



CITY OF WESTMINSTER

MINUTES

Planning Applications Committee (2)

MINUTES OF PROCEEDINGS

Minutes of a meeting of the **Planning Applications Committee (2)** held on **Tuesday 21st July, 2015**, Rooms 5, 6 & 7 - 17th Floor, City Hall.

Members Present: Councillors Peter Freeman (Chairman), Melvyn Caplan, Robert Rigby and Ruth Bush

1 MEMBERSHIP

- 1.1 It was noted that Councillor Robert Rigby had replaced Councillor Paul Church.

2 DECLARATIONS OF INTEREST

- 2.1 Councillor Peter Freeman 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.
- 2.2 Councillor Freeman declared that in his capacity as Deputy Cabinet Member for the Built Environment he sometimes receive presentations from developers however these always take place in the presence of council officers.
- 2.3 Councillor Freeman declared a prejudicial interest in respect of item 3 in that he had previously received a presentation from the agents. As a consequence he advised that he would not take part in the consideration of this item and would leave the room during this part of the meeting.

3 MINUTES

- 3.1 **RESOLVED:** That the minutes of the meeting held on 30 June 2015 be signed by the Chairman at a correct record of proceedings.

4 PLANNING APPLICATIONS

1 18B CHARLES STREET, W1

Alterations including the erection of extensions at the rear of the main property from basement to fourth floor level and erection of a mansard roof extension to the rear wing at third floor level; internal alterations on all floor levels and use of the property as four residential flats (Class C3).

Additional representations were received from Peter Chadwick (16/7/15) and London and Middlesex Archaeological Society (undated).

Late representations were received from Councillor Jonathan Glanz (17/7/15) and Peter Chadwick (17/7/15).

RESOLVED:

1. That conditional permission be granted subject to a S106 legal agreement to secure:
 - i) a contribution of £1,361,000 towards the City Council's affordable housing fund (index linked and payable upon commencement);
 - ii) lifetime car club membership for each of the residential units (25 years).
2. If the S106 legal agreement has not been completed within six weeks of the application being reported to the Committee then:
 - a) The Director of Planning shall consider whether 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 a S106 legal 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.
3. That conditional listed building consent be granted.

4. That the reasons for granting listed building consent as set out in Informative 1 of the draft decision letter be agreed.

2 WITHDRAWN

3 28 CARLTON HILL, NW8

Excavation below existing house and rear garden to create one level of basement accommodation with rooflights to the rear. Demolition of existing rear extension and erection of replacement rear extension over three storeys. Excavation to front of property at lower ground floor level to provide additional accommodation and mechanical plant within enclosure to rear garden.

An additional representation was received from Boddy & Edwards (17/7/15).

Having declared a prejudicial interest Councillor Freeman left the room during the consideration of the item.

In Councillor Freeman's absence Councillor Rigby nominated Councillor Caplan to chair the item. Having put the matter to a vote it was:

RESOLVED: That Councillor Caplan chair the meeting for the duration of the item.

Late representations was received from David Japp (18.7.2015) and J Khan (16.7.2015).

RESOLVED:

That conditional permission be granted.

4 55 AND 57 GREAT PORTLAND STREET, W1

Amalgamation of 55 and 57 Great Portland Street to provide a dual/alternative use of the basement, ground and first floors as either a public house or a restaurant (Class A4/A3) and use of the second to fourth floors as three flats (Class C3). External alterations including the installation of a new shopfront to No 57, alterations to No. 55 including modifications to the roof height, the installation of replacement plant within an enclosure at rear first floor level, the creation of a residential terrace at rear second floor level and the installation of a full height kitchen extract duct; internal alterations on all floors.

The application was withdrawn by Officers.

5 40-42 BRENDON STREET, W1

Use of the first and second floors to provide eight serviced apartments.

A late representation was received from Planning Potential (16.7.2015)..

RESOLVED:

That conditional permission be granted.

6 15 BRYANSTON SQUARE, W1

Use of the building as a single family dwelling (Class C3). Alterations including excavation to provide a new basement level; the demolition of the existing rear extensions on lower ground and ground floors and the erection of replacement extensions, with terraces on ground and first floors; the installation of six air conditioning units at main roof level and internal alterations.

An additional representation was received from Stephen Quinn (26/6/15).

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.

The Meeting ended at 7.46 pm

CHAIRMAN: _____

DATE _____