additional work on the viability of the development is that the independent viability consultant now agrees that the scheme can provide a financial contribution to the Affordable Housing Fund of £488,000'.

In light of this amended viability position, in the presentation at the meeting the Presenting Officer referred to the revised recommendation below and the conditions and informatives set out in the draft decision letter:

'Revised Recommendation

Grant conditional permission, including a condition to secure affordable housing provision, highway works outside the application site to form access to the development and car club membership for all of the residential flats for a minimum period of 25 years'.

RESOLVED: That conditional permission be granted, subject to a financial contribution to the Affordable Housing Fund of £488,000 and the requirements set out above in the revised recommendation and draft decision notice.

Councillor Barbara Grahame requested that her vote against the decision to grant the application be recorded due to the reduced financial contribution to the Affordable Housing Fund.

3 SUSSEX SQUARE, GLOUCESTER SQUARE, HYDE PARK SQUARE, W2

Removal of existing fences, gates and railings and installation of replacement railings and gates and associated works to boundary of communal garden (to Sussex Square, Gloucester Square and Hyde Park Square respectively).

A late representation was received in the form of a petition objecting to the Sussex Square application (July 2015).

RESOLVED: The applications be deferred in order that the Committee carry out site visits to the respective locations.

4 84 CLIFTON HILL, NW8

Alterations to the existing garden studio including excavation of a new basement level with associated lightwell, revised footprint and new fenestration and excavation of a staircase under the main building with a glazed bridge.

RESOLVED:

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

5 49 MARYLEBONE HIGH STREET, W1

Installation of four new recessed vent louvres and one replacement louvre on the southern elevation at lower ground floor level to serve a new internal ventilation system.

A late representation was received from Mrs Emily Azis.

RESOLVED:

That conditional permission be granted, subject to an additional condition requiring assessment of the noise from the louvres and ventilation system following implementation in order to ensure compliance with proposed condition 5 of the permission.

The Meeting ended at 7.37 pm

CHAIRMAN: _____

DATE _____