



CITY OF WESTMINSTER

MINUTES

Planning Applications Committee (3)

MINUTES OF PROCEEDINGS

Minutes of a meeting of the **Planning Applications Committee (3)** held on **Tuesday 25th August, 2015**, Rooms 5, 6 & 7 - 17th Floor, City Hall.

Members Present: Councillors Andrew Smith (Chairman), Louise Hyams, Robert Rigby and Ruth Bush

1 MEMBERSHIP

- 1.1 It was noted that Councillor Ruth Bush had replaced Councillor Barbara Grahame.

2 DECLARATIONS OF INTEREST

- 2.1 Councillor Smith explained that all four Members of the Committee were provided a week before the meeting 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 all representations 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.
- 2.2 Councillor Smith declared that 28 Chilworth Street (Item 1) is in the ward he represents, Lancaster Gate. He had in his capacity as a ward councillor received representations from the South East Bayswater Residents Association ('SEBRA') and had met representatives of the applicant company at a SEBRA event although he had not discussed the application at Chilworth Street with them in detail.
- 2.3 Councillor Louise Hyams declared in respect of Item 9 that she is a trustee of the Covent Garden Area Trust. She had not discussed the application at The Market with any representatives of the Trust.

3 MINUTES

- 3.1 **RESOLVED:** That the Chairman signed the minutes of the meeting held on 28 July 2015 as a correct record of proceedings.

4 PLANNING APPLICATIONS

1 28 CHILWORTH STREET, W2

Alterations to public house, including full height kitchen internal extract duct to roof level, removal of condenser units and installation of two new condenser units to rear first floor flat roof, installation of close circuit television cameras; planter boxes, external lights to elevations and underside of archway; replacement pavement lights.

A late representation was received from SEBRA (22.08.15)

The Presenting Officer tabled the following proposed amendments to the two draft decision letters:

Planning permission: 15/01224/FULL

Condition 6

'All new and replacement external waste water and rainwater pipes must be constructed of cast iron with traditional eared collars and be painted black'.

Condition 11

'The glass that you put in the doors and windows in the side elevation and rear elevation at ground floor level and the roof light to the ground floor all as shown on drawings PL-011 Revision P3, PL-012 Revision P3 and PL_014 Revision P4 (Apart from the existing side entrance door to the upper floors of the building) must be acoustic glass, and you must ensure that these openings are permanently shut. You must apply to us for approval of a sample of the acoustic glazing (at least 300mm square). You must not start work on the relevant part of the development until we have approved the sample of the acoustic glass. You must then fit the type of acoustic glass we have approved and must not change it without our permission. (C21DB)'

Condition 14

'The development hereby approved must be carried out in accordance with the Operational Management Plan Rev A 22.06.2015 in respect of the hours of operation, servicing and general management, unless an alternative is agreed in writing by us'.

Condition 16

'The new kitchen in the basement shall not be used until the kitchen extract system has been installed in accordance with the approved plans .The kitchen extract duct and heat recovery unit shall hereby permitted shall not be operated except between 07.00 hours and 23.00 hours daily'.

Condition 17

'Following the installation of the plant and equipment, you must apply to us for the approval of a supplementary acoustic report demonstrating that the plant will comply

with the Council's noise criteria as set out in Conditions 4, 15 and 16 of this permission.

The development shall be carried out in accordance with the approved supplementary report'.

Condition 18

'You must provide the acoustic enclosure to the two air condenser units as a visual mitigation measures as shown on the drawings before the associated mechanical plant and machinery is operated and it shall be maintained in situ thereafter'.

Additional condition 19

'You must apply to us for approval of detailed drawings showing the following alteration(s) to the scheme:

The provision of an entrance lobby behind the ground floor entrance door to the public house. 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. (C26UB)

Reason for condition: To protect neighbouring residents from noise nuisance, as set out in S24, S29 and S32 of Westminster's City Plan: Strategic Policies adopted November 2013 and ENV 6 of our Unitary Development Plan that we adopted in January 2007. (R13EC)

Listed Building Consent 15/01225/LBC

Condition 2

'All new and replacement external waste water and rainwater pipes must be constructed of cast iron with traditional eared collars and be painted black'.

Additional condition 6 –

'You must apply to us for approval of detailed drawings showing the following alteration(s) to the scheme:

The provision of an entrance lobby behind the ground floor entrance door to the public house. 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. (C26UB)

Reason for condition: To protect the special architectural or historic interest of this listed building. This is as set out in S25 and S28 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 1 of our Unitary Development Plan that we adopted in January 2007, and paragraph 5.4 of our Supplementary Planning Guidance: Repairs and Alterations to Listed Buildings. (R27BC)

RESOLVED:

1. That conditional permission and conditional listed building consent be granted, subject to the amendments to the conditions and the additional conditions in respect of the two decision letters as set out above.
2. That the reasons for granting listed building consent as set out in Informative 1 of the draft decision letter be agreed.

3. That an informative be added that the applicant is recommended to submit a new application for lighting within the archway.

2 80 CHEPSTOW ROAD, W2

Installation of kitchen extract duct to rear elevation and ducting to first floor rear flat roof together with fence screening, in connection with Prince Bonaparte Public House.

An additional representation was received from Frank Mampaey (15.08.15 and 19.08.15).

Late representations were received from Councillor Richard Holloway (24.08.15), Frank Mampaey (23.08.15), Guillaume Perret (24.08.15), SEBRA (24.08.15 and 25.08.15) and Smith Coldham Design (25.08.15).

The Presenting Officer tabled the following proposed amendments to the draft decision letter:

Condition 8

'You must apply to us for approval of details of the following :

- i) A sample of the dark grey paint to be used to paint the horizontal ducting.
- ii) Despite what is shown on the approved drawings in respect of the proposed painting of the vertical extract duct to match the brickwork on the rear elevation , amended drawings at a scale of 1:50 and a sample shall be submitted to and approved by the City Council show the extract duct to be clad in GRP and treated in a brickwork design to match the bricks in the rear elevation shall be submitted to and approved by the City Council.

The approved painting and the GRP shall be implemented within three months of the date of this decision. The paintwork shall to the horizontal ducting must thereafter be maintained in accordance with these details to the satisfaction of the City Council. The GRP to the vertical ducting shall not be removed'.

Condition 9

'The acoustic attenuation and odour control measures hereby approved must be installed within 3 months of the date of this decision and remain in situ thereafter'.

Condition 10

'You must apply to us for approval of details including a sample of the staining of the 1.1m high close boarded fence. The approved fence must be installed within 3 months of the date of this decision. The fence shall thereafter be retained in situ and maintained in accordance with these details to the satisfaction of the City Council'.

RESOLVED:

That conditional permission be granted, subject to the amendments to the conditions to the decision letter as set out above.

3 22 SUNDERLAND TERRACE, W2

Conversion of two of the front vaults to habitable accommodation and cycle storage, including lowering floor level of vaults and infilling of bridge; single storey rear infill extension with rooflight; installation of French doors to replace window at ground floor rear elevation and metal spiral staircase to rear elevation (Flat A).

A late representation was received from Adelaide Jones (25.08.15).

The Presenting Officer tabled the following proposed amendments to the draft decision letter:

Additional condition No 6

'Before any works start on the spiral staircase and platform, you must apply to us for our approval an arboricultural assessment to demonstrate these works can take place without affecting the Sycamore tree in the rear garden , and this report needs to address the depth and methods to be used to dig the foundations, and detailed drawings to show the position of the tree in relation to the staircase and the retaining wall . The excavation and foundations must be carried out according to the approved details'.

Reason for condition: To protect tree and the character and appearance of the site as set out in S38 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 1 (A), ENV 16 and ENV 17 of our Unitary Development Plan that we adopted in January 2007. (R31CC)

Minor change to the wording to **Condition 5** - tree protection condition to refer to the Sycamore tree.

RESOLVED:

That conditional permission be granted, subject to the amended condition and the additional condition in the decision letter as set out above.

4 51 MARLBOROUGH PLACE, NW8

Excavation of basement under part of front garden, alterations to front elevation and alterations at rear including landscaping, changes to garden levels and balcony.

RESOLVED:

That conditional permission be granted.

5 12-14 WIGMORE STREET, W1

Erection of extensions at rear first to fourth floors 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.

The application was withdrawn by officers.

6 BOND HOUSE, 19-20 WOODSTOCK STREET, W1

Use of part ground and first to fifth floors as eight residential flats (Class C3), erection of an extension at fifth floor level, extensions to the rear at first to fourth floors, re-facing of the front and rear elevations and other associated external alterations to include the provision of a terrace and screened plant area at fifth floor level.

RESOLVED:

That conditional permission be granted.

7 15 BUCKINGHAM GATE, SW1

Use as a single family dwelling (Class C3). Erection of two storey garden building and single storey link structure.

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.

8 43 DRURY LANE, WC2

Use of an area of the public highway measuring 2.5m x 7.5m for the placing of four tables, eight chairs, two parasols and four planters in connection with the adjacent ground floor restaurant unit (Class A3).

RESOLVED:

That conditional permission be granted, subject to an amendment to condition 3 of the draft decision letter that tables and chairs and other equipment only be permitted on the pavement between 12:00 and 21:00 hours Monday to Sunday.

9 THE MARKET, COVENT GARDEN, WC2

Installation of 32 planters to the ground floor railings surrounding the South Wells for a temporary period between 1 June 2015 and 30 September 2015.

RESOLVED:

1. That 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 8.30 pm

CHAIRMAN: _____

DATE _____