



CITY OF WESTMINSTER

MINUTES

Planning Applications Committee (2)

MINUTES OF PROCEEDINGS

Minutes of a meeting of the **Planning Applications Committee (2)** Committee held on **Tuesday 19th January, 2016**, Rooms 5, 6 & 7 - 17th Floor, City Hall.

Members Present: Councillors Peter Freeman (Chairman), Melvyn Caplan, Paul Church and Ruth Bush

Also Present: Councillor Susie Burbridge

Apologies for Absence: None

1 MEMBERSHIP

There was no change to the membership.

2 DECLARATIONS OF INTEREST

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.

Councillor Freeman also declared that in respect of item 4 on the agenda, the application site was in his ward and he had sat on the Committee when the application had been presented previously.

Councillor Paul Church declared that in his capacity as Ward Councillor for West End ward which includes Fitzrovia, Marylebone, Mayfair and Soho, he met and engaged regularly with residents, residents associations, amenity societies, businesses, developers, officers, planners and other stakeholders. He considered

members of both the Majority and Minority party as friends and met with them regularly. He added that he was the Deputy Cabinet Member for Children and Young People.

Councillor Church also declared that in respect of item 1 on the agenda, the application site was in his ward.

Councillor Bush declared she had sat on the Committee when the application had been presented to the Committee previously.

3 MINUTES

RESOLVED:

That the minutes of the meeting held on 1 December 2015 be signed by the Chairman as a correct record of proceedings.

4 PLANNING APPLICATIONS

1 27-28 CURZON STREET AND 18 MARKET MEWS LONDON W1J 7TL

Erection of new and replacement rear second floor structures to enclose enlarged terrace for use in association with casino (Sui Generis), installation of replacement plant at main roof level, installation of replacement canopy at front ground level and removal of timber screens from roof level. Internal alterations.

A late representation was received from Crown Aspinalls Casino (19/01/2016).

The presenting officer tabled the following additional condition:

Condition 13: Notwithstanding the provisions of Classes C and K, Part 3, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), the buildings shall not be converted into uses within Class A3 (café and Restaurant) or Class D2 (Assembly and Leisure).

Reason: As the use of these terraces in association with uses within Class A3 (Café and Restaurant) or Class D2 (Assembly and Leisure) would fail to protect the environment of people in neighbouring properties, as set out in S29 and S32 of Westminster's City Plan: Strategic Policies adopted November 2013 and ENV 6 and ENV 13 of our Unitary Development Plan that we adopted in January 2007.

RESOLVED:

1. That conditional permission and listed building consent be granted subject to the inclusion of Condition 13 as set out above; and
2. The reasons for granting listed building consent as set out within Informative 1 of the draft decision letter be agreed.

2 ROYAL COURT APARTMENTS, 51 GLOUCESTER TERRACE LONDON W2 3DQ

Installation of mechanical plant within rear of building at mezzanine level (above ground floor level) with associated louvres; 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 and roofs. (Site comprising Nos. 45-59 Gloucester Terrace).

Late representations were received from Acoustics Plus (19/01/2016), Westminster City Council Crossrail and Environmental Sciences Team, Public Protection & Licensing (18/01/2016), SEBRA (18/01/2016) and a resident of Brook Mews North (14/01/2016).

Councillor Susie Burbridge addressed the Committee in her capacity as a Ward Member.

RESOLVED:

That conditional permission be granted subject to the addition of a post completion condition regarding the plant.

3 12 MAIDEN LANE LONDON WC2E 7NA

Application 1: Installation of external plant and equipment within an existing enclosure at main roof level and retention of extract ducts from second floor level terminating within the enclosure.

Application 2: Retention of external plant and equipment at first floor level with additional attenuators, new visual/acoustic barrier screen and removal of existing condensers.

Additional representations were received from Walsingham Planning (13/01/2016), Maiden London Limited (13/01/2016), a Bull Inn Court landlord (07/01/2016), Covent Garden Community Association (12/01/2016) and residents of Exchange Court (09/01/2016 and 12/01/2016).

Late representations were received from Bircham Dyson Bell (18/01/2016), Rylatt Chubb (18/01/2016) and a resident of Exchange Court (18/01/2016).

RESOLVED:

1. Application 1: That conditional permission be granted; and
2. Application 2: That conditional permission be granted.

EXEMPT REPORT UNDER THE LOCAL GOVERNMENT ACT 1972

Resolved under Section 100 (A) (4) and Schedule 12A of the Local Government Act 1972, that the press and public be excluded from the meeting for the following item of business as it involves the likely disclosure of exempt information relating to the financial or business affairs of any particular person.

4 OPEN SPACE, ALMA SQUARE, NW8 9QD

Application 1: 1 x false acacia (rear of 6 Alma Square): removal

Application 2: 1 x mulberry (rear of 8 and 9 Alma Square): removal

RESOLVED:

1. Application 1: That consent be refused due to the adverse effect on the amenity, character and appearance of a conservation area; and
2. Application 2: That consent be refused due to the adverse effect on the amenity, character and appearance of a conservation area.

The Meeting ended at 8.08 pm

CHAIRMAN: _____

DATE _____