



CITY OF WESTMINSTER

# MINUTES

## Planning Applications Committee (4)

### MINUTES OF PROCEEDINGS

Minutes of a meeting of the **Planning Applications Committee (4)** held on **Tuesday 1st March, 2016**, Rooms 5, 6 & 7 - 17th Floor, Westminster City Hall, 64 Victoria Street, London, SW1E 6 QP.

**Members Present:** Councillors Richard Beddoe, Tony Devenish (Chairman), Jonthan Glanz and Jason Williams

**Also Present:** Councillor Melvyn Caplan (for item 2 only)

**Officers Present:** Michael Chatten (Presiding Officer), Nathan Barrett (Presenting Officer – North), Mark Hollington (Presenting Officer – Central), Amanda Jackson (Presenting Officer – South), Jennie Humphrey (Design Officer), Kirsten Chohan (Senior Solicitor), Barbara Milne (Arboricultural Officer) and Toby Howes (Committee Officer).

#### 1 MEMBERSHIP

- 1.1 It was noted that Councillor Richard Beddoe had replaced Councillor Angela Harvey.

#### 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 he considered Members of the Majority party as his friends. He further declared that he had not been approached by anyone in respect of any of the applications.
- 2.3 Councillor Richard Beddoe declared that he considered Members of the Majority Party as his friends and that he had not been approached by anyone in respect of any of the applications.
- 2.4 Councillor Glanz declared that he knew Members of both the Majority Party and Minority Party and members of various amenity societies. He declared that items 5, 6 and 7 were in his Ward and he knew people who had made representations on these items, and had also been approached by some parties in respect of item 7. Councillor Glanz further declared that he had sat on the Committee that had considered the future of the East Marylebone Special Policy Area.
- 2.5 Councillor Jason Williams declared that he knew an objector in respect of items 2 and 6 as they were also a member of the Minority party, however he had not discussed either of the applications with him.

### **3 MINUTES**

#### **3.1 RESOLVED:**

That the Minutes of the meeting held on 2 February 2016 be signed by the Chairman as a correct record of proceedings.

### **4 TREE PRESERVATION ORDER NO. 630 11 HILL ROAD, LONDON, NW8 9QE**

The City Council has made a Tree Preservation Order (TPO) to protect one Bay tree (T1) located in the rear garden at 11 Hill Road, London NW8 9QE. The TPO is provisionally effective for a period of six months from 16<sup>th</sup> September 2015 during which time it may be confirmed with or without modification. If not confirmed, the TPO will lapse after 15<sup>th</sup> March 2016.

The TPO was made because the tree has significant amenity value and makes a valuable contribution to the character and appearance of the conservation area. The City Council, having been made aware of the proposal to remove the Bay tree considers it expedient in the interests of the amenity that a TPO is made in order to safeguard its preservation and future management.

Objection to the TPO has been made by Mr Siddarth Prasad, the owner of 11 Hill Road.

The City Council's Arboricultural Officer has responded to the objections.

An additional representation was received from the District Surveyor (22.02.2016).

Late representations were received from Siddarth Prasad (11.01.2016 x 2, 26.01.2016, 05.02.2016, 12.02.206, 16.02.206, 29.02.2016, 01.03.2016 x 3) and Richard Twidale (28.02.2016).

**RESOLVED:**

That Tree Preservation Order No. 630 (2015) be confirmed without modification with permanent effect.

**5 PLANNING APPLICATIONS**

**1 18-20 YORK BUILDINGS, LONDON WC2N 6JU**

Use of the building to create 11 residential units comprising of one studio flat, 3 x 1 bed units, 4 x 2 bed units and 3 x 3 bed units. External works include a new extension and terraces at rear third floor level and at fifth floor level (front and side) and provision of new ground floor entrance and new front façade.

**RESOLVED:**

1. That conditional permission be granted, subject to a Section 106 legal agreement to secure the following:
  - a) A financial contribution towards affordable housing of £200,000 (index linked and payable on commencement of development);
  - b) Monitoring costs
2. That if the Section 106 legal agreement has not been completed within three months of the date of this resolution then:
  - a) The Director of Planning shall consider whether it will be possible or appropriate to issue the permission with additional conditions attached to secure the benefits listed above. If so, the Director of Planning is authorised to determine and issue the decision under Delegated Powers; however, if not;
  - b) The Director of Planning shall consider whether the permission should be refused on the grounds that the proposals are unacceptable in the absence of benefits which 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.

**2 7 WARWICK AVENUE, LONDON W9 2PS**

Excavation of new basement beneath existing single family dwelling, extension to existing lower ground floor level and associated internal and external alterations to

building including demolition and replacement of existing conservatory. Installation of ventilation plant.

Councillor Melvyn Caplan addressed the Committee in his capacity as Ward Member to express some concerns about the application.

**RESOLVED:**

That the application be deferred for a site visit.

**3 5 HALL GATE, LONDON NW8 9PG**

Excavation of basement extension including a front lightwell, a rear lightwell and metal bridge to the rear garden from the ground floor and external alterations.

Late representations were received from Councillor Robert Rigby (27.02.2016), Environmental Health (28.02.2016) and Cousins & Cousins (29.02.2016).

The presenting officer tabled the deletion of condition 3.

**RESOLVED:**

That conditional permission be granted, subject to the deletion of condition 3 as tabled and an informative to ensure the Construction Management Plan takes account of the basement excavation at 3 Hall Gate and its' respective Construction Management Plan.

**4 1 BOLNEY GATE, ENNISMORE GARDENS, LONDON SW7 1QW**

Extension at lower ground floor level by excavating under the rear ground floor patio and conservatory to provide additional residential accommodation. External alterations including walk on roof lights to patio.

An additional representation was received from Knightsbridge Association (8 July 2015).

**RESOLVED:**

That conditional permission be granted.

**5 431-433 OXFORD STREET, LONDON W1C 2DA**

Use of the basement and part ground and first floors as retail accommodation (Class A1), use of part ground and first and the entire second to fourth floor levels as eight flats (Class C3). Installation of new shopfronts and alterations to elevations. (SITE INCLUDES 35 NORTH ROW).

**RESOLVED:**

That conditional permission be granted.

**6 4 MEARD STREET, LONDON W1F 0EF**

Retention of existing railings at roof level.

An additional representation was received from Historic England (15.12.2015). The presenting officer advised that as the structure was already in place, unconditional listed building consent was proposed.

**RESOLVED:**

1. That unconditional listed building 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.

**7 91 MORTIMER STREET, LONDON W1W 7SR**

Use of the ground floor and basement as a shop (Class A1).

A late representation was received from C.B.Wright & Associates Ltd (29.02.2016).

**RESOLVED:**

That in light of the submitted evidence of longterm vacancy and marketing of the premises, conditional permission be granted, subject to appropriate conditions to be settled by officers under delegated powers.

**8 15D CLIFTON VILLAS, LONDON W9 2PH**

Construction of a flat top mansard roof extension to form a maisonette together with existing second floor flat.

**RESOLVED:**

That conditional permission be granted.

**9 15D CLIFTON VILLAS, LONDON W9 2PH**

Construction of a mansard roof extension to form a new 1 bed flat.

The presenting officer tabled the following amendment to condition 7 to read:

“You must apply to us for approval of details of how waste is going to be stored on the site and how materials for recycling will be stored separately. You must not start

work on the relevant part of the development until we have approved what you have sent us. You must then provide the stores for waste and materials for recycling according to these details, clearly mark the stores and make them available at all times to everyone using the flat.

REASON: To protect the environment and provide suitable storage for waste as set out in S44 of Westminster's City Plan: Strategic Policies adopted November 2013 and ENV 12 of our Unitary Development Plan that we adopted in January 2007."

**RESOLVED:**

That conditional permission be granted, subject to an amendment to condition 7 as set out above.

**10 51 MARLBOROUGH PLACE, LONDON NW8 0PS**

Demolition of an existing rear two storey extension at lower ground and ground floor levels and other associated works to the rear garden and terracing, and the erection of new single storey rear extension to lower ground floor and new doors to rear ground floor level above, and a new brick faced lift shaft extension from upper ground to third floor levels, incorporating an extended mansard structure to rear third floor level with associated alterations to the rear elevation.

**RESOLVED:**

That conditional permission be granted, subject to an amendment to condition 6 to also require the retention of the Juliet balcony.

**11 51 MARLBOROUGH PLACE, LONDON NW8 0PS**

Demolition of existing pilasters and entablature to front entrance and removal of existing metal entrance steps. New reconstituted stone portico and steps to front entrance with low level rendered walls.

**RESOLVED:**

That conditional permission be granted.

The Meeting ended at 7.48 pm

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

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