



CITY OF WESTMINSTER

# MINUTES

## Planning Applications Committee (2)

### MINUTES OF PROCEEDINGS

Minutes of a meeting of the **Planning Applications Committee (2)** held on **Tuesday 1st December, 2015**, Rooms 5, 6 & 7 - 17th Floor, City Hall.

**Members Present:** Councillors Peter Freeman (Chairman), Paul Church, Melvyn Caplan and Jason Williams

#### **1 MEMBERSHIP**

- 1.1 It was noted that Councillor Jason Williams had replaced Councillor Ruth Bush.

#### **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 receives presentations from developers, however these always take place in the presence of Council officers.
- 2.3 Councillor Freeman also declared that in respect of item 3, the application site was in his Ward.
- 2.4 Councillor Paul Church declared that in his capacity as Ward Councillor for West End Ward and as the Deputy Cabinet Member for Children and Young People, he meets and engages regularly with residents, residents associations, amenity societies, businesses, developers, officers, planners

and other stakeholders. He considers members of both the Majority and Minority party as friends and meets with them regularly.

- 2.5 Councillor Church also declared that in respect of item 1, the application site was in his Ward.

### **3 MINUTES**

#### **3.1 RESOLVED:**

That the minutes of the meeting held on 3 November 2015 be signed by the Chairman as a correct record of proceedings.

### **4 PLANNING APPLICATIONS**

#### **1 1-8 BATEMAN'S BUILDINGS AND 55 GREEK STREET, W1**

Partial demolition and external alterations to 1-8 Bateman's Buildings associated with the use of lower ground and ground floor levels as restaurant (Class A3), office (Class B1) and residential (Class C3) accommodation; and use of the first, second, third and fourth floors for office (Class B1) and residential accommodation (Class C3) to provide five residential units. Associated external alterations including the creation of two terraces at main roof level; the installation of plant within an associated enclosure at roof level, the installation of a high level extract duct and the installation of a new shopfront to 55 Greek Street.

A late representation was received from Councillor Jonathan Glanz (30.11.2015).

The presenting officer tabled the following additional condition:

32. You must apply to us for approval of detailed drawings showing the following alteration to the scheme:

The shopfront on Greek Street must not be recessed. It shall be flush with the front façade.

You must not start on these parts of the work until we have approved what you have sent us. You must then carry out the work according to the approved drawings.

#### **RESOLVED:**

That conditional permission be granted, subject to additional condition 32 as set out above; an amendment to condition 19 to include details of service hours; an amendment to condition 27 to restrict opening hours to core terminal hours, and; an additional informative advising the applicant that the use of any external tables and chairs will require planning permission.

#### **2 BENTINCK CLOSE, 76-82 PRINCE ALBERT ROAD, NW8**

Roof extension to provide four new residential (Class C3) units (3 x 3 bed and 1 x 4 bed) with external terraces and planters.

Additional representations were received from Henry Maguire (24.11.2015) and Suki Ritblat (24.11.2015).

Late representations were received from Dr John Dolman (27.11.2015 and 29.11.2015) and Delva Patman Redler (27.11.2015).

The presenting officer tabled the following amendment to informative 10:

**Revised informative 10:**

Under condition 10, we are likely to accept a legal agreement under Section 106 of the Town and Country Planning Act to secure six on-site car parking spaces. Please look at the template wordings for planning obligations (listed under 'Supplementary Planning Guidance') on our website at [www.westminster.gov.uk](http://www.westminster.gov.uk). Once the wording of the agreement has been finalised with our Legal and Administrative Services, you should write to us for approval of this way forward under this planning condition.

**RESOLVED:**

That conditional permission be granted, subject to an amendment to informative 10 as set out above.

**3 53B CLIFTON HILL, NW8**

Erection of dormer and three rooflights to rear roof slope, installation of new rooflights to front roof slope and alterations to front elevation.

Late representations were received from Christian Leigh (17.11.2015) and Petr Medvedev (30.11.2015).

**RESOLVED:**

That conditional permission be granted.

**4 25 CHESHAM MEWS, LONDON, SW1X 8HS**

Replacement of mansard roof and excavation to create a single storey basement beneath the existing building footprint and alterations to front elevation.

**RESOLVED:**

That conditional permission be granted.

**5 9 AND 10 EATON MEWS NORTH, SW1**

Erection of a mansard roof extension to Nos. 9 and 10 and use of the property as two separate dwellings and associated external alterations.

**RESOLVED:**

That conditional permission be granted.

The Meeting ended at 7.31 pm.

**CHAIRMAN:** \_\_\_\_\_

**DATE** \_\_\_\_\_