



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 27th September, 2016**, Rooms 5, 6 & 7 - 17th Floor, Westminster City Hall, 64 Victoria Street, London, SW1E 6 QP.

Members Present: Councillors Ruth Bush, Tony Devenish (Chairman), Christabel Flight and Tim Mitchell

Also Present: Amanda Coulson (Presiding Officer), Nathan Barrett (presenting officer, North team), Julia Asghar (presenting officer, South team) and Sara Spurrier (presenting officer, central team), Tom Burke (design officer) and Reuben Segal (Committee & Governance Services)

Apologies for Absence: Councillor Jonathan Glanz, Councillor Angela Harvey and Councillor Jason Williams

1 MEMBERSHIP

- 1.1 It was noted that Councillors Flight, Mitchell and Bush had replaced Councillors Angela Harvey, Jonathan Glanz and Jason Williams.

2 DECLARATIONS OF INTEREST

- 2.1 Councillor Devenish declared in respect of item 1 that he had visited the Royal Air Force Club on a number of occasions. He further declared that he knows a number of members of the club but advised that he had not been lobbied or discussed the application with them. In respect of item 3 he declared that all the members of the committee know Jayce Tyrrell of the New West End Company who had submitted a representation on the application. With regards to item 6, he declared that he had attended a site visit at the start of the previous week.
- 2.2 Councillor Mitchell declared in respect of item 1 that he had visited the Royal Air Force club on a number of occasions. He further declared that he had seen some of the objections to the application prior to the publication of the agenda. He declared that the site for item 2 was located in his Ward. In

respect of item 6, he declared that the community centre was located near to his home. He advised that he had undertaken an informal site visit to observe the entrances to the building.

2.3 Councillor Flight declared in respect of item 1 that she had visited the Royal Air Force Club on numerous occasions.

2.4 Councillor Bush declared in respect of item 6 that she had attended a committee site visit to the community centre the week before the meeting.

3 MINUTES

3.1 **RESOLVED:** That the Minutes of the meeting held on 9 August 2016 be signed by the Chairman as a correct record of proceedings.

4 PLANNING APPLICATIONS

1 ROYAL AIR FORCE CLUB, 128 PICCADILLY, LONDON, W1J 7PY

Demolition of rear extension on ground, first and first floor mezzanine levels and erection of replacement extension on ground, first, first floor mezzanine and second to fifth floor levels to provide additional accommodation to existing private members' club (sui generis) and installation of plant at roof level. Internal alterations at basement level.

Late representations were received from NTA Planning (26/9/16) and Squadrom Leader Brian Drewitt (26/9/16).

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

Condition 11 to be removed from the draft planning decision letter and be replaced with the condition below, and also to replace condition 4 on the draft listed building consent decision letter:

“Before any demolition to the relevant parts takes place you must apply to us for approval of a Level 4 Survey of the following parts of the building:

i) the 1920s squash courts.

The Level 4 survey shall be in accordance with Historic England's "Understanding Historic Buildings: A Guide to Good Recording Practice". You must not remove any of these elements until we have approved what you have sent us.

Reason:

To protect the special architectural or historic interest of this listed building. This is as set out in S25 and S28 of Westminster's City Plan (July 2016) and DES 1 of our Unitary Development Plan that we adopted in January 2007, and paragraph 2.4 of our Supplementary Planning Guidance: Repairs and Alterations to Listed Buildings. (R27BC)

The presiding officer corrected an error in the report by advising the committee that a CIL payment would not be required as the proposal relates to an extension of a Sui Generis use.

RESOLVED:

1. That conditional permission be granted subject to the amendment to condition 11 of the draft planning decision letter as tabled and set out above.
2. That conditional Listed Building Consent be granted subject to the amendment to condition 4 of the draft Listed Building Consent decision letter.
3. That the reasons for granting Listed Building Consent be agreed as set out in informative 1 of the decision notice.

Councillor Bush dissented from the decision.

2 SELWYN HOUSE, 15 CLEVELAND ROW, LONDON, SW1A 1DH

Erection of extensions at third floor level and roof level to create new fourth floor loft level and associated alterations including mechanical plant and rooflights in connection with enlargement of single family dwellinghouse.

Additional representations were received from GMA Architecture (26.5.16) (22.9.16) and Behan Partnership Ltd (22.9.16).

RESOLVED:

That conditional permission be granted.

3 145 OXFORD STREET, LONDON, W1D 2JD

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 first floor as retail (Class A1), use as part ground, second, third and new fourth floor as office (Class B1) floorspace; and installation of replacement windows, new shopfront and associated works including alterations to the chimney at Green Man Public House (No. 57 Berwick Street).

An additional representation was received from Mr Warwick Thompson (20.9.16).

Late representations were received from Thor Equities (27/9/16) and New West End Company (27/9/16).

RESOLVED:

That conditional permission be granted subject to:

1. No substantive additional issues being raised prior to the expiry of the consultation period on 29 September 2016.

2. An additional informative encouraging the applicant to contact Cross River Partnership regarding employment opportunities during construction.

Councillor Bush dissented from the decision.

4 57 BERWICK STREET, LONDON, W1F 8SR

Application 2 - Alterations to the Chimney at the Green Man Public House.

An additional representation was received from Mr Warwick Thompson (20.9.16).

Late representations were received from Thor Equities (27/9/16) and New West End Company (27/9/16).

RESOLVED:

1. That conditional Listed Building Consent be granted subject to no substantive additional issues being raised prior to the expiry of the consultation period on 29 September 2016.
2. That the reasons for granting Listed Building Consent be agreed as set out in informative 1 of the draft decision letter.

5 46 LANGHAM STREET, LONDON, W1W 7AX

Use of the public highway for the placing of five picnic benches in Middleton Place and one on Langham Street frontage, enclosed by a total of nine canvas barriers, in two areas measuring 10m x 1.5m x 1.5m x 1.8m.

An additional representation was received from Southern relating to revisions to the management strategy (undated).

Late representations were received from Public Protection and Licensing (6/9/16 and 26/9/16), Councillor Glenys Roberts (5/9/16, 6/9/16, 8/9/16, 23/9/16), Middleton Place Residents Association (1/9/16, 5/9/16, 7/9/16 and 23/9/16), Christopher J Shaw (5/9/16 and 23/9/16), Jennifer Kavanagh (26/9/16), Gordon Tees (26/9/16), Councillor Jonathan Glanz (26/9/16).

RESOLVED:

That conditional permission be granted for a temporary period of 1 year subject to:

1. Amending condition 3 so that the use of the picnic benches and barriers on the pavement by customers ceases at 10:30 PM on all days.
2. Amending condition 2 to require the barriers to be erected to contain the benches in accordance with the approved drawings.
3. Amending condition 6 to ensure that the applicant adheres to the revised management plan.

4. An informative advising the applicant of the need to comply with the planning conditions.

6 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 (ADDENDUM REPORT).

A late representation was received from Councillor David Boothroyd (27/9/16).

RESOLVED:

That conditional permission be granted for a temporary period of 1 year.

7 65 MARLBOROUGH PLACE, LONDON, NW8 0PT

Retention of children's swing, slide structure and play structures in rear garden of property and erection of timber storage shed and attenuated plant enclosure with surrounding timber screening.

An additional representation was received from Environmental Health Enforcement (Acoustics) (21.9.16).

RESOLVED:

That conditional permission be granted.

8 MAIDA VALE, LONDON, W9

Installation on the footway adjacent to Dundee House, 145 Maida Vale, of a Cycle Hire docking station in an area measuring 48.7m x 1.85m, containing a maximum of 37 docking points and a terminal (ADDENDUM REPORT).

A late representation was received from Councillor Jan Prendergast (27/9/16)

RESOLVED:

That conditional permission be granted.

The Meeting ended at 7.39 pm

CHAIRMAN: _____

DATE _____