



CITY OF WESTMINSTER

MINUTES

Planning Applications Committee (3)

MINUTES OF PROCEEDINGS

Minutes of a meeting of the **Planning Applications Committee (3)** Committee held on **Tuesday 28th June, 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, Barbara Grahame and Paul Church

Also Present: Councillors Jacqui Wilkinson (Item 1) and Paul Dimoldenberg (Item 2).

1 MEMBERSHIP

It was noted that Councillor Paul Church had replaced Councillor Robert Rigby.

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 1 the site was located on the street where he resided. He also knew some of the objectors including the Ward Councillors but none had contacted him directly, with the exception of an email from Councillor Jacqui Wilkinson which had been submitted to the Committee as a late representation.
- 2.3 Councillor Louise Hyams declared that in respect of Item 1 she knew one of the consultees.
- 2.4 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. He declared in respect of Item 3 that the site was located in his Ward, he had attended a site visit to the application as a Ward Councillor and he knew some of the objectors and supporters of the scheme.

3 MINUTES

RESOLVED:

That the Minutes of the meeting held on 31 May 2016 be signed by the Chairman as a correct record of proceedings.

4 PLANNING APPLICATIONS

1 117 WARWICK WAY, LONDON, SW1V 4HT

Demolition behind the retained facades of No. 117 and erection of a replacement building with extensions at rear lower ground to second floor levels, a mansard roof extension and additional sub-basement; and replacement mansard roof to No. 115; all in connection with the use as a single hotel (Class C1). (Site includes Nos. 115 and 117 Warwick Way).

A late representation was received from Councillor Jacqui Wilkinson (24/06/16).

The presenting officer tabled the following additional condition:

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

The removal of the platform lift in the front lightwell area as shown on drawing No. 12/1074/101/C.

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 drawings.

Councillor Jacqui Wilkinson addressed the Committee in her capacity as a ward councillor.

RESOLVED:

That subject to an additional condition requiring the submission of a servicing management plan conditional permission be granted.

Councillor Grahame requested that her vote against the decision to grant the application be recorded.

2 85 OLIPHANT STREET, LONDON, W10 4EE

Installation of a burglar alarm box to front elevation at first floor level.

A late representation was received from the Queen's Park Community Council (24/06/16).

Councillor Paul Dimoldenberg addressed the Committee in his capacity as a ward councillor.

RESOLVED:

That the application be deferred. The Committee was minded to grant permission for a burglar alarm but felt that deferment would allow the applicant to amend the application to locate the white alarm adjacent to the first floor window sill, near the party wall away from the gothic porch. The Committee considered that if the alarm was sited as such, it would preserve the character and appearance of the Queen's Park Estate Conservation Area. If the applicant agreed to amend the application officers would grant permission under delegated powers.

3 2-2A DAVIES STREET, LONDON, W1K 3DJ

Variation of condition 10 of planning permission dated 23 September 2010 (RN 10/04368/FULL) which in itself allowed for the removal of Condition 11 of planning permission dated 30 September 2009 for use of the building as a private members club including retail and restaurant (RN: 09/04770) which permitted use of the north-west courtyard for drinking and dining purposes namely: To allow use of the north east courtyard for drinking and dining purposes between 10.00 and 19.00 daily.

Late representations were received from Councillor Jonathan Glanz (24/06/16), The Alfred Dunhill Club (24/06/16) and the Concierge at the Manor House (10/06/16).

RESOLVED:

That against the recommendation conditional permission be granted for a trial period of twelve months as the Committee considered that given the size, hours of operation and assurances provided by the applicant, this would allow an assessment to be made in respect of the impact of the use of the courtyard for outdoor seating on the amenities of adjoining residents. During the trial period the north-east courtyard would be allowed to operate between the hours of 10:00–19:00 Monday to Friday and 10:00–18:00 on Saturdays.

4 1-2 ALBION STREET, LONDON, W2 2AS

Erection of a mansard extension to the rear, installation of lift to first floor level, installation of air conditioning plant at roof level and in lightwell; installation of kitchen and bathroom extracts and internal air conditioning units and ducting, removal of internal timber stairs, lowering of basement and ground floor slab and internal alterations and refurbishment.

RESOLVED:

1. That conditional 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 40 CRAWFORD STREET, LONDON, W1H 1JL

Erection of a first floor rear extension, with green roof, for use in association with the existing residential flat.

RESOLVED:

That conditional planning permission be granted.

6 28 BLOMFIELD ROAD, LONDON, W9 1AA

Extension to glazed garden room at ground floor level on the rear elevation and excavation of one storey basement in rear garden.

The item was deferred by the officers to a future meeting.

7 5 - 6 ST MATTHEW STREET, LONDON, SW1P 2JT

Continued use of building as office (Class B1). Installation of new ground floor frontage and one additional window to rear lightwell.

The presenting officer tabled the revised reason for refusal:

Your development has resulted in the loss of two residential units which is contrary to policy S14 of the Westminster City Plan: Strategic Policies adopted November 2013 which seeks to optimise housing delivery and protect all residential uses. It is not considered that there are exceptional circumstances of this case to warrant a policy departure.

RESOLVED:

That permission be refused.

The Meeting ended at 8.18 pm

CHAIRMAN: _____

DATE _____