



CITY OF WESTMINSTER

MINUTES

Planning Applications Sub-Committee (2)

MINUTES OF PROCEEDINGS

Minutes of a meeting of the **Planning Applications Sub-Committee (2)** Committee held on **Tuesday 19th June, 2018**, Room 3.1, 3rd Floor, 5 Strand, London, WC2 5HR.

Members Present: Councillors Robert Rigby (Chairman), David Boothroyd, Louise Hyams and James Spencer

Also Present: Councillors Maggie Carman and Richard Elcho

1 MEMBERSHIP

- 1.1 Nominations for the post of Chairman were invited. One nomination was received and seconded. There were no further nominations.

RESOLVED:

That Councillor Robert Rigby be appointed Chairman of Planning Sub-Committee (2).

2 DECLARATIONS OF INTEREST

- 2.1 Councillor Robert Rigby 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. Councillor Rigby declared that he had sat in consideration of sites relating to items 8 and 9 previously and attended a site visit for these items.
- 2.2 Councillor Louise Hyams declared that items 3 and 11 were in her ward.

- 2.3 Councillor David Boothroyd declared that he was the Head of Research and Psephology for Thorncliffe, whose clients were companies applying for planning permission from various local authorities. No current schemes were in Westminster and if they were he would be precluded from working on them under the company's code of conduct.

He declared that in respect of item 6, planning consultants JLL were also working on other developments on which the developer had engaged Thorncliffe.

In respect of item 9, at a previous planning committee meeting on the project he had helped explain Westminster council planning procedures and practices to one of the objectors.

In respect of items 8 and 9: He advised that Councillor Adam Hug and Karen Buck MP- who had made representations were his friends.

In respect of item 14: He advised he was a council sponsor for Notting Hill East Neighbourhood Forum but had not discussed the application with them.

3 MINUTES

RESOLVED: That the minutes of the meeting held on 22 May 2018 be approved as a correct record of proceedings.

4 PLANNING APPLICATIONS

1 7 BULSTRODE PLACE, LONDON, W1U 2HU

Demolition of the existing building and erection of a single family dwelling house on basement, ground and first to third floors, with integral garage (Class C3).

RESOLVED UNANIMOUSLY:

That conditional permission be granted.

2 64 NORTH ROW, LONDON, W1K 7DA

Variation of Condition 3 of planning permission dated 25 October 2001 (RN: 00/09772/FULL) for the ' Use of part ground floor, basement and sub-basement as a health and fitness centre (Class D2)'; NAMELY, to extend the opening hours to 02.00 daily for a temporary 30 day period each year during Ramadan until 2020.

RESOLVED (Councillors Hyams, Rigby and Spencer in favour Councillor Boothroyd against)

That conditional permission be refused owing to the harmful impact that would be caused to residents of the upper floors.

3 9 RUSSELL STREET, LONDON, WC2B 5HZ

Installation of kitchen air-supply and air-extract ducting and air conditioning condenser units to rear with associated works.

Additional representations were received from two local residents (14/06/18).

The Presenting Officer, following the Sub Committee determination, drew the Sub-Committee's attention to some late representations which he failed to circulate. The Sub Committee considered these (from Simon Wright and David Logan) and agreed that these issues had been addressed as part of its determination.

RESOLVED UNANIMOUSLY:

That planning permission be granted. An informative be added requesting that double glazing be provided for flats a and B, 10 Russell Street, WC2.

4 SHERIDAN HOUSE, 10 HERTFORD STREET, LONDON, W1J 7RL

Erection of a single storey roof extension on the rear mews building at third floor level and for use in association with the residential dwelling (Class C3).

RESOLVED UNANIMOUSLY:

That conditional planning permission and listed building consent be granted.

5 16-17 HAY HILL, LONDON, W1J 8NY

Use of lower ground, ground and first floors as a restaurant (Class A3) and minor works to connect to existing riser.

RESOLVED UNANIMOUSLY:

That conditional permission be granted.

6 21 KNIGHTSBRIDGE, LONDON, SW1X 7QB

Use of part basement and part ground floor as a mixed-use restaurant with outdoor shisha smoking area (sui generis). Use of part basement for ancillary storage space and removal of five car parking spaces at basement level. Extension of existing plant area at first floor roof level and installation of a full height kitchen extract duct to the rear elevation. Alterations to the ground floor elevation including replacing windows and installation of awnings, installation of new decking to the ground floor frontage to accommodate exterior seating and balustrade, provision of two DDA lifts at front ground floor level, replacement and refurbishment of planters and installation of two condenser units within a basement lightwell area on the front elevation.

RESOLVED (Councillors Hyams, Rigby and Spencer in favour Councillor Boothroyd against)

That conditional permission be refused due to the potential for serious impact on residential amenity.

7 15-16 SHILLIBEER PLACE, LONDON, W1H 4DJ

Erection of single storey mansard roof extension to create a new third floor and alterations to existing second floor mansard to create a sheer storey, both to enlarge two existing residential units (Class C3).

RESOLVED UNANIMOUSLY:

That conditional planning permission be granted.

8 12 GARWAY ROAD, LONDON, W2 4NH

Excavation of a basement , extending into part of front and rear garden, demolition and rebuilding of rear glazed conservatory at lower ground floor level, enlargement of front light well with decorative metal grille, addition of roof lights, internal alterations and removal of tree to rear. (ADDENDUM REPORT).

The Presenting Officer tabled late representations from Clinton Greyn and from Councillor Andrew Smith. The Presenting Officer also tabled a revised draft decision letter.

RESOLVED UNANIMOUSLY:

- 1) That conditional permission and listed building consent be granted, and.
- 2) That the reasons for granting conditional listed building consent as set out in Informative 1 of the draft decision letter tabled at the meeting be agreed.

9 14 GARWAY ROAD, LONDON, W2 4NH

Excavation of a basement floor below existing house and part of front garden, insertion of rooflight with decorative metal grille over within front lightwell, internal alterations, including the insertion of 3 rooflights in the floor of rear extension between lower ground and new basement level and removal of tree from front garden. (ADDENDUM REPORT)

The Presenting Officer tabled late representations from Clinton Greyn and from Councillor Andrew Smith. The Presenting Officer also tabled a revised draft decision letter.

RESOLVED UNANIMOUSLY:

- 1) That conditional permission and listed building consent be granted; and.
- 2) That the reasons for granting conditional listed building consent as set out in Informative 1 of the draft decision letter tabled at the meeting be agreed.

10 61A AND 60B BLOMFIELD ROAD, LONDON, W9 2PA

Excavation of a single storey basement beneath footprint of the existing dwelling at 61A Blomfield Road incorporating excavation to rear garden area and a front lightwell. Alterations to the existing rear balcony/access stairs serving 61a and 60b Blomfield Road to create one balcony serving only 61a Blomfield Road and creation of new external new steps at the rear of No. 60 Blomfield Road.

RESOLVED UNANIMOUSLY:

That conditional permission be granted.

11 63 ST MARTIN'S LANE, LONDON, WC2N 4JS

Erection of roof extension to create a sunroom with roof terrace in connection with enlargement of top floor flat.

RESOLVED UNANIMOUSLY:

That planning permission be refused on design grounds, as recommended.

12 18-24 WESTBOURNE GROVE, LONDON, W2 5RH

Installation of two air conditioning units and acoustic screen on first floor flat roof to rear of Tennyson House.

RESOLVED UNANIMOUSLY:

That conditional permission be granted.

13 READING HOUSE, HALLFIELD ESTATE, LONDON, W2 6HD

Installation of gas pipe apparatus.

RESOLVED UNANIMOUSLY:

- 1) That conditional permission be granted;
2. That conditional listed building consent be granted; and.
3. That the reasons for granting listed building consent as set out in Informative 1 of the draft decision letter be agreed.

14 70 HEREFORD ROAD, LONDON, W2 5AL

Installation of an alarm box on the front elevation (Retrospective).

The Presenting Officer tabled late representations from Martin Hubbard of the Met Police; Councillor Emily Payne and the occupier of 54 Hereford Road.

Councillors Maggie Carman and Richard Elcho addressed the Sub Committee.

RESOLVED UNANIMOUSLY:

That applications 1- 8 be granted on the grounds that the alarm boxes do less than substantial harm to the appearance of the listed buildings and there is public benefit in granting the applications subject a condition that they be in a colour consistent with the background of the listed building.

The Meeting ended at 9.17 pm

CHAIRMAN: _____

DATE _____