



CITY OF WESTMINSTER

MINUTES

Planning Applications Committee (4)

MINUTES OF PROCEEDINGS

Minutes of a meeting of the **Planning Applications Committee (4)** held on **Tuesday 26th April, 2016**, Rooms 5, 6 & 7 - 17th Floor, Westminster City Hall, 64 Victoria Street, London, SW1E 6 QP.

Members Present: Councillors Peter Freeman (Chairman), Richard Beddoe, Jonathan Glanz and Jason Williams.

Also Present: Councillor Paul Dimoldenberg (for item 6 only) .

1 MEMBERSHIP

- 1.1 It was noted that Councillors Peter Freeman and Richard Beddoe had replaced Councillors Tony Devenish and Angela Harvey respectively.

2 DECLARATIONS OF INTEREST

- 2.1 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.
- 2.2 Councillor Freeman also declared that in respect of item 2, the application was in his ward.
- 2.3 Councillor Jonathan Glanz declared that he knew Members of both the Majority Party and Minority Party and members of various amenity societies. Councillor Glanz also declared that in respect of item 1, the application was in his ward.

- 2.4 Councillor Richard Beddoe declared that he knew Members of both the Majority Party and Minority Party and members of various amenity societies.
- 2.5 Councillor Jason Williams declared that in respect of item 6, a fellow councillor had made a representation on the application, however the councillor had not approached him on the matter.

3 MINUTES

3.1 RESOLVED:

That the Minutes of the meeting held on 29 March 2016 be signed by the Chairman as a correct record of proceedings.

4 PLANNING APPLICATIONS

1 63-65 PICCADILLY, LONDON W1J 0AJ

Use of part basement, part ground and first to sixth floors as nine residential units (Class C3), associated internal alterations at all floor levels and external alterations including the installation of dormer windows at mansard roof level, removal of rear fire escaper stairs at fifth and sixth floors, creation of terrace at fifth floor level and installation of plant within enclosures at first - fourth and sixth floors.

The presenting officer tabled the following amendments to conditions 12 and 15 and deletion of condition 16.

Amended conditions:

12. Pre Commencement Condition. You must apply to us for approval of details of how the flats will be insulated to reduce noise passing between them. The submitted information must also include a detailed assessment of potential noise/vibration through the party wall shared with 1 Dover Street and proposed mitigation measures to ensure that any noise/vibration is reduced. You must not start work until we have approved what you have sent us. You must then carry out the work according to the approved details before anyone moves into the flats and thereafter retain the approved mitigation measures.

New reason 12: To protect the living conditions of future residents in the new flats hereby approved, 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.

15. Pre Commencement Condition. You must not start work on the site until we have approved appropriate arrangements to secure the following.

- mitigation for not providing affordable housing on-site;
- car club membership

In the case of each of the above benefits, you must include in the arrangements details of when you will provide the benefits, and how you will guarantee this timing. You must only carry out the development according to the approved arrangements.

16. Deleted; 17, 18 and 19 re-numbered

RESOLVED:

1. That conditional permission be granted, subject to amendments to conditions 12 and 15 and deletion of condition 16 as set out above.
2. That conditional listed building consent be granted.
3. That the reasons for granting conditional listed building consent as set out in Informative 1 of the draft decision letter be agreed.

2 61A CLIFTON HILL, LONDON NW8 0JN

Excavation of new basement level beneath existing building and part of rear garden, erection of lower ground floor extension. Use of lower ground and ground floors as one residential unit (Class C3).

An additional representation was received from the Arboricultural Officer (21.04.2016).

The presenting officer tabled the following additional conditions 12 and 13 and a minor addition to the description of the development:

Additional condition 12:

Pre Commencement Condition.

(a) You must provide for our approval an auditable system of arboricultural site supervision and record keeping prepared by an arboricultural consultant (tree and shrub) who is registered with the Arboricultural Association, or who has the level of qualifications and experience needed to be registered. The site monitoring system should involve arboricultural supervision at critical periods and also periodic inspections to ensure that tree protection systems are installed, maintained and any procedures followed. You must not start work until we have approved what you have sent us.

(b) You must then carry out the arboricultural site supervision and development according to this approved scheme. You must produce written site supervision reports as detailed in part a) after each site monitoring visit, demonstrating that you have carried out the supervision and that the tree protection is being provided in accordance with the approved scheme. You must send copies of each written site supervision record to us within five days of the site visit. If any damage to trees, root protection areas or other breaches of tree protection measures occur then details of the incident and any mitigation/amelioration must be included.

(c) You must not use or occupy any part of the new building or structure until we have confirmed that you have carried out the arboricultural site supervision and tree protection according to this approved scheme.

Reason:

To make sure that the trees on the site are adequately protected during building works. This is as set out in S38 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 1 (A), ENV 16 and ENV 17 of our Unitary Development Plan that we adopted in January 2007. (R31AC)

ADDITIONAL CONDITION for details of windows:

Condition 13:

You must apply to us for approval of detailed elevations (1:10) and sections (1:5) of the following parts of the development – the replacement windows. You must not start any work on these parts of the development until we have approved what you have sent us. You must then carry out the work according to these drawings.

Reason:

To make sure that the appearance of the building is suitable and that it contributes to the character and appearance of this part of the St John's Wood Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 1 and DES 5 or DES 6 or both and paras 10.108 to 10.128 of our Unitary Development Plan that we adopted in January 2007.

AMEND description of development to include the replacement of windows (alteration shown in bold):

Excavation of new basement level beneath existing building and part of rear garden, erection of lower ground floor extension. Use of lower ground and ground floors as one residential unit (Class C3). **Replacement of windows at lower ground and ground floor level.**

RESOLVED:

That conditional permission be granted, subject to additional conditions 12 and 13 and a minor addition to the description of the development as set out above.

3 9-10 NORTHUMBERLAND PLACE, LONDON W2 5BS

Excavation of sub-basement level extension with lightwell to rear, excavation and extension of front vaults at lower ground floor level, reconstruction of rear closet wings from lower ground up to first floor level, erection of two storey rear infill extension at lower ground and ground floor levels to no. 9 and single storey rear infill extension at lower ground floor level to no.10, and landscaping of front and rear gardens.

Additional representations were received from Valerie Low (undated) and another unnamed and undated resident.

Late representations were received from Annie Maccoby (25.04.2016) and Councillor Richard Holloway (25.04.2016 and 26.04.2016).

The presenting officer tabled the following additional condition 11 and additional informatives 4 and 5:

Condition 11

Pre Commencement Condition. You must apply to us for approval of a method statement explaining the measures you will take to protect the trees on and close to the site. You must not start any demolition, site clearance or building work, and you must not take any equipment, machinery or materials for the development onto the site, until we have approved what you have sent us. You must then carry out the work according to the approved details.

Reason:

To protect trees and the character and appearance of the site as set out in S38 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 1 (A), ENV 16 and ENV 17 of our Unitary Development Plan that we adopted in January 2007. (R31CC)

ADDITIONAL INFORMATIVES:

Informative 4

Condition 11 requires you to submit a method statement for works to a tree(s). The method statement must be prepared by an arboricultural consultant (tree and shrub) who is registered with the Arboricultural Association, or who has the level of qualifications or experience (or both) needed to be registered. It must include details of:

- * the order of work on the site, including demolition, site clearance and building work;
- * who will be responsible for protecting the trees on the site;
- * plans for inspecting and supervising the tree protection, and how you will report and solve problems;
- * how you will deal with accidents and emergencies involving trees;
- * planned tree surgery;
- * how you will protect trees, including where the protective fencing and temporary ground protection will be, and how you will maintain that fencing and protection throughout the development;
- * how you will remove existing surfacing, and how any soil stripping will be carried out;
- * how any temporary surfaces will be laid and removed;
- * the surfacing of any temporary access for construction traffic;
- * the position and depth of any trenches for services, pipelines or drains, and how they will be dug;
- * site facilities, and storage areas for materials, structures, machinery, equipment or piles of soil and where cement or concrete will be mixed;
- * how machinery and equipment (such as excavators, cranes and their loads, concrete pumps and piling rigs) will enter, move on, work on and leave the site;
- * the place for any bonfires (if necessary);
- * any planned raising or lowering of existing ground levels; and
- * how any roots cut during the work will be treated.

Informative 5

This site is in a conservation area. By law you must write and tell us if you want to cut, move or trim any of the trees there. You may want to discuss this first with our Tree Officer on 020 7641 6096 or 020 7641 2922. (I32AA)

RESOLVED:

That conditional permission be granted, subject to additional condition 11 and additional informatives 4 and 5 as set out above.

4 8 CLARENDON CLOSE, LONDON W2 2NS

Excavation of double basement under existing building footprint. Increase height of pitched roof. Alterations to ground floor Clarendon Close elevation and installation of windows at ground floor level of Clarendon Mews elevations.

A late representation was received from Nathaniel Lichfield and Partners (26.04.2016).

RESOLVED:

That conditional permission be granted, subject to an additional condition requiring a post commissioning report in respect of plant noise.

5 19 LOWNDES CLOSE, LONDON SW1X 8BZ

Variation of Condition 1 of planning permission dated 2 June 2015 (RN: 14/07706) for the demolition of existing building and the erection of new single family dwelling; namely to install an air conditioning unit within an enclosure at rear third floor level, amendments to the roof profile, retention of the existing rendered and painted wall, omission of the ground floor windows fronting the internal lightwell area facing 5 Belgrave Place and alterations to the windows at first and second floor levels fronting Nos. 3 and 5 Belgrave Place.

RESOLVED:

That conditional permission be granted, subject to an additional condition requiring external treatment of the air conditioning enclosure to be the same as the roof material with further details to be submitted for approval.

6 60A BRAVINGTON ROAD, LONDON W9 3AJ

Erection of a rear full width single storey rear extension at lower ground floor level.

An additional representation was received from Cyril Manyara (20.04.2016).

A late representation was received from Cyril Manyara (undated).

Councillor Paul Dimoldenberg addressed the Committee in his capacity as a ward member in support of the application.

RESOLVED:

That the proposed extension would not harm the appearance of the building or this part of the city and the development would meet the relevant policies of Westminster's adopted City Plan and Unitary Development Plan and that permission therefore be granted, subject to conditions settled under delegated powers, including a condition requiring the brickwork facades to match the existing ones.

7 11 GERALD ROAD, LONDON SW1W 9EH

Excavation to create a new basement level extension beneath 2 Burton Mews to the rear of 11 Gerald Road.

RESOLVED:

That conditional permission be granted.

8 106A CAMBRIDGE STREET, LONDON SW1V 4QG

Construction of an extension at rear lower ground floor level incorporating existing vaults. Installation of railings to the boundary wall.

RESOLVED:

That conditional permission be granted.

9 97A ST GEORGE'S SQUARE, LONDON SW1V 3QP

Erection of a single storey rear extension at lower ground floor level.

RESOLVED:

1. That conditional permission be granted.
2. That conditional listed building consent be granted, subject to the approved revised drawings being incorporated into the consent.
3. That the reasons for granting listed building consent as set out in Informative 1 of the draft decision letter be agreed.

The Meeting ended at 7.50 pm.

CHAIRMAN: _____

DATE _____

