



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 26th May, 2015**, Rooms 5, 6 & 7 - 17th Floor, City Hall.

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

1 MEMBERSHIP

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

2 DECLARATIONS OF INTEREST

2.1 Councillor Smith explained that the committee was provided a week before the meeting with a full set of papers including a detailed officers report on each application, together with bundles of every single letter or email received in respect of every application including all letters and emails containing objections or giving support and that Members read through everything in detail prior to the meeting. Accordingly, if an issue or comment made by a correspondent was not specifically mentioned at the meeting in the officers' presentation or by Members of the committee, it did not mean that the committee had ignored the issue as Members would have read about the issue in the papers prior to the meeting.

2.2 Councillor Hyams declared that in respect of item 1, the application site was in her ward and that she had met with the applicant's representatives. Councillor Hyams also declared that in respect of item 3, the application site was in her ward and that she had met the applicant and one of the objectors, the Covent Garden Community Association. She was also a trustee of Covent Garden Area Trust who had been consulted about the application, although they had not objected to it. However, Councillor Hyams did not regard these as prejudicial interests and remained to consider both items.

2.3 Councillor Grahame declared that in respect of item 7, she knew an objector, however she had not discussed the application with her.

3 MINUTES

3.1 RESOLVED:

That the Chairman signed the minutes of the meeting held on 28 April 2015 as a correct record of proceedings.

4 PLANNING APPLICATIONS

1 LONDON SCHOOL OF ECONOMICS & POLITICAL SCIENCE, PORTUGAL STREET, WC2

Installation of a new public artwork measuring 5m diameter on junction of Portugal Street and Sheffield Street.

RESOLVED:

1. That conditional permission be granted, subject to a S106 Agreement covering future maintenance and public liability.
2. That if the agreement has not been completed within three months of the date of the Committee's resolution 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 the appropriate timescale, and that the proposals are unacceptable in the absence of the benefits that would have been secured; the Director of Planning is authorised to determine the application and agree appropriate reasons for refusal under Delegated Powers.

Councillor Grahame requested that her vote against approving the application be recorded.

2 44-46 MONTPELIER WALK, SW7

Internal reconfiguration to provide two family sized dwellings; demolition and reconstruction of single storey rear extension; replacement mansard roof extension including installation of plant equipment; excavation of a double basement.

A late representation was received from Councillor Rachael Robathan (26.05.2015).

RESOLVED:

That conditional permission be granted.

3 10 HENRIETTA STREET, WC2

Use of part ground floor and first to fourth floors to provide three flats (2 x 1 bed and 1 x 2 bed) (Class C3), use of the rear fourth floor flat roof as a terrace, installation of replacement mechanical plant within enclosures at rear first floor level and associated external works.

RESOLVED:

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

4 16 REX PLACE, W1

Excavation of a new basement level; erection of rear two storey extension at lower ground and ground floor levels, alterations to the front and rear elevations and the installation of double glazed windows. Replacement of existing pavement lights at the front of the property.

An additional representation was received from David Cooper & Co (18.05.2015).

The presenting officer tabled the following amendment to condition 4:

NEW CONDITION 4 (to replace the condition set out in the committee papers)

No development shall take place, including any works of demolition, until a construction management plan for the proposed development has been submitted to and approved in writing by the City Council.

The plan shall consider the issues set out in Appendix 2 of our Supplementary Planning Document - Basement Development in Westminster. These include measures to mitigate dust and to confirm the other relevant codes and standards that you will need to comply with.

You must not start work until we have approved what you have sent us. You must then carry out the development in accordance with the approved details.

REASON - To protect the environment of residents and the area generally as set out in S29 of Westminster's City Plan: Strategic Policies adopted November 2013 and STRA 25, TRANS 23, ENV 5 and ENV 6 of our Unitary Development Plan that we adopted in January 2007.

RESOLVED:

That conditional permission be granted, subject to the amendment to condition 4 as set out above and removal of Informative 3.

5 9 ALBION CLOSE, W2

Mansard roof extension and enclosed terrace to provide additional floorspace to single family dwellinghouse.

An additional representation was received from Kalpna Saksena (15.05.2015).

Late representations were received from Kalpna Saksena (26.05.2015) and Christopher Lloyd (26.05.2015).

RESOLVED:

That conditional permission be granted.

Councillor Grahame requested that her vote against approving the application on the grounds of the proposed obscured glazing to the rooflight in the rear slope be recorded.

6 44A HARROWBY STREET, W1

1. Installation of railings and four pavement lights to forecourt on Molyneux Street and Harrowby Street elevations.
2. Installation of a new shopfront on Molyneux Street and Harrowby Street elevations.

RESOLVED:

Application 1

That conditional permission be granted.

Application 2

That conditional permission be granted, subject to an additional condition requiring clear glazing to the shopfront.

7 57, 59 AND 59A CONNAUGHT STREET AND 24 AND 25 ALBION STREET, W2

Demolition of existing building (No.59 Connaught Street) and erection of a four storey replacement building comprising of retail (Class A1) at ground floor and basement floor levels; and residential accommodation (Class C3) at first to third floor levels with associated works. Removal of three trees from rear courtyard of No. 59. Alterations to No. 59A Connaught Street/24 and 25 Albion Street to include work associated with the removal of rear enclosure including the installation of a window to basement level and installation of air conditioning unit.

An additional representation was received from the Arboricultural Manager (20.05.2015).

A late representation was received from Terence Mallinson (30.04.2015 and 22.05.2015).

RESOLVED:

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

Councillor Grahame, although approving the application, requested that her objection to the removal of the conifer tree at the rear be recorded.

The Meeting ended at 7.40 pm.

CHAIRMAN: _____

DATE _____