



CITY OF WESTMINSTER

MINUTES

Planning Applications Committee (4)

MINUTES OF PROCEEDINGS

Minutes of a meeting of the **Planning Applications Committee (4)** held on **Tuesday 9th August, 2016**, Rooms 5, 6 & 7 - 17th Floor, Westminster City Hall, 64 Victoria Street, London, SW1E 6 QP.

Members Present: Councillors Tony Devenish (Chairman), Angela Harvey, Robert Rigby and Jason Williams

Also Present: Michael Chatten (Presiding Officer), Oliver Gibson (Presenting Officer, North Team), David Dorward (Presenting Officer, South Team), Josephine Palmer (Presiding Officer, Central), Alistair Taylor (Design Officer) and Reuben Segal (Senior Committee and Governance Officer)

Apologies for Absence: Councillor Jonathan Glanz

1 MEMBERSHIP

- 1.1 It was noted that Councillor Robert Rigby had replaced Councillor Jonathan Glanz.

2 DECLARATIONS OF INTEREST

- 2.1 Councillor Rigby declared in respect of item 5 that the site was located in his Ward.
- 2.2 Councillor Harvey declared that she knows the councillors and many of the amenity societies that had submitted representations on the applications on the agenda.
- 2.3 Councillor Williams declared in respect of item 3 that he knows Councillor Hug who had submitted representations on the application but that he had not discussed the application with him.

3 MINUTES

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

4 PLANNING APPLICATIONS

1 25 - 26 DERING STREET, LONDON, W1S 1AT

Alterations including the demolition of the third floor mansard storey at 25-26 Dering Street and its replacement with a sheer storey; erection of a fourth floor mansard roof extension to provide a 1 x 3 bed flat (Class C3) with access from 24 Dering Street/315-319 Oxford Street; use of the second and third floors as Class B1 offices and associated rear extension at second floor level; first floor rear extension to existing retail shop (Class A1); the creation of a new entrance to the ground floor shop (Site includes 315-319 Oxford Street incorporating 24 Dering Street).

RESOLVED: That conditional permission be granted including a Grampian condition to secure appropriate arrangements to mitigate the impact of the development upon on street parking demand.

2 380-384 HARROW ROAD, LONDON, W9 2HU

Erection of roof extension to provide new third floor, alterations to front and rear elevations, use of lower ground and ground floors as Class B1 offices and use of first, second and new third floors as 9 flats (Class C3).

RESOLVED: That conditional permission be granted.

3 5-7 SUTHERLAND AVENUE, LONDON, W9 2HE

Use of basement floors of Nos.5-7 Sutherland Avenue and Nos.346-348 Harrow Road as a community centre (Class D2) by the Asian Muslim Cultural Centre.

An additional representation was received from the Highways Planning Manager (1/8/16).

RESOLVED: That consideration of the application be deferred for a site visit to observe use of the community centre. Ward Members to be invited to provide their views on the merits of the proposal and to attend the site visit.

4 THE VINE HOUSE, 54 ROMNEY STREET, LONDON, SW1P 3RE

Erection of mansard roof to Nos. 52, 54 and 56. Erection of rear extension to No. 52 at first and second floor levels; rear extension to No. 54 at first and second floor levels; and rear extension to No. 56 at ground, first, and second floor levels in connection with the conversion to three separate townhouses. Associated external alterations including new window and door opening to front façade, terraces at rear first floor level and balconies at rear first and second floor levels.

The presenting officer tabled the following changes to the draft decision letter:

Revised Condition 6:

The mansard roof extensions to nos. 52, 54 and 56 Romney Street shall be carried out and completed as a single construction in their entirety.

Reason:

In order to avoid the extension to each roof being carried out in a piecemeal fashion to the detriment of the appearance of the buildings and the character and appearance of this part of the Smith Square Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan (July 2016) and DES 1 and DES 5 or DES 6 or both and paras 10.108 to 10.128 of our Unitary Development Plan that we adopted in January 2007.

RESOLVED: That conditional permission be granted subject to revising condition 6 as tabled and set out above.

5 16 ST JOHN'S WOOD ROAD, LONDON, NW8 8RE

Erection of side / rear conservatory at ground floor level, side extension at second floor level and erection of outbuilding for use as a gym.

A late representation was received from Julian Tanton, Building Control (undated).

The presenting officer tabled the following additional condition:

Additional Condition

Notwithstanding the brickwork shown at ground floor level between the closet wing and the new conservatory on the 'Proposed Rear Elevation' on drawing 16-16SJWR-400 Rev.B, the whole of the rear elevation at ground floor level, save for where the new conservatory is to be erected, shall be retained in a smooth white rendered finish, as shown on the 'Existing Rear Elevation' on drawing 16-16SJWR-400 Rev.B.

Additional Reason

To protect the special architectural or historic interest of this listed building and to make sure the development contributes to the character and appearance of the St. John's Wood Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan (July 2016) and DES 1, DES 10 (A) and paras 10.108 to 10.146 of our Unitary Development Plan that we adopted in January 2007.

RESOLVED:

1. That conditional permission and conditional Listed Building Consent be granted subject to:
 - A. The additional condition as tabled and set out above, and
 - B. Revising condition 6 of the planning permission to require the glazing panels in the side elevation of the conservatory on the boundary with 14 St. John's Wood Road to be impervious to the passage of light.

2. That the reasons for granting conditional Listed Building Consent be agreed as set out in Informative 1 of the draft decision letter.

6 17A MONTPELIER SQUARE, LONDON, SW7 1JR

Erection of an extension at rear lower ground and ground floor level and single storey extension at rear third floor level. Internal alterations, including the lowering of the lower ground floor and pavement vaults by 0.3m.

RESOLVED:

1. That conditional permission and conditional Listed Building Consent be granted.
2. That the reasons for granting conditional Listed Building Consent be agreed as set out in Informative 1 of the draft decision letter.

7 1 GUILDHOUSE STREET, LONDON, SW1V 1JE

Erection of part-single part-two storey rear extension, to provide additional residential accommodation (Class C3). Installation of rooflight to main building. Installation of replacement rooflight to front lightwell. Replacement of existing windows to the main building, including enlarged lower ground floor opening to the rear. Installation of replacement air-conditioning unit at ground floor level.

RESOLVED: That conditional permission be granted.

The Meeting ended at 7.54 pm

CHAIRMAN: _____

DATE _____