



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 23rd August, 2016**, Rooms 5, 6 & 7 - 17th Floor, Westminster City Hall, 64 Victoria Street, London, SW1E 6 QP.

**Members Present:** Councillors Peter Freeman (Chairman), Paul Church, Ruth Bush and Melvyn Caplan

#### 1 MEMBERSHIP

There were no changes to the membership.

#### 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 declared that in his capacity as Deputy Cabinet Member for the Built Environment he sometimes received requests from developers to provide him with a presentation on a pending planning application or to discuss future projects. These always took place in the presence of council officers. At such meetings views or guidance from the Council were requested. No guarantees or commitments were given during such meetings on behalf of the City Council.
- 2.3 Councillor Freeman also declared that in respect of Item 4 the application was situated within his ward.
- 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 Councillors Freeman, Bush, Caplan and Church declared that in respect of Planning Application Item 3 they had all sat on the Committee which had heard the application previously.

### **3 MINUTES**

#### **RESOLVED:**

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

### **4 TREE PRESERVATION ORDER NO. 622 (2016) - 7 ABBEY ROAD, LONDON NW8 9AA**

The City Council had made a Tree Preservation Order (TPO) to protect two Chestnut trees (T1 and T3), one Ash tree (T2) and one London plane tree (T4) located in the rear garden at 7 Abbey Road London NW8 9AA. The TPO is provisionally effective for a period of six months from 8<sup>th</sup> March 2016 during which time it may be confirmed with or without modification. If not confirmed, the TPO would lapse after 7<sup>th</sup> September 2016.

The TPO was made because the trees made a significant contribution to amenity, nature conservation and to the character and appearance of the adjacent St. John's Wood Conservation Area. The City Council, having been made aware of the proposal to remove two of the trees considered it expedient in the interests of the amenity that a TPO was made in order to safeguard the preservation and future management of all four trees.

Objection to the TPO had been made by Mrs Sureta Chana the owner of 7a Abbey Road.

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

#### **RESOLVED:**

That Tree Preservation Order No. 622 (2016) be confirmed with permanent effect.

### **5 PLANNING APPLICATIONS**

#### **1 9 CHAPEL SIDE, LONDON, W2 4LG**

Excavation of a basement beneath the footprint of the original dwelling incorporating an internal lightwell; alterations to windows and doors in the front elevation; replacement of roof, including increased roof pitch, new tiles, rooflights and vents.

An additional representation was received from the Bayswater Resident's Association (19/08/16).

Revised drawings were circulated by the planning officer which negated the requirement for the following conditions 5 and 6:

DELETE Condition 5:

~~5 — You must apply to us for approval of detailed drawings showing the following alteration(s) to the scheme:~~

- ~~• Removal of the additional window to the front elevation at first floor level and the retention of the existing brickwork to this area of the elevation.~~

~~You must not start on these parts of the work until we have approved what you have sent us. You must then carry out the work according to the approved drawings. (G26UB)~~

DELETE Condition 6:

~~6 — You must apply to us for approval of a detailed section drawing of the roof level vents, annotated to show their materials and finished colour. 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 this drawing. (G26DB)~~

The planning officer also circulated the following approved drawing numbers:

AMEND approved drawing numbers (changes in **bold**):

Acoustic Statement, Construction Management Plan, Construction Health and Safety Plan, Design and Access Statement, Existing Ground and First Floor Plans and East Elevation (A\_004 **A\_0001 B**), Existing and Proposed AA Section and Site Photographs (A\_4000-A **A\_4000 B**), **Proposed East Elevation – Rendered (A\_3001 A)**, Foul sewage and Utilities Assessment, Location Plan and Site Plan 1, Location Plan and Site Plan 2, Mechanical Ventilation Heat recovery System, Proposed Basement, Ground and First Floor Plans and East Elevation (A\_2004-B **A\_2001 C**), Site Deliveries and Waste Storage. For information only: Structural Methodology Statement.

A late representation was received from an interested party (23/08/16).

**RESOLVED:**

That the application be approved subject to the Construction Management Plan, as secured by Condition 3, being reported back to a future Planning Committee for determination.

## **2 CROSSRAIL PADDINGTON STATION, EASTBOURNE TERRACE, LONDON**

Request for approval of plans and specifications (permanent works) pursuant to Schedule 7 of the Crossrail Act 2008 for a stainless steel cylindrical ventilation exhaust flue housing structure on the pedestrian highway to Eastbourne Terrace (measuring 4m high and 92.5cm wide).

Additional representations were received from Paddington Waterways & Maida Vale Society (10/08/16) and Historic England (16/08/16).

A late representation was received from Crossrail (19/08/16).

### **RESOLVED:**

That the plans and specifications be approved.

## **3 78 - 110 ROCHESTER ROW, LONDON, SW1P 1JU**

Erection of a roof extension to provide six residential units (use class C3) and associated alterations.

### **RESOLVED:**

That planning permission be granted.

## **4 FLAT 1, 57 MONTAGU SQUARE, LONDON, W1H 2LS**

Erection of a single storey extension at roof level to the rear mews building, glazing over the lightwell, associated internal alterations to the basement and ground floor.

### **RESOLVED:**

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

## **5 BASEMENT FRONT, 11 UPPER WIMPOLE STREET, LONDON, W1G 6LN**

Replacement of basement level sash window with French windows (rear of front basement flat).

A late representation was received from a local resident (18/08/16).

### **RESOLVED:**

1. That planning permission be refused due to a loss of amenity;
2. That conditional listed building consent be granted.

3. That the reasons for granting listed building consent as set out in Informative 1 of the draft decision letter be agreed.

**6 MOYLE HOUSE, CHURCHILL GARDENS ESTATE, LONDON, SW1V 3BE**

Retention of replacement trunking and light fittings in the common areas on the underside of walkways.

**RESOLVED:**

That conditional permission under Regulation 3 of the Town and Country Planning General Regulations 1992 be granted subject to an additional informative requiring planning permission to be obtained in advance of any similar works on this, or any other buildings, owned by the applicant.

The Meeting ended at 7.42 pm

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

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