



CITY OF WESTMINSTER

# MINUTES

## Planning Applications Committee (3)

### MINUTES OF PROCEEDINGS

Minutes of a meeting of the **Planning Applications Committee (3)** held on **Tuesday 22nd September, 2015**, Rooms 5, 6 & 7 - 17th Floor, City Hall, 64 Victoria Street, London, SW1E 6QP

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

**Apologies for Absence:** Councillor Andrew Smith

#### 1 MEMBERSHIP

1. Noted that Councillor Mitchell was substituting for Councillor Smith. Councillor Mitchell was elected as Chairman.

#### 2 DECLARATIONS OF INTEREST

- 2.1 Councillor Tim Mitchell declared that any members of the Majority Party who had or would make representations on the applications on the agenda were his friends. He also advised that in his capacity as Cabinet Member with responsibility for Corporate Property and as a St James Ward Member he would meet with leading members of the planning industry and representatives of Residents Associations.

In respect of the specific applications he declared:

Item 1: That he had attended a site visit, he knew Directors of Four Communications and the Marylebone High Street Ward Councillors.

Item 2: Councillor Louise Hyams and Robert Rigby made the same declaration as Councillor Mitchell in respect of Item 1.

#### 3 MINUTES

- 3.1 The minutes of the meeting held on 25 August 2015 were approved and signed by the Chairman as a true and correct record.

## **4 PLANNING APPLICATIONS**

### **1 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 frontage, and associated external alterations.

Late representations from the Ward Councillors and Quod were circulated.

#### **RESOLVED:**

That conditional permission be granted subject to a further informative advising that the Council expects the timber shutter to be maintained in good order.

### **2 MARBLE ARCH, W1**

Use as a temporary Christmas event including structures and attractions (including food, drink and craft sales) between 1 December 2015 and 1 January 2016, 1 December 2016 and 1 January 2017, 1 December 2017 and 1 January 2018 (with set up and site clearance a week either side of the event), opening between 11.00 and 20.00 daily. (Council's Own Development)

Application withdrawn.

### **3 ROYAL COURT APARTMENTS, 51 GLOUCESTER TERRACE, W2**

Installation of mechanical plant within rear of building at mezzanine level (above ground floor level) with associated louvred roof; ductwork at roof level and external riser to rear. Lift overrun at roof level and associated alterations. Rear extension at second floor level. Replacement of windows, alterations to facades, roofs.

Report withdrawn.

### **4 2 ORME SQUARE AND 1 ORME LANE, W2**

Use of No. 2 Orme Square and 1 Orme Lane as a single family dwelling. Excavation of basement and sub-basement, replacement closet wing, single storey extension, associated internal and external alterations including provision of car lift. Roof top plant. Demolition and rebuilding of boundary wall to Orme Lane.

Late representations from the residents of 38 Bark Place and officers were submitted.

During the course of the presentation the presenting officer referred to the following additional amended conditions:

6 You must apply to us for approval of;

- details of the exact type of plant, including dimensions and manufacturers specification of the rooftop plant to be installed; and

- a supplementary acoustic report demonstrating that all plant to be installed will comply with the Council's noise criteria, as set out in Condition 4 of this permission.

You must not start work on this part of the development until we have approved what you have sent us. You must carry out the development in accordance with the approved details and acoustic report.

Reason:

As set out in ENV 6 (1), (6) and (8) and ENV 7 (A)(1) of our Unitary Development Plan that we adopted in January 2007 (UDP), so that the noise environment of people in noise sensitive properties is protected, including the intrusiveness of tonal and impulsive sounds; and as set out in S32 of Westminster's City Plan: Strategic Policies adopted November 2013, by contributing to reducing excessive ambient noise levels”.

AMEND condition 13 to state the following:

- 13 You must apply to us for approval of sample panels of the brickwork and coping stones to be used on the closet wing and the rebuilt boundary wall to Orme Lane which shows the colour, texture, face bond and pointing. You must not start work on these parts of the development until we have approved what you have sent us. You must then carry out the work according to the approved sample panels.

Reason:

To make sure that the appearance of the building is suitable and that it contributes to the character and appearance of this part of the Bayswater Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 1 and DES 5 or DES 6 or both and paras 10.108 to 10.128 of our Unitary Development Plan that we adopted in January 2007.

AMEND condition 16 to state the following:

- 16 You must apply to us for approval of detailed drawings showing the following alteration to the scheme;
- Retention of the butterfly roof on 2 Orme Square and installation of a platform above this roof to mount the proposed plant. The proposed plant shall be located on this platform and shall not project any higher than the parapet surrounding the butterfly roof.

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.

Reason:

To protect the special architectural or historic interest of this listed building and to make sure the development contributes to the character and appearance of the Bayswater Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 1, DES 10 (A) and paras 10.108 to 10.146 of our Unitary Development Plan that we adopted in January 2007.

INSERT condition 18 as follows:

- 18 The boundary wall on the Orme Lane boundary of the site shall be rebuilt to the same height as the existing wall in this position and using as many bricks as possible from the existing wall. The rebuilt wall shall be completed before the approved basement is occupied.

Reason:

To make sure that the appearance of the wall is suitable and that it contributes to the character and appearance of this part of the Bayswater Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 1 and DES 5 or DES 6 or both and paras 10.108 to 10.128 of our Unitary Development Plan that we adopted in January 2007.

Alterations to the Draft Decision Letter for listed building consent application ref: 15/02841/FULL:

AMEND condition 3 to state the following:

- 3 You must apply to us for approval of sample panels of the brickwork and coping stones to be used on the closet wing and the rebuilt boundary wall to Orme Lane which shows the colour, texture, face bond and pointing. You must not start work on these parts of the development until we have approved what you have sent us. You must then carry out the work according to the approved sample panels.

Reason:

To make sure that the appearance of the building is suitable and that it contributes to the character and appearance of this part of the Bayswater Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 1 and DES 5 or DES 6 or both and paras 10.108 to 10.128 of our Unitary Development Plan that we adopted in January 2007.

AMEND condition 9 to state the following:

- 18 The boundary wall on the Orme Lane boundary of the site shall be rebuilt to the same height as the existing wall in this position and using as many bricks

as possible from the existing wall. The rebuilt wall shall be completed before the approved basement is occupied.

Reason:

To make sure that the appearance of the wall is suitable and that it contributes to the character and appearance of this part of the Bayswater Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 1 and DES 5 or DES 6 or both and paras 10.108 to 10.128 of our Unitary Development Plan that we adopted in January 2007.

**RESOLVED:**

1. That conditional permission and conditional listed building consent be granted subject to the additional conditions 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.

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

1. Erection of a mansard roof extension to Nos. 9 and 10 and use of the property as two separate dwellings.
2. Formation of a basement extension to No. 9 and No. 10 and use of the property as two separate dwellings.

Report withdrawn.

**6 12 GERALD ROAD, SW1**

Excavation to create basement extension beneath dwelling and rear garden, excavation to lower front pavement vaults, demolition and rebuilding of single storey rear extension, construction of new double height glass conservatory extension at the rear, two new dormer windows to front roof elevation.

**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 letters be agreed.

The Meeting ended at 7.38 pm

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

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