



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 May, 2016**, Rooms 5, 6 & 7 - 17th Floor, Westminster City Hall, 64 Victoria Street, London, SW1E 6 QP.

Members Present: Councillors Tony Devenish (Chairman), Peter Freeman, Jonathan Glanz and Jason Williams

Also Present: Councillor David Boothroyd.

1 MEMBERSHIP

- 1.1 It was noted that Councillor Peter Freeman had replaced Councillor Angela Harvey.

2 DECLARATIONS OF INTEREST

- 2.1 Councillor Jonathan Glanz declared that he knew Members of both the Majority Party and Minority Party and members of various amenity societies and residents associations. Councillor Glanz also declared that in respect of item 4, 6, and 7 the applications were in his Ward.
- 2.2 Councillor Jason Williams declared that in respect of items 2 and 4, he knew two of the objectors but had not discussed the applications with them.
- 2.3 Councillor David Boothroyd declared that with regard to item 2, he was Head of Research and Psephology for Thorncliffe, whose clients were companies applying for planning permission from various local authorities. Some Thorncliffe clients had engaged as their planning consultants DP9, who were also representing the applicants tonight on item 2. He had no contact with them on this project and did not normally deal directly other members of project teams at work.

3 MINUTES

- 3.1 **RESOLVED:** That the Minutes of the meeting held on 26 April 2016 be signed by the Chairman as a correct record of proceedings.

4 PLANNING APPLICATIONS

1 74-76 PRINCES SQUARE, LONDON W2 4NP

Conversion of 26 serviced apartments within part of the building to form 17 residential units (4 x studio, 3 x 1 bed and 10 x 2 bed). Installation of new French doors and new cycle parking and refuse stores in the ground floor courtyard.

RESOLVED:

That conditional permission be granted.

2 65 ALFRED ROAD, LONDON W2 5EU

Erection of two additional storeys and a side extension to form new third and fourth floor level to existing workshop and artist studio building; installation of plant; alterations to the eastern elevation.

Councillor David Boothroyd addressed the Committee in his capacity as a Ward Councillor and sought a reduction in the extent of the application.

RESOLVED:

That conditional permission be granted.

Councillor Jason Williams requested that his dissent against approving the application be recorded.

3 11 GERALD ROAD, LONDON SW1W 9EH

Excavation of lower ground floor and basement under the front garden. Replacement of front basement lightwell stair.

An additional representation was received from Moreno Masey Architects (18.05.16).

RESOLVED:

That conditional permission be granted.

4 67 DEAN STREET, LONDON W1D 4QH

Use of the second and third floors as an extension to the existing private members club (sui generis) at basement, ground and first floor levels and internal alterations.

An additional representation was received from The Meard and Dean Street Residents' Association in Soho (19.05.16).

Late representations were also received from Savills (20.05.16) and Ana Potter (24.05.16).

RESOLVED:

That permission be refused due to loss of residential accommodation.

That listed building consent be refused due to the unacceptable internal works and insufficient information.

5 108 - 112 ROCHESTER ROW, LONDON SW1P 1JU

Variation of Conditions 3 and 10 of planning permission dated 03 December 2013 (RN:13/10069/FULL) for use of the basement and ground floors as conference centre and meeting rooms (Class D1), namely to extend opening hours to 08.00 to 22.00 Monday to Saturday and to limit occupancy to 90 delegates between the hours of 21.00 and 22.00.

RESOLVED:

That conditional permission be granted.

6 31 - 36 FOLEY STREET, LONDON W1W 6DP

Retention of the building for office use (Class B1), extension of the rear facade at lower ground and ground floor level (part) and additional office accommodation at roof level, erection of rear escape staircase and other external alterations.

Late representations were received from Alix De Nurcy (23.05.16) and Fitzrovia Neighbourhood Association (24.05.16).

RESOLVED:

That conditional permission be granted.

7 145 OXFORD STREET, LONDON, W1D 2JD AND 57 BERWICK STREET, LONDON W1F 8SR

Application 1 - Erection of mansard roof extension to create new fourth floor; erection of rear extensions at first to third floor levels; erection of plant enclosure, cycle parking enclosure and new terrace at second floor level; use of part ground, part first, second, third and new fourth floor as office floorspace (Class B1); use of first floor as retail floorspace (Class A1); and installation of replacement windows, new shopfront and associated works.

Application 2 - Alterations to the chimney serving 57 Berwick Street.

Late representations were received from Montagu Evans (24.05.16).

RESOLVED:

Application 1

1. That conditional planning permission be granted, subject to a legal agreement to secure the following:
 - (i) A payment of £732,000 towards the City Council's Affordable Housing Fund (index linked and payable prior to the commencement of development).
 - (ii) Payment of the monitoring the Section 106 Agreement.
2. That if the S106 legal agreement has not been completed within six weeks of the date of this resolution then:
 - (a) The Director of Planning shall consider whether it will be possible or appropriate to issue the permission with additional conditions attached to secure the benefits listed above. If so, the Director of Planning is authorised to determine and issue the decision under Delegated Powers. However, if not,
 - (b) The Director of Planning shall consider whether the permission should be refused on the grounds that the proposals are unacceptable in the absence of benefits which would have been secured; if so, the Director of Planning is authorised to determine the application and agree appropriate reasons for refusal under Delegated Powers.

Application 2:

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

The Meeting ended at 7.20pm.

CHAIRMAN: _____

DATE _____