



CITY OF WESTMINSTER

# MINUTES

## Planning Applications Sub-Committee (2)

### MINUTES OF PROCEEDINGS

Minutes of a meeting of the **Planning Applications Sub-Committee (2)** held on **Tuesday 6th June, 2017**, Room 3.1, 3rd Floor, 5 Strand, London, WC2 5HR.

**Members Present:** Councillors Melvyn Caplan (Chairman), Paul Church, Gotz Mohindra and David Boothroyd

#### **1 MEMBERSHIP**

- 1.1 To note that Councillor David Boothroyd had replaced Councillor Ruth Bush.

#### **2 DECLARATIONS OF INTEREST**

- 2.1 Councillor Melvyn Caplan explained that a week before the meeting, all four Members of the Committee were provided with a full set of papers including a detailed officer's report on each application; together with bundles of every single letter or e-mail received in respect of every application, including all letters and e-mails containing objections or giving support. Members of the Committee read through everything in detail prior to the meeting. Accordingly, if an issue or comment made by a correspondent was not specifically mentioned at this meeting in the officers' presentation or by Members of the Committee, it did not mean that the issue had been ignored. Members will have read about the issue and comments made by correspondents in the papers read prior to the meeting.
- 2.2 Councillor Caplan declared in respect of item 2 that he had sat on the committee on the 2 February 2016 that had considered the previous application.
- 2.3 Councillor Paul Church declared that in his capacity as Ward Councillor for West End Ward and Deputy Cabinet Member for Adult Social Services & Public Health, he met and engaged regularly with residents, residents groups, developers and others. He considered members of both the Majority and Minority party as friends and met with them regularly. Councillor Church also declared in respect of item 2 that he had received a phone call from Stephen Moss who is a member of the West London Synagogue who explained the reasons for the submission of the application.
- 2.4 Councillor David Boothroyd read out the following declaration:

"I am Head of Research and Psephology for Thorncliffe, whose clients are companies applying for planning permission from various local authorities. No current schemes are in Westminster; if there were I would be precluded from working on them under the company's code of conduct.

Some Thorncliffe clients have engaged planning consultants who are also representing applicants tonight: JLL on item 2 and Gerald Eve on item 5. However I do not deal directly with clients or other members of project teams, and planning consultants are not themselves clients.

On item 1 I was a member of the committee in August 2015 which decided the previous application for a single family dwelling.

On item 2 I live not far away from the site but on the west side of Edgware Road so not close enough to be affected by the application."

### **3 MINUTES**

**RESOLVED:** That the Chairman signed the minutes of the meeting held on 2 May 2017 as a correct record of proceedings.

### **4 PLANNING APPLICATIONS**

#### **1 96 CLIFTON HILL, LONDON, NW8 0JT**

Change of use of part ground, first and second floor to 2 residential flats (Use Class C3). Associated alterations to front garden to accommodate bike and bin store and installation of skylight to roof (the Clifton Public House).

An additional representation was received from Dale L Ingram (1 June 2017)

A late representation was received from Gordon Lewis (1/6/17 and 2/6/17).

The presenting officer tabled the following amendment to the officer's report:

In the report Planning For Pubs Limited is described as an 'action group'. Following representations from the Director of the company, Dale Ingram, it is acknowledged that Planning For Pubs is a bona fide independent commercial historic buildings and planning practice and not a campaigning or activist organisation of any kind. The report is therefore amended as outlined below.

AMEND paragraph 8.1 (new text in **bold**)

An objection has been received from ~~an action group who seek to protect public houses (planning4pubs)~~ **Planning for Pubs Ltd on behalf of a local resident** on the grounds that the change of use of the upper floors should be resisted as it will have an unacceptable impact on the character of the area and on the future operation of any pub on the lower floors.

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

AMEND condition 10 (changes in bold)

You must not ~~start work on the site~~ **occupy the flats** until we have approved appropriate arrangements to secure the following:

- Lifetime (25 years) car club membership for each residential unit.

In the case of each of the above benefits, you must include in the arrangements details of when you will provide the benefits, and how you will guarantee this timing. You must only carry out the development according to the approved arrangements.

**RESOLVED:** That conditional permission be granted subject to the amendment to condition 10 as tabled and set out above.

## **2 33 SEYMOUR PLACE, LONDON, W1H 5AP**

Erection of a two storey roof extension on the northern building for use as five residential flats, with associated terraces at third and new fourth and on the flat roof of the southern building; erection of extensions at rear first to new fourth floor to accommodate the new residential access and creation of a new ground floor entrance door in Seymour Place; new plant room at rear first floor level and internal alterations.

**RESOLVED:**

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

## **3 SUSSEX LODGE, SUSSEX PLACE, LONDON, W2 2SQ**

Demolition of existing boiler room facing Sussex Mews East and erection of two storey building for use as 2 residential houses (Use Class C3).

**RESOLVED:** That conditional permission be granted.

## **4 17 LOWNDES CLOSE, LONDON, SW1X 8BZ**

Excavation of a basement incorporating a lightwell to rear and minor alterations to rear elevation.

**RESOLVED:** That conditional permission be granted.

## **5 CARRIAGE HALL, 28 TO 30 FLORAL STREET AND 19-25 LONG ACRE, LONDON, WC2E 9DP**

Installation of gates to Banbury Court and associated works.

**RESOLVED:** That conditional permission be granted.

The Meeting ended at 7.31 pm

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

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