



City of Westminster

Follow On Committee Agenda

Title:

Planning Applications Sub-Committee (1)

Meeting Date:

Tuesday 9th November, 2021

Time:

6.30 pm

Venue:

Rooms 18.01 & 18.03, 18th Floor, 64 Victoria Street, London, SW1E 6QP

Members:

Councillors:

Robert Rigby (Chairman)
Susie Burbridge
Mark Shearer
Tim Roca



Members of the public are welcome to attend the meeting and listen to the discussion Part 1 of the Agenda

Committee members will attend the meeting in person at Westminster City Hall. The Committee will be a hybrid Meeting and will be live broadcast via Microsoft Teams.

Admission to the public gallery is by a pass, issued from the ground floor reception from 6.00pm. If you have a disability and require any special assistance please contact the Committee Officer (details listed below) in advance of the meeting.



If you require any further information, please contact the Committee Officer, Georgina Wills: Committee and Councillor Coordinator.

**Tel: 07870 548348; Email: gwillis@westminster.gov.uk
Corporate Website: www.westminster.gov.uk**

Note for Members: Members are reminded that Officer contacts are shown at the end of each report and Members are welcome to raise questions in advance of the meeting. With regard to item 2, guidance on declarations of interests is included in the Code of Governance; if Members and Officers have any particular questions they should contact the Director of Law in advance of the meeting please.

AGENDA

PART 1 (IN PUBLIC)

3. MINUTES

To sign the minutes of the last meeting as a correct record of proceedings.

(Pages 5 - 10)

**Stuart Love
Chief Executive
5 November 2021**

Order of Business

At Planning Applications Sub-Committee meetings the order of business for each application listed on the agenda will be as follows:

Order of Business
i) Planning Officer presentation of the case
ii) Applicant and any other supporter(s)
iii) Objectors
iv) Amenity Society (Recognised or Semi-Recognised)
v) Neighbourhood Forum
vi) Ward Councillor(s) and/or MP(s)
vii) Council Officers response to verbal representations
viii) Member discussion (including questions to officers for clarification)
ix) Member vote

These procedure rules govern the conduct of all cases reported to the Planning Applications Sub-Committees, including applications for planning permission; listed building consent; advertisement consent, consultations for development proposals by other public bodies; enforcement cases; certificates of lawfulness; prior approvals, tree preservation orders and other related cases.

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CITY OF WESTMINSTER

MINUTES

Planning Applications Sub-Committee (1)

MINUTES OF PROCEEDINGS

Minutes of a meeting of the **Planning Applications Sub-Committee (1)** held on **Tuesday 12th October, 2021**, Rooms 18.01 & 18.03, 18th Floor, 64 Victoria Street, London, SW1E 6QP.

Members Present: Councillors Robert Rigby (Chair), Susie Burbridge, Mark Shearer and Tim Roca.

1 MEMBERSHIP

1.1 There were no changes to the membership of the committee.

2 DECLARATIONS OF INTEREST

2.1 Councillor Rigby declared that in regard to item 3, he along with Councillors Shearer and Burbridge sat on the original application on the 2 March 2021. He also declared that regarding items 4 and 5, he knew Councillor McKie, but did not consider him to be a friend.

2.2 Councillor Roca declared that in regard to items 4 and 5, he regarded Councillor McKie a ward colleague and friend and withdrew for the consideration of items 4 and 5.

2.3 Councillor Burbridge declared that item 1 was in her ward but had not spoken to the Applicant or her ward colleagues regarding the application. She also declared that she considered Councillor McKie a Colleague and close friend.

2.4 Councillor Shearer declared that in regard to item 3, he sat on the original application on the 2 March 2021. He also declared that regarding items 4 and 5, he knew Councillor McKie, but did not consider him to be a friend.

2.5 There were no declarations of interest from Council Officers.

3 MINUTES

3.1 **RESOLVED:**

That the minutes of the meeting held on 20 July 2021 be signed by the Chair as a correct record of proceedings.

4 PLANNING APPLICATIONS

1 2-3 ORME COURT LONDON W2 4RL

External alterations and extensions to 2-3 Orme Court, amalgamation of 2-3 Orme Court with 1 and 4-8 Orme Court, internal reconfigurations and refurbishments to facilitate change of use to residential, religious and educational establishment for international community of professionals, students and priests, including en-suite private bedrooms, communal areas, work and study spaces, meeting rooms, library and ancillary spaces (Sui Generis).

Additional representation:

1. Alex Karmel, Your Shout 07.10.21

Late representations:

1. The Bayswater Residents Association 08.10.21
2. The presenting officer tabled the following amendments:

Report Correction:

Last sentence of Section 8.3 (page 27) states the proposal does not include the installation of any external plant. This is incorrect and as noted in the last line on page 25 high-efficient heat pumps have been discussed in the Design and Access statement. The report states that these have not specifically been identified on the plans but again this is incorrect and is shown at basement/lower ground floor between 1 and 2 Orme Court.

Minor Changes/ Additions to Decision Notice:

Reason for Condition 8 to read:

To make sure that the trees are adequately protected during building works. This is as set out in Policies 34 and 38 of the City Plan 2019 - 2040 (April 2021). (R31AD)

Condition 9 to be amended to read: You must apply to us for approval of detailed drawings of a hard landscaping scheme which includes sustainable urban drainage systems (SUDs). You must not start work on the relevant part of the development until we have approved in writing what you have sent us. You must then carry out the landscaping within 1 year of completing the development (or within any other time limit we agree to in writing).

Reason for Condition 10 to read:

To increase the biodiversity and sustainability of the environment, and ensure that the development provides the sustainability features included in the

application as set out Policies 34, 36 and 38 of the City Plan 2019 - 2040 (April 2021).

Condition 14 added and to read: You must apply to the City Council for approval of details of an Operational Management Plan including the hours of use and outlining how the terraces to the rear of the building are to be used. You must then operate the terraces according to this plan at all times.

Reason:

To protect the privacy and environment of people in neighbouring properties, as set out Policies 7 and 38 of the City Plan 2019 - 2040 (April 2021).

Condition 15 added and to read: You must apply to us for details of the air source heat pumps within the lightwell/patio between 1 and 2 Orme Court at lower ground/ basement level, including proposed plans, sections and elevations and a supporting acoustic report. You must not occupy the premises at 2-3 Orme Court until we have approved the details.

Reason:

To make sure that the appearance of the building is suitable and that it contributes to the character and appearance of this part of the Bayswater Conservation Area and to protect the environment of people in neighbouring properties. This is as set out in Policies 7,33,38, 39 and 40 of the City Plan 2019 - 2040 (April 2021).

Lorenzo Pandolfi addressed the Sub-Committee in support of the application.

RESOLVED (For: Councillors Rigby, Burbridge and Shearer; Against: Councillor Roca):

That conditional permission be granted, as amended by officers in their late memo changes to conditions and further changes to condition 9 include soft landscaping, condition 14 terraces no use after 8pm (20:00 hours) and to amend condition 12 to include no waste shall be left on the public highway.

2 45-46 ADAMS ROW LONDON W1K 2LB

Withdrawn from agenda by officers- conflicting drawings.

3 1 CHILTERN STREET LONDON W1U 7PA

Variation of Condition 21 of planning permission dated 14.05.2021 (RN: 20/07858/FULL) for "Use of the fire station as a 26 bed hotel (Class C1). Demolition of part of the existing building at the rear, including demolition of

enclosures in the ground floor and basement courtyards and demolition of the steel practice tower. Erection of a part three and five-storey wing to main building. Excavation of courtyard to create basement level accommodation, including plant room. Rear extensions to main building. External and internal alterations; NAMELY, to enable the courtyard for outside dining/drinking between the hours of 09:00 and 22:00 each day for a temporary period until 30 September 2022.

Additional representation:

1. Victoria Chase, WSP 04.10.21

Hamish Thompson addressed the Sub-Committee in support of the application

Janet Lee addressed the Sub-Committee in objection of the application

RESOLVED UNANIMOUSLY:

1. That conditional permission, be granted. But only on the basis of revised wording to Condition 21 – accept 22:00 hours on Thursday, Friday and Saturday only but must adhere to 21:00 hours Sunday, Monday, Tuesday and Wednesday – limited until 30 September 2022. Compromise solution which allows the hotel to occupy the courtyard whilst at the same time safeguarding the amenities of nearby residents. Subject to a deed of variation of the existing legal agreement dated 28 March 2017.

2. If the legal agreement has not been completed within six weeks of the date of the Committee resolution, then:

a) The Director of Place Shaping and Town 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 Place Shaping and Town Planning is authorised to determine and issue such a decision under Delegated Powers; however, if not

b) The Director of Place Shaping and Town Planning shall consider whether permission should be refused on the grounds that it has not proved possible to complete an agreement within the appropriate timescale, and that the proposals are unacceptable in the absence of the benefits that would have been secured; if so, the Director of Place Shaping and Town Planning is authorised to determine the application and agree appropriate reasons for refusal under Delegated Powers.

Informative regarding the hotel to liaise /to have regular meetings with the residents as requested by Committee back on 2 March 2021

4 26 SUTHERLAND PLACE LONDON W2 5BZ

Removal of existing brick block pier and brick wall at the front boundary of the property, including new low level brick wall with natural stone coping and installation of new metal railings and gate with fleur-de-lys finials. (Linked to 21/04834/LBC).

Late representation

1. The presenting officer tabled the following amendments:

Report Correction:

The recommendation should read:

3. Agree the reasons for granting conditional listed building consent.

The wording on page 102 'front garden area of No. 26' should be positioned under the bottom photograph on page 101.

Minor Changes/ Additions to Decision Notice:

Condition 4 of the draft planning permission decision notice and Condition 3 of the draft listed building consent decision notice should omit the word 'piers' and read: "You must apply to us for approval of further information (as set out below) about the following parts of the development:

(a). Detailed sections and elevations of the new railing, walls and gate at 1:10. You must not start any work on these parts of the development until we have approved what you have sent us. You must then carry out the work according to these approved details"

RESOLVED UNANIMOUSLY: Cllr Roca withdrew from Item 4

1. Grant conditional permission
2. Grant conditional listed building consent
3. Agree reasons for granting conditional listed building consent as set out in Informative 1 in the draft decision letter

5 27 SUTHERLAND PLACE LONDON W2 5BZ

Removal of brick pier, brick wall, and low level plinth at the front boundary of the property; and erection of low level brick wall with natural stone coping and installation of metal railings and gate. (Linked with 21/04660/LBC).

1. The presenting officer tabled the following amendments:

Report Correction:

The recommendation should read:

3. Agree the reasons for granting conditional listed building consent.

RESOLVED UNANIMOUSLY: Cllr Roca withdrew from Item 5

1. Grant conditional permission
2. Grant conditional listed building consent
3. Agree reasons for granting conditional listed building consent as set out in Informative 1 in the draft decision letter

The Meeting ended at 7.55pm.

CHAIRMAN: _____

DATE _____