



CITY OF WESTMINSTER

MINUTES

Planning Applications Committee (3)

MINUTES OF PROCEEDINGS

Minutes of a meeting of the **Planning Applications Committee (3)** Committee held on **Tuesday 9th February, 2016**, Rooms 5, 6 & 7 - 17th Floor, City Hall.

Members Present: Councillors Andrew Smith (Chairman), Robert Rigby, Rachael Robathan and Ruth Bush

Also Present: Councillor David Harvey

Apologies for Absence: Apologies for absence were received from Councillors Hyams and Grahame.

1 MEMBERSHIP

It was noted that Councillors Robathan and Bush had replaced Councillors Hyams and Grahame respectively.

2 DECLARATIONS OF INTEREST

Councillor Smith 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 Smith also declared that items 2 and 3 were located in his ward and he knew the Bayswater Residents Association who had made a representation.

3 MINUTES

That the Minutes of the meeting held on 12 January 2016 be signed by the Chairman as a correct record of proceedings.

4 PLANNING APPLICATIONS

1 207 SHIRLAND ROAD, W9

The item had been withdrawn.

2 12 GARWAY ROAD, W2

Excavation of basement extension under house and part of front and rear gardens, demolition and rebuilding of rear glazed conservatory at lower ground floor, enlargement of front lightwell with new glazed floor and clerestory windows, removal of tree to rear and internal alterations.

Additional representations were received from Building Control (02/02/16) and a resident of Kensington Gardens Square (31/01/16).

Late representations were received from three residents of 14 a, b and c Garway Road (09/02/16) and Building Control (09/02/16).

RESOLVED:

That

- 1) Had an appeal not been lodged on the grounds of non-determination, planning permission and listed building consent would have been refused on grounds of detailed design of the front lightwell; and
- 2) Additional informatives be added to the draft decision letter:
 - i) Advising the applicant to take into account Environmental Health's comments regarding fire safety, natural light and ventilation as stated in the report; and
 - ii) any future applications are assessed under the emerging basement policy.

3 14 GARWAY ROAD, W12

Excavation of a new basement floor beneath the existing lower ground floor and front garden with rooflights and clerestory windows to front lightwell and internal works including installation of three internal rooflights between basement and lower ground floor levels. Removal of tree from front garden.

An additional representation was received from Building Control (02/02/16).

Late representations were received from three residents of 14 a, b and c Garway Road (09/02/16) and Building Control (09/02/16).

RESOLVED:

That

- 1) Had an appeal not been lodged on the grounds of non-determination, planning permission would have been refused on grounds of detailed design of front lightwell, insufficient planting depth and loss of tree and the listed building consent would have been refused on grounds of harm to historic fabric and detailed design of front lightwell; and
- 2) An additional informative be added to the draft decision letter requiring any future applications to be assessed under the emerging basement policy.

4 230 VAUXHALL BRIDGE ROAD, SW1

Use of the first, second, third, fourth and part fifth floor levels as 13 residential units (Class C3) and reconfiguration of three existing residential units at fifth and sixth floor level. Use of basement and ground floors as either office (Class B1), non-residential institution (Class D1) or financial or professional services (Class A2). Extension of the existing plant room and stair core at sixth floor level fronting King's Scholars' Passage, new entrances and alterations to fenestration.

Late representations were received from the three Vincent Square Ward Councillors (09/02/16), Cathedral Area Residents Group (07/02/16) and Claire Parsons (01/02/16).

The presenting officer tabled the following additional recommendation:

- c) Car club membership for each residential flat for 25 years.

Councillor David Harvey addressed the Committee in his capacity as a Ward Member.

RESOLVED:

That the item be deferred for a site visit to assess the impact on the adjoining conservation area, parking, servicing and the use of Kings Scholar Passage.

5 55-57 GREAT PORTLAND STREET, W1

Amalgamation of 55 and 57 Great Portland Street to provide a dual/alternative use of the basement, ground and first floors as either a public house or a restaurant (Class A4/A3) and use of the second to fourth floors as three flats (Class C3). External alterations including the installation of a new shopfront to No. 57, alterations to No. 55 including modifications to the roof height, the installation of replacement plant within an enclosure at rear first floor level, the creation of a residential terrace at rear second floor level and the installation of a full height kitchen extract duct; internal alterations on all floors.

An additional representation was received from The Crown Estate (01/02/16).

The presenting officer tabled the draft listed building consent decision letter which was omitted from the Committee report.

RESOLVED:

That

- 1) Conditional permission be granted subject to an additional condition (exact wording to be agreed under delegated powers), relating to
 - i) the modification of the disabled toilet; and
 - ii) the removal of the opening in the party wall in the first floor front room;
- 2) Conditional listed building consent be granted subject to additional conditions (exact wording to be agreed under delegated powers), relating to
 - i) The modification of the disabled toilet; and
 - ii) The removal of the opening in the party wall in the first floor front room; and
- 3) The reasons for granting listed building consent as set out within Informative 1 of the draft decision letter be agreed.

The Meeting ended at 8.00 pm

CHAIRMAN: _____

DATE _____