



CITY OF WESTMINSTER

MINUTES

Planning Applications Committee (3)

MINUTES OF PROCEEDINGS

Minutes of a meeting of the **Planning Applications Committee (3)** held on **Tuesday 3rd May, 2016**, Rooms 5, 6 & 7 - 17th Floor, Westminster City Hall, 64 Victoria Street, London, SW1E 6 QP.

Members Present: Councillors Andrew Smith (Chairman), Louise Hyams, Robert Rigby and Ruth Bush

1 MEMBERSHIP

- 1.1 It was noted that Councillor Ruth Bush had replaced Councillor Barbara Grahame.

2 DECLARATIONS OF INTEREST

- 2.1 Councillor Andrew 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.
- 2.2 Councillor Smith also declared that in respect of item 2, he had sat on the Committee that had considered an earlier application on 25 August 2015.
- 2.3 Councillor Louise Hyams declared that in respect of item 2, the application was in her ward and that she is an observer on the Covent Garden Area Trust who had made a representation. She had also sat on the Committee that had considered an earlier application on 25 August 2015.
- 2.4 Councillor Robert Rigby declared that in respect of item 2, he had sat on the Committee that had considered an earlier application on 25 August 2015.

2.5 Councillor Ruth Bush declared that in respect of item 2, she had sat on the Committee that had considered an earlier application on 25 August 2015.

3 MINUTES

3.1 RESOLVED:

That the Minutes of the meeting held on 19 April 2016 be signed by the Chairman as a correct record of proceedings.

4 PLANNING APPLICATIONS

1 130 WESTBOURNE GROVE, LONDON W11 2RR

Excavation of a basement with front and rear lightwells, erection of a single storey rear extension at lower ground floor level and associated works to rear and front gardens.

An additional representation was received from the District Surveyor, Building Control (28.04.2016).

RESOLVED:

That conditional permission be granted, subject to a landscaping condition for the rear garden, including details of planters, and a condition requiring the applicant to submit proposals for a green flat roof for the new rear extension.

2 43 DRURY LANE, LONDON WC2B 5RT

Variation of Condition 3 of planning permission dated 25 August 2015 (RN : 15/04293) for the use of an area of the public highway measuring 2.5m x 7.5m for the placing of four tables, eight chairs, two parasols and four planters in connection with the adjacent ground floor restaurant unit (Class A3). Namely, to extend the time the tables, chairs and planters may remain on the pavement from 21.00 until 23.00, with the tables, chairs and planters to be stacked away after 21.00.

RESOLVED:

That conditional permission be granted.

3 10 FAIRHOLT STREET, LONDON SW7 1EG

Demolition of existing building behind retained ground floor front facade; excavation to enlarge existing lower ground floor and creation of new basement level; erection of extensions at ground and first floor level including the creation of a roof terrace at first floor level; erection of new mansard roof extension; installation of mechanical plant; and associated alterations; all in connection with use as a single family dwelling.

An additional representation was received from the Senior Building Control Surveyor (22.04.2016).

A late representation was received from the applicant, Grandlane Developments (29.04.2016).

The presenting officer tabled the following amended condition 14:

Revised condition:

14. You must carry out the development in accordance with the submitted Construction Management Plan by Grandlane Developments dated November 2015, unless you apply to us and we approve an alternative construction management plan prior to commencement of development. If we approve an alternative construction management plan, you must then carry out the development in accordance with the alternative construction management plan we approve.

RESOLVED:

That conditional permission be granted, subject to an amended condition 14 as set out above and an additional informative that the lower basement accommodation is not to be used as a habitable room.

The Meeting ended at 7.34 pm.

CHAIRMAN: _____

DATE _____