

CITY OF WESTMINSTER
 PLANNING APPLICATIONS COMMITTEE – 12 APRIL 2016
 SCHEDULE OF APPLICATIONS TO BE CONSIDERED

ITEM No.	References / Ward	SITE ADDRESS	PROPOSAL	APPLICANT
1	RN 15/11677/FULL Little Venice	DEVELOPMENT SITE AT 285-329 EDGWARE ROAD, W2	Redevelopment to provide buildings of between ground plus six storeys and ground plus 29 storeys including commercial space (Class A1, A3 and B1), up to 652 residential units (including 126 affordable housing units), landscaping and associated car and cycle parking. This application is accompanied by an Environmental Impact Assessment (EIA).	
<p>Recommendation For the Committee's consideration:</p> <ol style="list-style-type: none"> 1. Does the Committee consider that the public benefits of the proposed development outweigh less than substantial harm to heritage assets resulting from the height and bulk of parts of the development? 2. Subject to 1 above and the concurrence of the Mayor of London, grant conditional permission, subject to a S106 agreement to secure: <ol style="list-style-type: none"> a) Provision of 126 affordable units on-site comprising 49 intermediate units and 77 social rented units. The affordable units to be provided at the affordability levels set out in the Head of Affordable and Private Sector Housing memorandum dated 14 March 2016; b) Provision of a financial contribution of £631,000 (index linked) toward the provision of school places directly related to the occupancy of this development; c) Provision of a financial contribution of £850,000 (index linked) toward provision of social and community facilities; d) Provision of a financial contribution of £100,000 (index linked) toward improvements to Paddington Green; e) Provision of a financial contribution of £13,630 (index linked) toward open space provision/enhancement in the vicinity; f) Provision of a financial contribution of £18,000 (index linked) toward bus stop improvements around the application site; g) Provision of a financial contribution of £200,000 (index linked) towards an additional cycle hire docking station or enlargement of an existing docking station within the vicinity of the site; h) Payment of the cost of highway works associated with the development on Newcastle Place, Paddington Green and Church Street and Edgware Road; i) Provision of a financial contribution of £200,000 (index linked) toward possible road widening to be undertaken by TfL on Edgware Road; j) Provision of lifetime car club membership (25 years) for each residential unit in the development; k) Provision of on-site parking on an unallocated basis (i.e. not sold or let with a particular flat); l) Compliance with the Council's Code of Construction Practice and a contribution of £20,000 per annum during the period of construction towards the Environmental Inspectorate and Environmental Sciences to allow for monitoring during construction; m) Provision of a financial contribution of £1,100,000 (index linked) toward public art associated with the development site and its maintenance; n) Developer undertaking to use best endeavours to negotiate a connection and supply agreement with the Church Street District Heating Scheme (CSDHS). In the event that the CSDHS does not go ahead, installation of CHP plant on-site; o) Offering local employment opportunities during construction; and p) Payment of cost of monitoring the agreement (£15,000). 3. If the S106 legal agreement has not been completed by 1 May 2016 then: <ol style="list-style-type: none"> a) The Director of Planning shall consider whether it would be possible and appropriate to issue the permission with additional conditions attached to secure the benefits listed above. If so, the Director of Planning is authorised to determine and issue the decision under Delegated Powers; however, if not; b) The Director of Planning shall consider whether the permission should be refused on the grounds that the proposals are unacceptable in the absence of the benefits which would have been secured; if so, the Director of Planning is authorised to determine the application and agree appropriate reasons for refusal under Delegated Powers. 				

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2	RN 15/10671/FULL Lancaster Gate	DEVELOPMENT SITE AT 117-125 BAYSWATER ROAD, 2-6 QUEENSWAY, CONSORT HOUSE AND 7 FOSBURY MEWS, W2	Demolition and redevelopment of 117-125 Bayswater Road, together with 2-6 Queensway and 7 Fosbury Mews for a new building comprising three basements, ground and nine upper storeys to include 55 residential units and ancillary residential facilities (Class C3), together with retail (Class A1) and/or car showroom (sui generis) unit, a retail (Class A1) and/or restaurant (Class A3) unit, a dentist (Class D1) and a spa/re use (Class D2), highway works and the use of car parking within the basement of Consort House.	
<p>Recommendation Does Committee agree that:-</p> <p>1) The loss of the unlisted buildings of merit would result in substantial harm to the Queensway Conservation Area and for the loss to be considered acceptable the scheme must deliver substantial public benefits.</p> <p>2) The redevelopment of this site could be acceptable in principle providing:-</p> <p>a) the replacement building is reduced in size to mitigate its harm; and</p> <p>b) that substantial benefits are delivered in accordance with the NPPF</p> <p>3) That the proposed replacement building requires the following amendments in order to reduce its impact to adjacent residents and visual harm to the Queensway Conservation Area and the Royal Parks:-</p> <p>a) A reduction in the height of the building by two storeys – one middle floor and one floor to the roof.</p> <p>b) Alterations to the shop fronts to introduce a stronger and more detailed base to the building.</p> <p>c) Consideration of a single material for balconies to streamline the use of materials.</p> <p>d) Alterations to the height, bulk, proximity and detailed design of the rear elevation, to reduce the unacceptable impact of the building on the amenities of neighbouring residents in Fosbury Mews, Inverness Terrace and Consort House.</p> <p>4) The proposed car showroom at ground and basement level accessed from Bayswater Road is unacceptable in transportation terms and should be omitted from the proposal.</p> <p>5) A significant increase in public benefits is required in order to outweigh the harm caused from the loss of the unlisted buildings of merit and the bulk of the replacement building. This should be in the form of more substantial public realm improvements along Queensway.</p> <p>6) Subject to 1-5 above being agreed and the applicant making the necessary changes, that conditional permission is granted, subject to a S106 legal agreement in consultation with the Chairman and subject to concurrence of the Mayor of London.</p>				
3	RN 15/11234/FULL RN 15/11235/LBC West End	DEVELOPMENT SITE AT 111-119 CHARING CROSS ROAD, WC2; 1-12 MANETTE STREET, 1-4 WEDGWOOD MEWS AND 12-14 GREEK STREET, W1	1. Substantial demolition of existing buildings and redevelopment of the site to provide a mixed use scheme accommodating a new building comprising basements, ground floor and part eight upper storeys plus rooftop plant with frontages to Charing Cross Road and Manette Street; refurbishment of buildings on Greek Street; in connection with use of the buildings for offices, retail, restaurants, art gallery/art education use, nightclub and eight residential dwellings; provision within basements of plant equipment, waste rooms	

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			<p>and cycle parking; new public realm and pedestrian route through the site from Manette Street to Greek Street; and associated external works.</p> <p>2. Partial demolition to the rear of the building; rebuild of the rear façade and erection of single storey rear extension; internal and external works; all in connection with use of the building as an art gallery/art education use (14 Greek Street).</p>	
<p>Recommendation</p> <p>1. Grant conditional permission subject to the views of the Mayor of London and a S106 legal agreement to secure the following:</p> <p>i) The provision of affordable housing (intermediate rent) at 12-13 Greek Street for successive occupants in perpetuity at agreed rent levels and transferred to a Registered Provider (minimum 125 year lease) prior to first occupation. The housing to be allocated in line with the City Council's nominations criteria. The housing to be made ready for occupation prior to the first occupation of the office and restaurant units.</p> <p>ii) Payment of £3.85m to the City Council's affordable housing fund.</p> <p>iii) Public art - a programme of public art to be implemented within 12 months of occupation of the offices.</p> <p>iv) Necessary highways works.</p> <p>v) Dedication (or alternative means of securing public access) of the widened area of footway on Charing Cross Road and Manette Street.</p> <p>vi) Walkways agreement to allow public access to the privately owned passageway and square linking Manette Street and Greek Street. Public access to be between 07.00 to 01.00 daily.</p> <p>vii) Provision of new public courtyard and access.</p> <p>viii) Crossrail payment.</p> <p>ix) The applicant to comply with the Council's Code of Construction Practice, provide a Site Environmental Management Plan prior to commencement of development and provide a financial contribution of £33,000 per annum during demolition and construction to fund the Environmental Inspectorate and monitoring by Environmental Sciences officers.</p> <p>x) Employment and Training Strategy for the construction and operational phase of the development.</p> <p>xi) Payment of £100,000 towards the Mayor's cycle hire scheme.</p> <p>xii) Monitoring costs.</p> <p>2. If the S106 legal agreement has not been completed by 1 May 2016 then:</p> <p>a) The Director of Planning shall consider whether it will be possible or appropriate to issue the permission with additional conditions attached to secure the benefits listed above. If so, the Director of Planning is authorised to determine and issue the decision under Delegated Powers; however, if not;</p> <p>b) The Director of Planning shall consider whether the permission should be refused on the grounds that the proposals are unacceptable in the absence of benefits which would have been secured; if so, the Director of Planning is authorised to determine the application and agree appropriate reasons for refusal under Delegated Powers.</p> <p>3. Grant conditional listed building consent.</p> <p>4. Agree the reasons for granting listed building consent as set out in Informative 1 of the draft decision letter.</p>				
4	RN 15/07756/FULL RN15/09739/LBC Vincent Square	DEVELOPMENT SITE AT MILLBANK COMPLEX, 25 MILLBANK, SW1	Refurbishment and replacement of facades and erection of two additional floors and plant enclosure to both Millbank Tower and one additional floor to the Y buildings; excavation of basement levels; demolition of rear car park in association with re-landscaping and reconfiguration of wider site; all in association with the use of the Tower as 207 private	

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			residential flats (Class C3) and Skybar (ancillary to adjacent Class C1), the south podium and part of Tower as an arts/ cultural facility (Class D1) and the north podium and Y buildings as a 150 bedroom hotel (Class C1) with restaurant, bar and cafe at ground floor level. Use of roof of podium building as a terrace with associated alterations. [EIA Development]	
<p>Recommendation</p> <p>1. Subject to the views of the Mayor of London, grant conditional permission subject to a S106 legal agreement to secure the following:</p> <p>i. The provision of a cultural facility on a 125 year lease with a peppercorn rent, with the end user to be agreed by the City Council;</p> <p>ii. A contribution of £2.5million (index linked) towards the fitting out of the cultural facility;</p> <p>iii. The provision of a publically accessible 'Skybar' with no admission fee;</p> <p>iv. Costs of all highway works surrounding the site required for the development to occur including vehicle crossovers, changes to on-street restrictions, returning the footway on Thorney Street and footway repaving;</p> <p>v. Provision of public art to the sum of £100K (index linked);</p> <p>vi. Comply with the Council's Code of Construction Practice, to provide a Site Environmental Management Plan and provide a financial contribution of £110,000 (£55,000 per annum based on two year demolition/ construction period) prior to commencement of demolition to fund the Environmental Inspectorate and monitoring by Environmental Sciences officers;</p> <p>vii. Employment and Training Strategy for the construction phase and the operational phase of the development;</p> <p>viii. Costs of monitoring the S106 agreement.</p> <p>2. If the S106 legal agreement has not been completed by 1 May 2016 then:</p> <p>a) The Director of Planning shall consider whether it will be possible or appropriate to issue the permission with additional conditions attached to secure the benefits listed above. If so, the Director of Planning is authorised to determine and issue the decision under Delegated Powers, however, if not;</p> <p>b) The Director of Planning shall consider whether the permission should be refused on the grounds that the proposals are unacceptable in the absence of benefits which would have been secured; if so, the Director of Planning is authorised to determine the application and agree appropriate reasons for refusal under Delegated Powers.</p> <p>3. Grant conditional listed building consent, subject to Historic England Authorisation.</p> <p>4. Agree the reasons for granting listed building consent as set out in Informative 1 of the draft decision letter.</p>				
5	RN 12/03930/FULL RN 12/01886/LBC St James's	5-9 GREAT NEWPORT STREET, WC2 (ADDENDUM REPORT)	Demolition of Nos. 6-9 Great Newport Street behind retained front facades and demolition of rear addition to No. 5 Great Newport Street. Excavation and redevelopment to provide a building comprised of lower basement, basement, lower ground, ground and six upper floors, terraces, roof plant and alterations to front facade, providing a new auditorium and ancillary services in the form of a new flexible 322 seat theatre space and arts club venue along with rehearsal studio and ancillary facilities including bars at basement level 1 and ground floor level (sui generis), restaurant (Class A3) on the ground floor and part lower ground floors and a 66 bedroom hotel at part ground and first to sixth floor levels (across 5-9	

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			Great Newport Street), associated hotel bar and sculpture gallery at first floor level and outdoor swimming pool, terrace and bar at fifth floor level.	
<p>Recommendation Does Committee agree that:</p> <ol style="list-style-type: none"> 1. Securing 'PW (Peter Wilson) Productions Ltd' as a theatre operator, would offer sufficient reassurance that a theatre will be provided, and balances the loss of the existing D1 floorspace and increase in commercial floorspace without any residential uplift. 2. The offer to provide the theatre at a rent level agreed between the applicant and 'PW (Peter Wilson) Productions Ltd' is sufficient to justify overturning the City Council's normal policy requirements to protect the existing D1 floorspace, and to provide residential floorspace or a financial contribution to the affordable housing fund in lieu of residential floorspace to address the uplift in commercial floorspace. 3. The amendments to the rear elevation (reduction in height and bulk at fourth and fifth floor levels) together with the submission of an addendum Sunlight/ Daylight Report, addresses concerns regarding the impact upon residents in Sandringham Flats. 4. The operating hours of the restaurant and bar detailed in the report and the amended hours of use of the roof top terrace and pool area to 09.00-22.00 hours (as requested by Committee) are acceptable despite requests by the applicant to revisit these hours and extend the hours of the restaurant and bar. 5. The applicant's draft legal agreement dated 02 March 2016 is sufficiently robust to secure provision of the replacement theatre fitted-out to shell and core prior to occupation of the hotel and restaurant, in addition to the provision and retention of a publicly accessible curated sculpture gallery within the hotel to compensate for the loss of the photographer's gallery, and to ensure that the £600,000 being offered is only used to fit out the theatre. 6. Subject to 1-5 above, resolve to grant conditional permission subject to the completion of a S106 legal agreement to secure the following : <ol style="list-style-type: none"> a) The provision of a replacement theatre fitted out to shell and core prior to the occupation of the hotel and restaurant. b) The placing of £600,000 (index linked to when this was previously agreed by Committee in 2014) into an escrow account to be released to a theatre operator to fund the fit out of the theatre. c) To secure the theatre space to be operated by 'PW (Peter Wilson) Productions Ltd' or another theatre operator with West End experience proposed by the developer and approved by the Council or a theatre operator determined by a senior representative from the Theatres Trust to have West End experience. d) The theatre space to be used for theatrical performances on at least 320 days a year (further details within the legal agreement). e) To ensure the link between the theatre and restaurant is open before, during and after performances. f) The provision and retention of a publicly accessible curated sculpture gallery within the hotel. g) The applicant to comply with the Council's Code of Construction Practice, provide a Site Environmental Management Plan prior to commencement of development and provide a financial contribution of £(TBC by Council's Environmental Sciences Team) per annum during demolition and construction to fund the Environmental Inspectorate and monitoring by Environmental Sciences officers. h) S106 monitoring costs. 7. If the agreement has not been completed by 31 July 2016 then: 				

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			<p>a) The Director of Planning shall consider whether it would be possible and appropriate to issue the permission with additional conditions attached to secure the benefits listed above. If so, the Director of Planning is authorised to determine and issue the decision under Delegated Powers; however, if not</p> <p>b) The Director of Planning shall consider whether the permission should be refused on the grounds that it has not proved possible to complete an agreement within an appropriate timescale, and that the proposals are unacceptable in the absence of the benefits which would have been secured; if so, the Director of Planning is authorised to determine the application and agree appropriate reasons for refusal under Delegated Powers.</p> <p>8. Grant conditional listed building consent.</p> <p>9. Agree the reasons for granting listed building consent as set out in Informative 1 of the draft decision letter.</p>	
6	RN 15/07560/FULL St James's	DEVELOPMENT SITE AT LAND BOUNDED BY DRURY LANE, DRYDEN STREET, ARNE STREET AND SHELTON STREET, WC2	Demolition and redevelopment of site in buildings ranging from five storeys to seven storeys (excluding roof top plant enclosures), including facade retention of 30-35 Drury Lane, 2 Dryden Street, 4-10 Dryden Street and 12 Dryden Street, in buildings to provide retail and restaurant/cafe uses at ground and basement level (Class A1/A3), 68 residential units (Class C3), cycle parking, basement car parking, associated landscaping works.	
			<p>Recommendation</p> <p>1. Grant conditional permission subject to a S106 legal agreement to secure the following:</p> <ul style="list-style-type: none"> i. a payment of £3,490,000 towards the City Council's affordable housing fund; ii. the applicant to comply with the Council's Code of Construction Practice, provide a Site Environmental Management Plan prior to commencement of development and provide a financial contribution of £50,000 per annum during demolition and construction to fund the Environmental Inspectorate and monitoring by Environmental Sciences officers; iii. unallocated parking; iv. free lifetime (25 years) car club membership for residents of the development; v. costs of monitoring the S106 agreement; vi. all highway works surrounding the site required for the development to occur including vehicle crossovers, changes to on-street restrictions and footway repaving; vii. Employment and Training Strategy for the construction phase and the operational phase of the development. <p>2. If the S106 legal agreement has not been completed within six weeks of the date of this resolution then:</p> <p>a) The Director of Planning shall consider whether it will be possible or appropriate to issue the permission with additional conditions attached to secure the benefits listed above. If so, the Director of Planning is authorised to determine and issue the decision under Delegated Powers; however, if not;</p> <p>b) The Director of Planning shall consider whether the permission should be refused on the grounds that the proposals are unacceptable in the absence of benefits which would have been secured; if so, the Director of Planning is authorised to determine the application and agree appropriate reasons for refusal under Delegated Powers.</p>	
7	RN 15/11330/FULL RN 15/11331/LBC West End	46 BERKELEY SQUARE AND 46 HAY'S MEWS, W1	Use of 46 Berkeley Square as a private members club (sui generis use), with internal and external alterations, including erection of Annabel's canopy to front, together with the demolition of existing mews at 46 Hay's Mews and erection of a replacement four storey building including a two storey basement for the provision of a health club (sui generis use) and	

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			associated mechanical plant and landscaping.	
<p>Recommendation</p> <p>1. Grant conditional permission, subject to a S106 legal agreement to secure the following:</p> <p>a) Provision of £1,008,000 towards the City Council's affordable housing fund (index linked and payable upon the commencement of development);</p> <p>b) a minimum of 4 days per year (1 per quarter) for members of the public to look round the building between 09.00 and 16.00 (including one of the Open House London weekend days);</p> <p>c) 10% discounted membership for local residents of Berkeley Square and Hay's Mews (subject to them meeting the membership criteria in the same way any other member would be required to do);</p> <p>d) Scholars able to make appointments to view the building and obtain copies of the heritage report electronically free of charge;</p> <p>e) The applicant to apply for listed building consent for the removal of the existing canopy to the basement of Annabel's at 44 Berkeley Square and, subject to consent being granted, removal of that canopy before the erection of the approved canopy to the front of 46 Berkeley Square;</p> <p>f) Monitoring costs of the S106 legal agreement.</p> <p>2. If the S106 legal agreement has not been completed within six weeks of the date of the Committee resolution, then:</p> <p>a) The Director of Planning shall consider whether it would be possible and appropriate to issue the permission with additional conditions attached to secure the benefits listed above. If so, the Director of Planning is authorised to determine and issue the decision under Delegated Powers, however, if not;</p> <p>b) The Director of Planning shall consider whether the permission should be refused on the grounds that the proposals are unacceptable in the absence of the benefits which would have been secured; if so, the Director of Planning is authorised to determine the application and agree appropriate reasons for refusal under Delegated Powers.</p> <p>3. Grant conditional listed building consent.</p> <p>4. Agree the reasons for granting listed building consent as set out in Informative 1 of the draft decision letter.</p>				
8	RN 16/01024/FULL West End	30 MOUNT ROW, W1	Demolition of the existing building and the erection of a six storey building and lower ground and basement levels to provide retail/gallery (Class A1) floorspace over basement, lower ground floor and ground floor levels, and four self-contained residential units on the five upper floors.	
<p>Recommendation</p> <p>1. Grant conditional permission, subject to a S106 legal agreement to secure the following:</p> <p>a) Provision of £457,000 (index linked and payable prior to commencement of development) towards the affordable housing contribution fund;</p> <p>b) A car parking space within a local car park for 25 years;</p> <p>c) Lifetime membership to a car club for every residential unit for 25 years;</p> <p>d) The cost of highways works (prior to occupation); and</p> <p>e) The costs of monitoring the S106 agreement.</p> <p>2. If the S106 legal agreement has not been completed within six weeks of the date of the Committee resolution, then:</p> <p>a) The Director of Planning shall consider whether it would be possible and appropriate to issue the permission with additional conditions attached to secure the benefits listed above. If so, the Director of Planning is authorised to determine and issue the decision under Delegated Powers; however, if not;</p>				

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	b) The Director of Planning shall consider whether the permission should be refused on the grounds that the proposals are unacceptable in the absence of the benefits which would have been secured; if so, the Director of Planning is authorised to determine the application and agree appropriate reasons for refusal under Delegated Powers.			
9	RN 15/06948/FULL RN 15/07693/LBC St James's	1 ALDWYCH, WC2	Erection of seventh floor roof extension and remodelling of the top two storeys and dome, including new rooftop plant enclosure, in association with the enlargement of the existing hotel to create 22 additional bedrooms.	
Recommendation Refuse permission and listed building consent - design grounds.				
10	RN 15/11695/FULL St James's	SITES AT REAR OF MOD BUILDING ADJACENT TO NATIONAL LIBERAL CLUB AND OPPOSITE RICHMOND TERRACE, VICTORIA EMBANKMENT, SW1	Erection of memorial in recognition of British military forces and UK civilians who served/worked in Iraq and Afghanistan during the periods of conflict in Portland stone with central bronze medallion.	
Recommendation For Committee's consideration: Does the Committee agree that the particular circumstances of this proposal constitute "an exceptionally good reason" to justify an exception to the Council's normal guidance approach to memorials in this part of the City and that "exceptional circumstances" exist to justify waiving the Council's normal 10 year rule on monuments, if so: 1. Grant conditional permission subject to the completion of a S106 legal agreement to secure ongoing maintenance of the memorial. 2. If the legal agreement has not been completed within six weeks of the date of this resolution to grant planning permission, then: a) The Director of Planning shall consider whether the permission can be issued with additional conditions attached to secure the benefits listed above. If this is possible and appropriate, the Director of Planning is authorised to determine and issue such a decision under Delegated Powers, however, if not: b) The Director of Planning shall consider whether permission should be refused on the grounds that it has not proved possible to complete an agreement within an appropriate timescale, and that the proposals are unacceptable in the absence of the benefits that would have been secured; if so the Director of Planning is authorised to determine the application and agree appropriate reasons for refusal under Delegated Powers.				
11	RN 15/12041/FULL RN 15/11996/FULL West End	<u>APPLICATION 1</u> - DEVELOPMENT SITE AT TOTTENHAM COURT ROAD STATION AND 1-23 OXFORD STREET AND 157-165 CHARING CROSS ROAD AND 1-6 FALCONBERG	<u>Application 1</u> - Variation of Condition 1 of planning permission dated 12 January 2016 (RN: 11/10043/FULL) for demolition of 17-23 Oxford Street and erection of a building comprising part two basement levels, ground plus eight upper floors with ninth floor rooftop plant for use as retail (Class A1) at part basement, ground and first floors, offices (Class B1) at part basement, ground and first to eighth floors, new public realm landscaping, servicing and access arrangements (OSD Site A) namely,	

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		MEWS, W1 <u>APPLICATION 2 -</u> 135-155 CHARING CROSS ROAD, WC2	amendments to facade design and alterations including re-alignment of south elevation, omission of colonnade on south elevation, realignment of north east corner to match the London Underground entrance, cutting back the south west corner to improve loading bay access, relocation of rooftop plant to basement, re-planning internal core (Site A). <u>Application 2</u> - Variation of Condition 1 of planning permission dated 12 January 2016 (RN: 11/10045/FULL) for erection of a building comprising part basement, ground plus nine storeys for use as a theatre (sui generis) on part basement, ground to fourth floors, and offices (Class B1) at fifth to eighth floor levels with plant at ninth floor, new public realm, landscaping servicing and access arrangements. Over site development above Crossrail operational details (Site B - site includes 12 Sutton Row and 12 Goslett Yard); namely, amendments to facade design and alterations including re-planning auditorium to improve acoustic isolation, omission of pavilion and loading bay on north west corner, omission of stair tower and replacement with substation and cycle parking above, new staircase with theatre signage facing Charing Cross Road, enlargement of theatre foyer, re-alignment of north and east elevations (Site B).	
<p>Recommendation</p> <p><u>APPLICATIONS 1 AND 2</u></p> <p>1. Grant 10 year conditional permissions, subject to: a Deed of Variation to the S106 Agreement signed 12 January 2016 to tie the S73 permissions into the original S106 Agreement, including the agreed clauses regarding the timing of delivery of the theatre and residential on Sites C and D; and</p> <p>2. Revised S106 obligations to reflect the revised areas across Sites A and B including additional payments of -</p> <p>a. Crossrail - £130,060</p> <p>b. Public realm - £99,227</p> <p>3. If the S106 legal agreement has not been completed within six weeks of the date of the Committee resolution, then:</p> <p>a) The Director of Planning shall consider whether it would be possible and appropriate to issue the permissions with additional conditions attached to secure the benefits listed above. If so, the Director of Planning is authorised to determine and issue the decisions under Delegated Powers, however, if not;</p> <p>b) The Director of Planning shall consider whether the permissions should be refused on the grounds that the proposals are unacceptable in the absence of the benefits which would have been secured; if so, the Director of Planning is authorised to determine the applications and agree appropriate reasons for refusal under Delegated Powers.</p>				
12	RN 15/09917/FULL Knightsbridge & Belgravia	WEST CARRIAGE DRIVE, W2 (ADDENDUM REPORT)	Segregated cycle route running through West Carriage Drive in Hyde Park as part of the East-West Cycle Superhighway and associated works. Route also includes part of Serpentine Road and South Carriage Drive.	

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Recommendation Grant conditional permission.				
13	RN 16/00096/FULL West End	59 GREEK STREET, W1	Use of part basement and part ground floor as two retail units (Class A1) and part basement and part ground and upper floors as residential (Class C3) to create up to 10 residential units, external alterations including infill of front lightwells and installation of pavement lights, removal of railings and new shopfronts.	
Recommendation Refuse permission – loss of specialist housing.				

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