



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 13th December, 2016**, Rooms 5, 6 & 7 - 17th Floor, Westminster City Hall, 64 Victoria Street, London, SW1E 6 QP.

Members Present: Councillors Peter Freeman (Chairman), Melvyn Caplan, Paul Church and David Boothroyd

Apologies for Absence: Councillor Ruth Bush

1 MEMBERSHIP

- 1.1 It was noted that Councillor David Boothroyd had replaced Councillor Ruth Bush.

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 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 & Young People, but had not taken part in any discussions concerning Francis Holland School (planning application 2).
- 2.4 Cllr David Boothroyd declared that he was Head of Research & Psephology for Thorncliffe, whose clients were companies applying for planning permission from various local authorities. No current clients were in Westminster; if there were he would be precluded from working on them under the company's code of conduct.

3 MINUTES

- 3.1 **RESOLVED:** That the minutes of the meeting held on 1 November 2016 be signed by the Chairman as a correct record of proceedings.

4 PLANNING APPLICATIONS

1 10-11 LANCASTER GATE, LONDON, W2 3LH

Demolition of 1st and 2nd storey of existing rear extension and erection of new four storey rear extension with internal alterations and new lift associated with use of building as ten residential units and associated works.

Application withdrawn.

2 FRANCIS HOLLAND SCHOOL, 39 GRAHAM TERRACE, LONDON, SW1W 8JE

Erection of single storey Centre for Creative Learning at lower ground floor level (to the rear of 15 to 23 Graham Terrace); three storey side extension to Junior School Gym building (to the rear of 25 Graham Terrace); second floor addition to the Junior School Building (to the rear of 31 to 33 Graham Terrace); and ground and first floor extensions to the Morison Building (accessed off Ebury Street). Excavation (to the rear of 15 to 25 Graham Terrace) and landscaping.

The presenting officer tabled the following amendments to conditions 4 and 6 and additional condition (no. 9):

“Condition 4

Part vi added:

You must apply to us for approval of details of the following parts of the development:

- vi) Detailed drawings and materials samples in relation to the balustrades and handrail associated with the emergency escape route above the single storey extension to the Morison Building.

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 details.

Condition 6

You must apply to us for approval of details (plans and elevations) of the lighting design concepts for the creative learning centre. You must not start any work on these parts of the development until we have approved what you have sent us. The proposed external lighting to be installed to the roof of the creative learning centre should be turned off between 9pm and 7am daily.

Condition 9

The roof of the single storey extension to the Morison Building shall only be used for emergency escape and shall not at any time be used as a roof terrace.

Reason: To protect the privacy and environment of people in neighbouring properties. This is as set out in S29 and S32 of Westminster's City Plan (November 2016) and ENV 6 and ENV 13 of our Unitary Development Plan that we adopted in January 2007."

RESOLVED: That conditional permission be granted, subject to the revised conditions 4 and 6 and additional condition (no. 9) tabled at the meeting.

3 74 SEYMOUR PLACE, LONDON, W1H 2DF

Variation of condition 8 of planning permission dated 23 June 2016 (RN: 16/00727/FULL) for the Use of ground floor and basement as medical use (Class D1), installation of plant within basement, replacement of basement window with louvres and excavation to part of basement. NAMELY, to vary the opening hours to Monday to Friday 08.00 - 21.00, Saturday 09.00 - 18.00 and Sunday 09.00 - 16.00.

RESOLVED: That conditional permission be granted for a temporary period of 1 year. Should an application be made to renew the consent it should be reported back to this same Committee.

4 ALL BLOCKS. HALLFIELD ESTATE, LONDON, W2 6EF

Mechanical extract fan installation to kitchens and bathrooms including associated internal alterations, localised external soffit insulation to ground floor level, and installation of bathroom towel-rail/radiator heating units.

Late representations were received from Councillor Andrew Smith (13.12.16).

RESOLVED:

1. That conditional permission be granted pursuant to Regulation 3 of the Town and Country Planning General Regulations 1992.
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.

5 93-95 CHARLWOOD STREET, LONDON, SW1V 4PB

Use of part of the ground and lower ground floors of No. 93 as a three bedroom flat (Class C3) and use of part of the ground floor as retail (Class A1). Creation of light wells and associated railings and steps to Nos. 93 and 95, replacement pavement light on the Winchester Street frontage and associated works to the pavement vaults. Replacement of rear window with double doors to rear of No. 93.

Late representations were received from Harper Planning (12.12.16) and Richard Beville (13.12.16).

The presenting officer tabled the following amendment to the reason for refusal:

“Your development would lead to the loss of ground floor Class A retail floorspace and a resultant smaller retail unit which will have a harmful effect on the vitality and viability of the Lupus Street Local Shopping Centre. This would not meet policy S21 of the Westminster Plan: Strategic Policies (November 2016) and the aims of policy SS7 of the Unitary Development Plan (January 2007) which aims to safeguard and strengthen those urban local centres which offer a range of everyday community shopping.”

RESOLVED:

That permission be refused, due to loss of retail and associated harm to the vitality and viability of the Lupus Street Local Centre as detailed in the amended reason for refusal set out above.

6 NOEL COWARD THEATRE, 85-89 ST MARTIN'S LANE, LONDON, WC2N 4AU

Replacement of existing marble floor in entrance lobby with new design.

RESOLVED:

1. That conditional 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 2 MONTAGU MEWS WEST, LONDON, W1H 2EE

Alterations including the erection of a single storey roof extension with roof terrace to the front of the building. Excavation of a basement and two light wells to rear of the property with cast iron balustrades and relocation of garden stair to rear of the property.

RESOLVED: That conditional permission be granted.

8 5 MAIDA AVENUE, LONDON, W2 1TF

Erection of two storey rear extension at lower ground and ground floor levels, including a single storey infill extension.

Application withdrawn.

9 14 MORETON TERRACE, LONDON, SW1V 2NX

Erection of a new mansard roof extension and modifications to openings at lower ground floor.

An additional representation was received from Davis Planning (08.12.16).

RESOLVED: That conditional permission be granted, in view of the previous decision to permit the construction of a new mansard roof extension at No. 6 Moreton Terrace, and the presence of other mansards on the terrace.

10 44 SOUTH EATON PLACE, LONDON, SW1W 9JJ

Demolition of later additions to rear elevation and construction of new three storey extension with lower ground conservatory.

An additional representation was received from Councillor Rachael Robathan (08.12.16).

RESOLVED: That consideration of the application be deferred to await the outcome of consultation, with authority being given to Officers to grant the application under delegated powers if no objections are received.

The Meeting ended at 7.50pm

CHAIRMAN: _____

DATE _____