



CITY OF WESTMINSTER

MINUTES

Planning Applications Committee (4)

MINUTES OF PROCEEDINGS

Minutes of a meeting of the **Planning Applications Committee (4)** held on **Tuesday 2nd February, 2016**, Rooms 5, 6 & 7 - 17th Floor, City Hall.

Members Present: Councillors Tony Devenish (Chairman), Melvyn Caplan, Richard Beddoe and Ruth Bush.

Also Present: Godfrey Woods (Presiding Officer), Kimberley Davies (Presenting Officer – North), Paul Quayle (Presenting Officer – Central), Andrew Barber (Design Officer) and Toby Howes (Committee Officer).

1 MEMBERSHIP

- 1.1 It was noted that Councillors Richard Beddoe, Melvyn Caplan and Ruth Bush had replaced Councillors Angela Harvey, Jonathan Glanz and Jason Williams respectively.

2 DECLARATIONS OF INTEREST

- 2.1 Councillor Tony Devenish 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.
- 2.2 Councillor Devenish also declared that in respect of item 2, he knew resident and former councillor Alastair Moss who had made a representation, however he had not been approached by him in respect of the application.

- 2.3 Councillor Melvyn Caplan declared that in respect of item 2, he knew resident and former councillor Alastair Moss who had made a representation, however he had not been approached by him in respect of the application.
- 2.4 Councillor Richard Beddoe declared that in respect of item 2, he knew resident and former councillor Alastair Moss who had made a representation, however he had not been approached by him in respect of the application.
- 2.5 Councillor Ruth Bush declared that in respect of item 1, she was the Chair of Westminster Faith Exchange and that she knew a senior Rabbi of the West London Synagogue that used the application site who was on the Executive Committee of Westminster Faith Exchange. However, she had not been approached by her in respect of the application.
- 2.6 Councillor Ruth Bush also declared that in respect of item 2, she knew resident and former councillor Alastair Moss who had made a representation, however she had not been approached by him in respect of the application.

3 MINUTES

3.1 RESOLVED:

That the Minutes of the meeting held on 5 January 2016 be signed by the Chairman as a correct record of proceedings.

4 PLANNING APPLICATIONS

1 33 SEYMOUR PLACE, LONDON W1H 5AP

Erection of a two storey roof extension on the northern building for use as five residential flats and creation of a new ground floor entrance door in Seymour Place with associated terraces at third and new fourth and fifth floor levels and on the flat roof of the southern building. Erection of extensions at rear first to new fourth floor to accommodate the new residential access, and a new plant room at rear first floor level.

An additional representation was received from Kevork Ashdijan (29.01.2016).

The presenting officer tabled the following additional condition and additional informative:

New Condition 11

No residential unit forming part of the development shall be occupied until a car club scheme containing the following provisions has been submitted to and approved in writing by the local planning authority and thereafter the scheme shall be carried out in accordance with those details. Such a scheme shall contain the following:

- a) Confirmation of approval of the particular car club which is to be a Carplus accredited club;

- b) Confirmation that on first occupation of each of the residential units forming part of the development and thereafter from first occupation a new resident shall be notified in writing of:
 - 1. The existence of the car club
 - 2. Explaining that each residential unit is entitled to join the car club without being liable for payment of the membership fee;
 - 3. Details of how to become a member of the car club; and
 - 4. In the event that a resident indicates that they wish to become a car club member then this shall be arranged on behalf of that resident for a continuous period of 25 years;
- c) Confirmation that the car club membership shall be fully transferable from outgoing residents to incoming residents.
- d) Confirmation that the applicant will provide on written request by the Council evidence of the car club membership for each residential unit within the development.
- e) Confirmation that any advert or marketing in relation to the sale of any of the residential units at the development shall include reference to the provision of the car club membership and details of how to become a member of the car club.
- f) Confirmation that marketing materials for the development publicise annually will include details of the availability of car club membership and provide details of how to join the car club.
- g) Confirmation that the applicant will provide on reasonable written request by the City Council evidence of the provision of marketing.

Reason:

To mitigate the demand for on street car parking in accordance with CS41 of our Core Strategy that we adopted in January 2011 and STRA 25, TRANS 20 and TRANS 21 of our Unitary Development Plan that we adopted in January 2007.

New Informative 5

In relation to Condition 7, Carplus was established in 2000 to support the development of car clubs and 2+ car sharing schemes in the UK, in response to growing environmental concerns around private car use. Carplus provide technical support, best practice guidance and practical advice to car club operators, community groups, local authorities and transport authorities to assist in setting up and developing car clubs. www.carplus.org.uk

RESOLVED:

- 1. That conditional permission and conditional listing building consent be granted, subject to additional Condition 11 and additional Informative 5 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.

2 CAR PARK, 32 BREWER STREET, LONDON W1F 0ST

Use of the basement, ground, first, second and third floors of Brewer Street Car Park and external areas surrounding the building (including two enclosures containing plant on Peter Street and Brewer Street) for event space by the British Fashion Council for London Fashion Week between 19 February 2016 and 23 February 2016, and for five days in each of the following months: September 2016, February 2017, September 2017.

RESOLVED:

1. That conditional planning permission, conditional listed building consent and conditional advertisement 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.
3. That officers liaise with the Council's Communications Team to ensure that proper regard is given to noise and air quality issues raised by the external plant, and to encourage the applicant to fully consider this matter before the September 2016 event.

3 WALLACE COURT, 300-308 OLD MARYLEBONE ROAD, LONDON NW1 5RH

Use of vacant basement public car park (sui generis) to self storage centre (Use Class B8) (0700-2200 Monday-Friday and 1000-1800 Saturday).

RESOLVED:

That conditional permission be granted.

4 2 REGENTS MEWS, LONDON NW8 0LB

Erection of new mansard roof extension to second floor level in association with the enlargement of the existing dwelling house.

RESOLVED:

That conditional permission be granted.

5 FLAT 2, 143-145 GLOUCESTER TERRACE, LONDON W2 6DX

Lower ground floor rear extension, demolition of existing rear boundary walls and rebuild, alterations to front vaults to create additional bedroom and new metal staircase to front light well in connection with existing lower ground floor flat plus associated alterations.

RESOLVED:

1. That conditional permission and conditional listed building consent be granted.
2. That the reasons for granting listed building consent be agreed.

6 8 CONNAUGHT SQUARE, LONDON W2 2HG

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.

RESOLVED:

Application withdrawn by officers.

The Meeting ended at 7.20 pm.

CHAIRMAN: _____

DATE _____