



CITY OF WESTMINSTER

MINUTES

Planning Applications Committee (3)

MINUTES OF PROCEEDINGS

Minutes of a meeting of the **Planning Applications Committee (3)** held on **Tuesday 15th December, 2015**, Rooms 5, 6 & 7 - 17th Floor, City Hall.

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

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

Also Present: Councillors David Boothroyd (item 1), Adam Hug (item 1), Richard Holloway (item 8) and Paul Dimoldenberg (item 10)

Officers Present: Steve Brandon (Presiding Officer), Nathan Barrett (North Area Team), Sara Spurrier (Central Area Team), Vincent Nally (South Area Team), Jennie Humphreys (Design Officer) and Reuben Segal (Committee Officer)

1 MEMBERSHIP

1.1 It was noted that Councillor Anthony Devenish has replaced Councillor Andrew Smith..

1.2 **RESOLVED:** That Councillor Anthony Devenish be elected Chairman for the meeting.

2 DECLARATIONS OF INTEREST

2.1 Councillor Tony Devenish explained that the committee are provided a week before the meeting with a full set of papers including a detailed officers report on each application together with bundles of every single letter or email received in respect of every application including all letters and emails containing objections or giving support and that we all read through everything in detail prior to the meeting. Accordingly, if an issue or comment made by a correspondent is not specifically mentioned at this meeting in the officers presentation or by members of the committee, it does not mean we have

ignored the issue as we will have read about the issue in the papers prior to the meeting.

- 2.2 Councillor Devenish declared in respect of item 8 that he knew at least one person who was in the public gallery. However, he advised that he had not been lobbied by them or anyone else.
- 2.3 Councillor Rigby declared in respect of items 3 and 8 that he had sat on the committee when it had previously considered applications on the sites. He also declared in respect of item 4 that he had previously used the Windmill Public House.
- 2.4 Councillor Grahame declared in respect of item 7 that the application site was located in her Ward. She further declared that she had previously submitted an enquiry regarding the status of the lease which was set out in the bundle of representations. However, she clarified that she had not made her mind up about the application.

3 MINUTES

- 3.1 **RESOLVED:** That the minutes of the meeting held on 10th November 2015 be signed by the Chairman as a correct record of proceedings.

4 PLANNING APPLICATIONS

1 ST MARY MAGDALENE CHURCH, ROWINGTON CLOSE, LONDON, W2 5TF

Three storey extension to west side of church into public open space to create cafe, education room and associated facilities. (Hours proposed 0900-2400).

An additional representation was received from Miriam Andreanoff-Lugon (7/10/15).

Councillors David Boothroyd and Adam Hug addressed the committee in their capacity as Ward councillors in support of the application.

RESOLVED:

That conditional permission be granted.

2 33 GREYCOAT STREET, LONDON, SW1P 2QF

Extensions at rear lower ground to fourth floor levels and a fifth floor roof extension with terraces, introduction of plant at roof level and alterations to the building facade in association with the use of the building as 23 residential flats.

RESOLVED:

1. That conditional permission be granted subject to a S106 legal agreement to secure:

- a) A financial contribution towards affordable housing of £1,000,000 (index linked and payable on commencement of the development);
 - b) The provision of lifetime car club membership for all residents;
 - c) The costs of monitoring the S106 agreement.
2. If the legal agreement has not been completed within six weeks of the date of the Committee's resolution then:
- a) The Director of Planning shall consider whether the 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.
 - b) The Director of Planning shall consider whether permission should be refused on the grounds that it has not proved possible to complete an agreement within the appropriate timescale, and that the proposals are unacceptable in the absence of the benefits that would have been secured; the Director of Planning is authorised to determine the application and agree appropriate reasons for refusal under Delegated Powers.

3 1-4 YARMOUTH PLACE, LONDON, W1J 7BU

Demolition of 51-53 Brick Street and 1-4 Yarmouth Place and the erection of a part 9, part 6 storey building for use as a 29 unit apart-hotel (Class C1) and 13 residential units (Class C3) with associated car park at basement level, hard landscaping and roof top plant areas.

RESOLVED:

1. That conditional permission be granted subject to the completion of a S106 legal agreement to secure the following:
 - i) A financial contribution of £414,000 towards the Council's affordable housing fund (index linked and payable upon the commencement of development)
 - ii) The completion of the residential accommodation within the development prior to the occupation of any part of the apart-hotel;
 - iii) The provision of unallocated residential car parking
 - iv) Costs of highways works around the site to facilitate the development (including paving, dropped kerbs, raised crossing etc).
 - v) Compliance with the City Council's Code of Construction Practice and submission of a SEMP (Site Environmental Management Plan) to an annual cap of £25,000.
 - vi) The provision of car club membership for each of the thirteen residential units for a minimum of 25 years.
2. If the S106 legal agreement has not been completed within six weeks of the date of the Committee resolution then:
 - a) The Director of Planning shall consider whether the 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 an 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.

4 18 CONDUIT STREET, LONDON, W1S 2XN

1. Use of part ground and the first to fifth floors as three flats (Class C3). Alterations to the rear including the creation of a green roof, the installation of screened plant at rear second floor level; new windows to the front elevation.
2. Use of the first to fifth floors as three flats (Class C3) with external amenity areas to rear. Mansard roof extension and rear extensions at second and third floor levels to create additional residential floorspace. Alterations to the Conduit Street facade and reconfigured access arrangement including separate entrances at ground floor level to serve the residential units. Installation of new ventilation equipment.

Late representations were received from Young and Co-'s Brewery PLC (11/12/15), Planning Potential (15/12/15) and DP9 (15/12/15).

RESOLVED:

1. That conditional permission be granted.
2. That conditional permission be granted.

5 449 OXFORD STREET, LONDON, W1C 2PS

Use of part basement, ground and first floors as a composite use comprising car showroom and retail (sui generis).

The application was withdrawn by the applicants prior to the meeting.

6 3 MARKET MEWS, LONDON, W1J 7BY

1. Alterations and extensions to the existing single family dwelling (Class C3) including excavation of single storey basement, erection of a rear extension at ground floor level, provision of a terrace at first floor level, raising the height of the rear closet wing and installation of air conditioning units within an enlarged rooftop plant enclosure (Scheme 1).

2. Demolition of existing building and redevelopment to provide a single house on basement, ground and three upper floors including a rear terrace at first floor level and air condenser units within a rear basement lightwell (Scheme 2)

RESOLVED:

Scheme 1: That conditional permission be granted.

Scheme 2: That conditional permission be granted subject to a Grampian condition requiring details of existing parking space or details of arrangements for provision of alternative off-street parking.

7 27 TRESHAM CRESCENT, LONDON, NW8 8TW

Variation of Condition 8 of planning permission dated 05 November 2013 (RN 13/08537), to allow the second and third floors of the premises to be used for by the Pentecostal Church for a temporary period not exceeding four years and variation of Condition 9 in relation to the hours of use to allow extended use of the church for four nights to allow for night vigils until 23.00 hours.

The presenting officer tabled a draft decision letter that had been accidentally omitted from the agenda pack.

RESOLVED: That the application be deferred to obtain further information from the applicants about the proposed use of the premises.

8 78 CHEPSTOW ROAD, LONDON, W2 5BE

Variation of Condition 6 and and removal of condition 7 of planning permission dated 6 January 2015 (RN: 14/08179/FULL) for use of ground and basement level shop unit as a mixed retail and cafe/restaurant use (sui generis). Namely to extend the permitted hours of use of the courtyard and associated opening of windows and doors onto the courtyard to 0800 to 2100 daily and to allow live or recorded music inside or outside the premises.

An additional representation was received from the Notting Hill East Neighbourhood Forum (23/11/15).

Late representations were received from councillor Brian Connell, on behalf of Bayswater councillors (15/12/15), Ms E Bell (10/12/15), Sara Schneider (14/12/15), Mrs Cyé Elliott (14/12/15) and Robert Anthony Weight (11/12/15).

Councillor Richard Holloway addressed the committee on behalf of the Bayswater Ward councillors in objection to the application.

RESOLVED:

That permission be refused on amenity grounds.

9 159-169 EDGWARE ROAD, LONDON, W2 2HR

Use of basement and part ground floor level as members only snooker club (D2 use class)

A late representation was received from Deloitte Real Estate (14/12/15).

RESOLVED:

That conditional permission be granted for a temporary period of one year.

10 44A BRAVINGTON ROAD, LONDON, W9 3AH

Erection of lower ground and part raised ground floor extension.

A late representation was received from Carl and Alison Allen (14/12/15).

Councillor Paul Dimoldenberg addressed the committee in his capacity as a Ward councillor in support of the application.

RESOLVED:

That against the recommendation of the Operational Director Development Planning Services permission be granted.

The committee considered that the application was acceptable on the grounds that the proposed development at the rear of the property would not be visible by surrounding neighbours, no one had objected to the application and the building was not listed or located in a conservation area. The committee further considered that the provision of additional family accommodation outweighed concerns regarding the proposals design.

11 THE MANOR, 4-12 DAVIES STREET, LONDON, W1K 3DW

Erection of a single storey roof extension for use as a residential flat (Class C3) and associated works, including the installation of plant within an enclosure on the new main roof level.

Late representations were received from Councillor Glenys Roberts (7/9/15) and Jason Paul Hirsh (14/12/15).

RESOLVED:

That permission be refused due to the impact on the appearance of the building, character and appearance of the Mayfair Conservation Area and the setting of the adjacent Grade II* listed building.

The Meeting ended at 8.14pm

CHAIRMAN: _____

DATE _____