



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

**Members Present:** Councillors Tony Devenish (Chairman), Louise Hyams, Barbara Grahame and Robert Rigby

**Also Present:** Councillors

**Apologies for Absence:**

#### 1 MEMBERSHIP

1.1 It was noted that Councillor Tony Devenish had replaced Councillor Andrew Smith.

1.2 **RESOLVED:** That Councillor Devenish be elected as chairman for the meeting.

#### 2 DECLARATIONS OF INTEREST

2.1 Councillor Devenish declared in respect of Item 2 that he knows the applicant who is a resident but had not been lobbied by them.

2.2 Councillor Rigby declared in respect of Item 6 that he lives in Hamilton Terrace but at the other end of the street so the proposal would not have any impact on him.

#### 3 MINUTES

3.1 **RESOLVED:** That the chairman signed the minutes of the meeting held on 23 June 2015 as a correct record of proceedings.

#### 4 PLANNING APPLICATIONS

## **1 12-14 WIGMORE STREET, W1**

Erection of extensions at rear first to fourth and roof level to provide additional office (Class B1) and residential (Class C3) floorspace, installation of plant at main roof level and replacement shopfronts on Wigmore Street and Wigmore Place frontages, and associated external alterations.

An additional representation was received from Arnaud Burger and Krishnee Moodley (24/7/15).

A late representation was received from the Ward Members for Marylebone High Street.

Councillor Iain Bott addressed the committee in his capacity as a Ward Councillor in objection to the application.

**RESOLVED:** That the application be deferred for a site visit.

## **2 21 TREVOR PLACE, SW7**

Retention of alterations to permissions dated 24 April 2012 (11/06569) and 23 April 2013 (13/01165) for excavation of lower ground floor level under rear garden, minor excavation at lower ground floor level and under front vaults, erection of full width rear extension at ground floor level and half width extension at first floor level and alterations within the front lightwell including infill extension under front entrance steps; namely, alterations to the profile of the rear extensions with new lightwell at rear lower ground floor level and extended terrace at ground floor level and alterations to windows/doors.

The presenting officer tabled an amendment to the description of development to include the retention of the rear trellis.

The presenting officer also tabled the following amendments to Condition 2 in the draft decision letter.

### **Amended Condition 2:**

You must not use the flat roofs of the rear extensions at first and second floor levels for sitting out or for any other purpose. You can however use the roofs to escape in an emergency and for maintenance. (C21BA)

### **RESOLVED:**

That conditional permission be granted subject to the amendment to Condition 2 tabled and set out as above.

## **3 49 MARYLEBONE HIGH STREET, W1**

Use of part of the lower ground floor as an exercise/dance studio (Class D2) for a temporary period up until 21 January 2024 between the hours of 06.00-22.00 Monday-Saturday and 09.00-18.00 on Sundays and Bank Holidays.

**RESOLVED:**

That conditional permission be granted.

**4 16 REX PLACE, W1**

Creation of roof terrace to rear fourth floor with rooflight to provide access. Erection of rear two storey extension and alterations to front and rear elevations including the creation of Juliet balconies at rear first floor level and the installation of double glazed windows. Replacement of existing pavement lights at the front of the property.

**RESOLVED:**

That conditional permission be granted.

**5 8 CONNAUGHT SQUARE, W2**

Use as a single dwellinghouse, excavation of basement floor below lower ground floor of main house and rear extensions, infill extension at lower ground level within rear lightwell, installation of mechanical plant on rear first floor level terrace and associated internal and external alterations.

Additional representations were received from Councillor Heather Acton (23/7/15), Councillor Antonia Cox (16/7/15) and Sally Thomas, Environmental Health Consultation Team (22/7/15).

Late representations were received from Anne Larkey (23.7.15); Michael Freeman (24.7.15); Rachel Boser (24.7.15); Mischon de Reya (27.7.15); John Shailer (24.7.15); Mark Davison (24.7.15); Donald Angel (25.7.15); Dr Nick Johnson on behalf of the Hyde Park Estate Association (24.7.15); Karen Scarborough (25.7.15); Susan Balgarnie (26.7.15); John Outram (26.7.15) and Andrea von Schilling (26.7.15).

**RESOLVED:**

1. That the application be deferred to seek revisions from the applicants on the design, floor hierarchy and plan form of the listed building and to obtain sufficient information on ground geology and hydrology to ensure the structural integrity of the listed building.

**6 106 HAMILTON TERRACE, NW8**

Excavation of a basement beneath existing building, part of front and rear gardens, demolition of rear facade, extensions to the rear and at roof level in connection with the use of the building as a single house.

A late representation was received from the Tree Section (27.7.2015).

**RESOLVED:**

That conditional permission be granted.

**7 43 ARTESIAN ROAD, W2**

Alterations to rear garden walls, increase parapet height to second floor rear extension and erection of rear outbuilding.

**RESOLVED:**

That conditional permission be granted.

**8 69 LISSON STREET, NW1**

Demolition of single storey building between the Brazen Head Public House and Lisson Gallery and erection of three storey dwellinghouse with basement on Bell Street frontage with associated alterations to Bell Street frontage of the Brazen Head.

Delete Informative 8 and re-number remaining condition The presenting officer advised that as the applicant had withdrawn their offer to pay for the improvements to the footpath outside the new house and in front of the Public House and new tree planting, the revised description of development and the recommendation shall read as follows:

**Revised Description**

Demolition of existing building between the Brazen Head and Lisson Gallery and erection of three storey dwelling house with basement on Bell Street frontage .

**Revised Recommendation**

Grant conditional permission.

The presenting officer tabled the following changes to the draft decision letter:

**Amended Conditions/Informatives**

It is recommended that the Grampian condition No 11 is deleted, and the remaining condition renumbered.

**RESOLVED:**

That conditional permission be granted subject to the deletion of Condition 11, re-numbering the remaining conditions and the deletion of informative 8 and the re-numbering of the remaining informatives.

The Meeting ended at 7.57 pm

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

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