



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 15th March, 2016**, Rooms 5, 6 & 7 - 17th Floor, Westminster City Hall, 64 Victoria Street, London, SW1E 6 QP.

Members Present: Councillors Tony Devenish (Chairman), Melvyn Caplan, Paul Church and Jason Williams

Also Present: Councillors Tim Roca (Item 1), Amanda Coulson (Presiding Officer), Kimberley Davies (Presenting Officer, North Area Team), David Dorward (Presenting Officer, South Area Team), Michael Walton (Presenting Officer, Central Area Team), John Wilman (Design Officer) and Reuben Segal (Senior Committee & Governance Officer)

1 MEMBERSHIP

It was noted that Councillors Anthony Devenish and Jason Williams had replaced Councillors Peter Freeman and Ruth Bush.

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 declared in respect of item 3 that the applicant is a relative of a fellow Westminster Councillor, Councillor Papya Qureshi. He also declared in respect of item 4 that he knows the husband of one of the individuals who had submitted a representation on the application. However,

he advised that he had not received any correspondence from him on the matter.

- 2.3 Councillor Paul Church declared that in his capacity as Ward Councillor for West End ward which included 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.
- 2.4 Councillor Church also declared in respect of items 7 and 8 that the sites are located in his ward.
- 2.5 Councillor Caplan declared in respect of item 3 that the site is located in his ward. He also declared that the applicant was a relative of a fellow Westminster Councillor, Councillor Papyra Qureshi and that he knows another relative, the GLA member, Murad Qureshi from his time on the Council.
- 2.6 Councillor Grahame declared in respect of item 3 that she knows members of the Qureshi family but had not discussed the application with any of them including Councillor Papyra Qureshi. She also declared in respect of item 9 that she lived in the Abbey Road ward although she believed that the site was located in the Maida Vale ward.

3 MINUTES

RESOLVED: That the minutes of the meeting held on 23 February 2016 be signed by the chairman as a correct record of proceedings.

4 PLANNING APPLICATIONS

1 207 SHIRLAND ROAD, LONDON W9 2EX

Use of the ground and basement floors as a retail unit Class (A1).

Councillor Tim Rocca addressed the committee in his capacity as a Ward councillor in objection to the application.

Late representations were received from Optimise (3.2.16), Westminster Contract Manager Parks, Waste (3.2.16) and Simon Arthur (3.2.16).

RESOLVED: That the application be deferred for the committee to see all the applicants evidence that the premises have been operating as a retail unit before a final decision is made.

2 42 MAIDEN LANE, LONDON WC2E 7LJ

Use of ground floor and basement for a mixed Class A1/A3 use to provide a coffee bar/ cafe.

An additional representation was received from the applicant (4/3/16).

The presenting officer tabled revised wording to Conditions 4 and 7 as follows:

Revised condition 4:

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 within two months of the date of this decision. 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 basement and ground floors.

Reason 4:

To protect the environment and provide suitable storage for waste and materials for recycling 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.

Revised Condition 7:

The use hereby approved shall be carried out in accordance with the Freeths' planning and operational statements dated November 2015 and 4 March 2016.

Reason 7:

To protect the environment of neighbouring residents we cannot grant planning permission for unrestricted use in this case. This is as set out in S29 and S32 of Westminster's City Plan: Strategic Policies adopted November 2013 and ENV| 6 of our Unitary Development Plan that we adopted in January 2007.

RESOLVED:

That conditional permission be granted subject to:

- (a) Amending Condition 4 and 7 as tabled and set out above.
- (b) Amending Condition 3 in relation to opening hours to 07:00 to 23:00 Monday to Saturday and 07:00 to 22:30 on Sundays and Bank Holidays.

3 63C WARWICK AVENUE, LONDON W9 2PR

Use of roof space as additional residential accommodation for the second and third floor maisonette and insertion of four rooflights within main roof at front and rear.

RESOLVED:

1. That conditional permission and conditional listed building be granted.
2. That the reasons for granting listed building on and as set out in informative 1 of the draft decision letter be agreed.

4 10 GROOM PLACE, LONDON SW1X 7BA

Variation of conditions 1 and 5 of planning permission dated 29 July 2014 (RN: 14/02541) for erection of a single storey extension at first floor level with roof terrace at second floor; namely, enlargement of terrace area.

The presenting officer tabled the following Change to the description of the proposal in draft decision letter, namely to refer to condition 5:

Revised description:

Variation of conditions 1 and 5 of planning permission dated 29 July 2014 (RN: 14/02541) for erection of a single storey extension at first floor level with roof terrace at second floor, namely, enlargement of terrace area.

RESOLVED: That conditional permission be granted subject to the change to the description of the proposal in the draft decision letter as tabled and set out above.

5 8 ELM TREE ROAD, LONDON NW8 9JX

Demolition of garage, front portico and front steps, part demolition of side extension, extension of two-storey side wing at first floor level, alterations to façade and fenestration on front, rear and both side elevations, alterations to front garden and boundary wall including car park lift, excavation of basement incorporating swimming pool and associated plant underneath garden, front and rear lightwells and air extract in rear garden.

A late representation was received from Miss Siu Ma (undated).

RESOLVED: That conditional permission be granted.

6 12 QUEENSBOROUGH MEWS, LONDON W2 3SG

Single storey front extension and use of garage as a habitable room.

RESOLVED: That conditional permission be granted.

7 32-33 GOLDEN SQUARE, LONDON W1F 9JW

Erection of an open louvered plant room at roof level with associated plant within.

Late representations were received from Duncan McCall QC (14.3.2016), Nicolas Roach (14.3.2016) and John Crockford (15.3.2016).

RESOLVED: That conditional permission be granted.

Councillor Church dissented to the decision.

8 FABER HOUSE, 77 SOUTH AUDLEY STREET, LONDON W1K 1JG

Alterations in connection with use of part of the roof of the 1st floor as a terrace in association a flat (Class C3). Erection of screens and balustrades around proposed roof terrace.

Additional representations were received from Conor O’Sullivan (4/3/16) and Roland Fasel (2/3/16).

RESOLVED: That conditional permission be granted subject to an informative regarding the maintenance of planters and the green roof.

9 MAIDA VALE, LONDON W9

Installation on the footway adjacent to Dundee House, 145 Maida Vale, of a Cycle Hire docking station in an area measuring 48.7m x 1.85m, containing a maximum of 37 docking points and a terminal.

RESOLVED: Deferred the application for TfL to justify the chosen location and for officers to consult with Maida Vale Ward Councillors on this matter.

The Meeting ended at 7.49 pm

CHAIRMAN: _____

DATE _____