



CITY OF WESTMINSTER

MINUTES

Planning Applications Committee (3)

MINUTES OF PROCEEDINGS

Minutes of a meeting of the **Planning Applications Committee (3)** Committee held on **Tuesday 28th April, 2015**, Rooms 5, 6 & 7 - 17th Floor, City Hall.

Members Present: Councillors Andrew Smith (Chairman), Peter Freeman, Louise Hyams and Barbara Grahame

Also Present: Councillor Jan Prendergast

Apologies for Absence:

1 MEMBERSHIP

1.1 It was noted that there were no changes to the membership.

2 DECLARATIONS OF INTEREST

2.1 Councillor Andrew Smith declared in respect of item 2 that the application site was within his ward, that he knows the Chairmen of the two Residents' Associations that had made representations on the application and that he had been copied into e-mails from them in relation to the application. Councillor Smith also declared in respect of item 7 that the application site was within his ward and that he knows an objector, however they had not raised matters concerning the application with him.

3 MINUTES

RESOLVED:

That the Chairman signed the minutes of the meeting held on 31 March 2015 as a correct record of proceedings.

4 PLANNING APPLICATIONS

1 27 SOHO SQUARE, W1

Triple alternative use of basement and ground floor levels as retail (Class A1), or financial and professional service (Class A2) or restaurant / cafe (Class A3) with associated shopfront alterations to all facades at ground floor level and use of first to sixth floor as 15 residential units, with associated external alterations including the creation of terraces at fourth and fifth floor level and Juliette balconies to Soho Square and Greek Street facades at first, second and third floor levels.

RESOLVED:

1. That conditional permission be granted, subject to a S106 legal agreement to secure the following:
 - Provision of a financial contribution of £1.35 million towards the City Council's affordable housing fund (index linked and payable upon commencement of development);
 - Provision of lifetime car club membership (minimum 25 years) for all 15 flats;
 - The costs of monitoring the S106 agreement.
2. That if the S106 legal agreement has not been completed within six weeks of the date of this resolution then:
 - (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.

Councillor Barbara Grahame wished that her vote against the granting of conditional permission be recorded.

2 138-142 QUEENSWAY AND REAR OF 138 - 150 QUEENSWAY, W2

Variation of Condition 23 (approved plans) of planning permission dated 23.06.2014 (RN: 12/06207/FULL) which amended permission dated 29.10.2009 for demolition in connection with erection of four storey mixed use building comprising 20 residential units, retail (Class A1) and basement parking (RN: 09/05653); namely, alterations to internal layout of the approved scheme involving revisions to the of the retail unit (including omission of mezzanine) and residential units (including reconfiguration of units, the inclusion of a single access core, ancillary private storage and residents gym); the installation of an electricity sub-station and revised cycle and refuse storage; external revisions to the approved scheme including alterations to amenity and hard/soft landscaping areas and private patios, creation of new third floor

terrace, omission of rear glazed walkway, reconfiguration of terraces, revised fenestration including new windows and rooflights, installation of new canopy to residential entrance, omission of ground floor ventilation openings and replacement with brickwork, omission of photovoltaics and relocation of satellite dish to roof; and the submission of a revised energy strategy. (Site includes rear of 138 – 150 Queensway, W2).

Additional representations were received from the Highways Planning Team (21.04.2015), the Queensway Residents' Association (20.04.2015) and South East Bayswater Residents' Association (24.04.2015).

Late representations were received from Geoffrey Tack (27.04.2015), Darnton EGS Architects (undated), Savills (24.04.2015 and 27.04.2015), Woodroffes Solicitors (22.04.2015) and South East Bayswater Residents' Association (26.04.2015).

RESOLVED:

That conditional permission be granted, subject to a Deed of Variation to the S106 legal agreement originally dated 25 September 2012 and varied on 23 June 2014.

3 79 SHIRLAND ROAD, W9

Roof extension with two front dormers and a single rear dormer.

An additional representation was received from Councillor Thomas Crockett (24.04.2015).

A late representation was received from Ms S Lewis (24.04.2015).

Councillor Jan Prendergast addressed the Committee in her capacity as a Ward Councillor.

RESOLVED:

That conditional permission be granted, subject to no new issues being raised before the expiry of the 21 day notice period on 29 April 2015.

4 115 CHANCERY LANE, WC2

Conversion of upper floors to three residential units with associated external works including the erection of a new roof extension incorporating new windows and a terrace to the rear at fourth floor level, new vents to rear elevations to serve internally located air conditioning units, and replacement windows to the front and rear elevations.

A late representation was received from Ede and Ravenscroft (22.04.2015) that also contained a design summary from Aukett Fitzroy Robinson.

The presenting officer tabled the following revised wording for the reason for refusal:

Because of the loss of historic fabric, the height, bulk and detailed design of the roof alterations and the impact on plan form caused by the inserted staircase, the works would harm the special architectural and historic interest of this grade II listed building. This would not meet S25 of Westminster's City Plan: Strategic Policies adopted November 2013 and, DES10 of our Unitary Development Plan that we adopted in January 2007. The proposals would also be contrary to the City Councils SPG Repairs and Alterations to Listed Buildings: and to the National Planning Policy Framework, notably paragraphs 17, 132 and 134.

RESOLVED:

That planning permission and listed building consent be refused on the grounds set out in the revised reason for refusal above.

5 5 RAPHAEL STREET, SW7

Removal of Condition 2 of planning permission dated 10 December 2013 (RN:13/07366/FULL) for extension of the opening hours of the restaurant unit so as to allow it to open between 10.00 to 00.30 hours the following day on Mondays to Saturdays (no change on Sundays) on a permanent basis.

A late representation was received from Ian Fergusson (28.04.2015) on behalf of the Knightsbridge Residents Management Company Ltd.

RESOLVED:

That conditional permission be granted.

6 3 CHESTER ROW, SW1

Formation of a basement extension beneath the garden. Erection of a half width extension at rear lower ground floor level, glazed infill extension at third floor level. Reconfiguration of garden area including new steps and soft landscaping. Removal of Magnolia tree and replacement with two new trees at the rear of the garden. Associated internal alterations.

An additional representation was received from Lord Robin Renwick (undated).

RESOLVED:

The application was formally withdrawn by officers.

EXEMPT REPORT UNDER THE LOCAL GOVERNMENT ACT 1972

RECOMMENDED: That under Section 100 (A) (4) and Schedule 12A of the Local Government Act 1972, the press and public be excluded from the meeting for the following item of business as it involves the likely disclosure of exempt information relating to the financial or business affairs of any particular person.

7 7 CRAVEN HILL, W2

T1 Ash - Fell as close to ground level as possible and treat the stump.

An additional representation was received from Tony Shaw (22.04.2015 and 23.04.2015).

RESOLVED:

That conditional permission be granted.

The Meeting ended at 8.06 pm

CHAIRMAN: _____

DATE _____