



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 10th April, 2018**, Room 3.1, 3rd Floor, 5 Strand, London, WC2 5HR.

Members Present: Councillors Melvyn Caplan (Chairman), Richard Beddoe, Ruth Bush and Gotz Mohindra.

1 MEMBERSHIP

- 1.1 There were no changes to the membership.

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 further declared that in respect of items 1 and 6 on the agenda, he had sat on the Committee that had considered previous applications.
- 2.3 Councillor Richard Beddoe declared that in his capacity as Chairman of Planning, he gets to know a number of property developers and planning consultants, although he does not consider them his friends. He added that any Members of the Majority Party who had or would make representations in respect of the applications on the agenda were his friends.
- 2.4 Councillor Gotz Mohindra declared that in respect of items 1 and 6, he had sat on the Committee that had considered previous applications.

- 2.5 Councillor Ruth Bush declared that in respect of item 3, the application ward. She further declared that in respect of item 6, she had had sat on the Committee that had considered a previous application.

3 MINUTES

3.1 RESOLVED:

That the minutes of the meeting held on 13 March 2018 be signed by the Chairman as a correct record of proceedings.

4 PLANNING APPLICATIONS

- 4.1 The Chairman moved that, following the recommendation of the Chief Executive, for all applications, the votes of Members at Planning Applications Sub-Committee (2) meetings be formally recorded in the minutes.

4.2 RESOLVED UNANIMOUSLY:

That the votes of Members at Planning Applications Sub-Committee (2) meetings be formally recorded in the minutes.

1 GARAGES TO THE REAR OF ORDNANCE MEWS, LONDON

Demolition of 9 single storey garages and erection of a replacement building comprising two to three storeys for use as 3 dwellinghouses (Class C3).

An additional representation was received from Christine Cowdray on behalf of St John's Wood Society (28.03.2018).

A late representation was received from Christine Cowdray on behalf of St John's Wood Society (09.04.2018).

The presenting officer tabled the following amended condition 9 and deletion of condition 10.

Amended Condition 9 (Green Roof)

You must provide the following bio-diversity features before you start to use any part of the development, as set out in your application:

- Living 'green' roof at second floor level on the flat roof at the western end of the development.

You must not remove any of these features.

Deleted Condition 10 (Car Parking)

~~You must provide each car parking space shown on the approved drawings and each car parking space shall only be used for the parking of vehicles of people living in the residential part of this development.~~

RESOLVED UNANIMOUSLY:

That conditional permission under Regulation 3 of the Town and Country Planning General Regulations 1992 be granted, including a condition to secure highway works necessary to make the development accessible and to secure the relocation and/ or replacement of the existing street lamp in Ordnance Mews and subject to an amended condition 9 and deletion of condition 10 as set out above.

2 GROUND AND FIRST FLOORS, 32 GROSVENOR SQUARE, LONDON, W1K 2HJ

Use of the ground and the first floors as a gymnasium (Class D2), for a temporary period of 10 years. Installation of louvres within front lightwell on the Upper Grosvenor Street frontage and on the rear elevation at first floor level.

Late representations were received from Karen Price (06.04.2018 and 10.04.2018) and Environmental Health (09.04.2018).

The presenting officer tabled the following amended condition 11:

Amended Condition 11

You submit detail of all separating structures, the design the structures should be such that all noise generated in or by the development shall be demonstrated to be 10 dB below the existing ambient and maximum noise levels in the residential habitable spaces when the music is not playing, at the quietest time of the day and night, measured over a period of 5 minutes and in the indices of L_q and L_{Fmax} in the octave bands 63 Hz and 125 Hz; The overall music noise level in terms of L_{Aeq}, 5 mins, should be at least 10 dB below the existing background noise level in terms of dBLA₉₀, 5 mins. You must not use the premises as a gym until we have approved what you have sent us, you must maintain these details whilst the gym use is operational.

RESOLVED UNANIMOUSLY:

That conditional permission be granted for a temporary period of 10 years, subject to an amended condition 11 as set out above.

3 FIRST AND SECOND FLOORS, 41 EDBROOKE ROAD, LONDON, W9 2DE

Erection of a two storey extension to the rear closet wing at first and second floor half landing levels and installation of rooflights in main roof.

A late representation was received from Jaselle Edward Gill (10.04.2018).

RESOLVED UNANIMOUSLY:

That conditional permission be granted, subject to an additional condition that the roof lights be flush to the roof.

4 56 RUTLAND GATE, LONDON, SW7 1PL

Erection of a rear extension at first floor level and associated alterations, including the removal of the existing conservatory at ground floor and replacement of the balcony above.

A late representation was received from Sarah Mason (06.04.018).

RESOLVED UNANIMOUSLY:

That the application be deferred in order for the applicant to provide better visuals showing the impact of the extension from the living room of the affected neighbouring property.

5 30 SHEPHERD MARKET, LONDON, W1J 7QN

Use of the public highway for the placing of four tables and eight chairs in an area measuring 3.8m x 1.5m in connection with the ground floor unit.

Late representations were received from Anne Mannion (07.02.2018, 06.04.2018 and 09.04.2018).

RESOLVED UNANIMOUSLY:

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

6 GROUND FLOOR, 100 ST MARTIN'S LANE, LONDON, WC2N 4AZ

Details of Operational Management Plan pursuant to condition 5 of planning permission dated 22 January 2018 (RN: 17/08138/FULL) for 'Dual use of part of the ground floor as either offices (Class B1) and/or showroom (Sui Generis) for display of clothing and accessories range'.

RESOLVED UNANIMOUSLY:

That the details of the Operational Management Plan pursuant to condition 5 of planning permission dated 22 January 2018 be approved.

The Meeting ended at 7.47 pm.

CHAIRMAN: _____

DATE _____