



CITY OF WESTMINSTER

MINUTES

Planning Applications Committee (3)

MINUTES OF PROCEEDINGS

Minutes of a meeting of the **Planning Applications Committee (3)** held on **Tuesday 6th September, 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 Barbara Grahame.

Also Present: Councillor Jean Paul Floru (for item 2 only).

1 MEMBERSHIP

1.1 There were no changes to the membership.

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 attended a site visit with other Members of the Committee and officers.

2.3 Councillor Louise Hyams declared that in respect of item 2, she had sat on the Committee that had considered an earlier application on 12 July 2016.

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 12 July 2016 and had attended a site visit with other Members of the Committee and officers.

2.5 Councillor Barbara Grahame declared that in respect of item 2, she had attended a site visit with other Members of the Committee and officers.

3 MINUTES

3.1 RESOLVED:

That the Minutes of the meeting held on 12 July 2016 be signed by the Chairman as a correct record of proceedings

4 PLANNING APPLICATIONS

1 CARLTON COURT, 120 MAIDA VALE, LONDON, W9 1QA

Demolition of existing five storey building and out buildings and erection of a part five and part three storey serviced apartment hotel building (Use Class C1) with restaurant and spa facilities in newly excavated basement and erection of single storey stair structure in rear garden to provide access to the basement.

Application withdrawn by the applicant's agent on behalf of the applicant.

2 8 CONNAUGHT SQUARE, LONDON, W2 2HG

Excavation of basement floor below lower ground floor of main house and rear extensions, infill extension at lower ground level within rear lightwell, installation of mechanical plant on rear first floor level terrace and associated internal and external alterations.

Late representations were received from Aray Architects (02.09.2016), Councillor Karen Scarborough (writing in as a resident, 05.09.2016), Councillor Antonia Cox (05.09.2016), Councillor Jean Paul Floru (05.09.2016), Michael Freeman (06.09.2016) and John Shailer (06.09.2016).

Councillor Jean Paul Floru addressed the Committee in his capacity as Ward Councillor in objecting to the application.

The presenting officer tabled the following amendment to the draft decision letter:

Change to description of development to accurately reflect proposal

“Use as a single dwellinghouse, excavation of basement floor below rear extensions and rear lightwell, erection of infill extension at lower ground level within rear lightwell, installation of mechanical plant on rear first floor level terrace and associated internal and external alterations.”

RESOLVED:

1. That conditional permission and listed building consent be granted, subject an amendment to the draft decision letter as set out above.

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

Councillor Hyams and Councillor Rigby requested that their dissent against approving the application be recorded.

3 16 - 17 MONTAGU SQUARE, LONDON, W1H 1LE

Amalgamation of ground floor flat within Nos. 16 and 17 Montagu Square and front basement flat within No. 16 Montagu Square to create one maisonette (Class C3) over ground and front basement floor levels. Excavation beneath one of the pavement vaults and erection of extension at front basement level, both in order to provide additional residential accommodation as part of new residential maisonette. Internal alterations.

The presenting officer tabled the following amendments to condition 4 attached to the draft planning permission letter and to conditions 2, 4 and 6 attached to the draft listed building consent decision letter:

Draft planning permission decision letter

4. You must apply to us for approval of detailed drawings 1.1 details of the following parts of the development: (i) external windows and doors (at a scale of 1:10); and (ii) external window and door mouldings and glazing bars (at a scale of 1:1). You must not start any work on these parts of the development until we have approved what you have sent us.

Draft listed building consent decision letter

2. You must apply to us for approval of detailed drawings showing the following alteration(s) to the scheme – replacement of the glazed balustrade shown on drawing 2.2 Rev B C with a traditional metal balustrade. 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. (C26UB)
4. You must apply to us for approval of detailed drawings of the following parts of the development – (i) Windows (at a scale of 1:10), including mouldings and glazing bars (at a scale of 1:1), (ii) Doors (at a scale of 1:10), including mouldings (at a scale of 1:1), and (iii) Fireplaces (at a scale of 1:10). You must not start any work on these parts of the development until we have approved what you have sent us.

Reason:

To protect the special architectural or historic interest of this listed building and to make sure the development contributes to the character and appearance of the Portman Estate Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan (July 2016) and DES 1, DES 10 (A) and paras 10.108 to 10.146 of our Unitary Development Plan that we adopted in January 2007. (R26FD)

6. You must not disturb existing vertical boarding on the lower ground floor unless changes are shown on the approved drawings. Where removal of this boarding is approved, it should be retained and relocated to the new walls shown on drawing 2.2 Rev ~~B~~ C.

RESOLVED:

1. That conditional planning permission and conditional listed building consent be granted, subject to amendments to condition 4 attached to the draft planning permission decision letter and to conditions 2, 4 and 6 attached to the draft building consent decision letter as set out above.
2. That the reasons for granting listed building consent as set out in Informative 1 of the draft decision letter be agreed.

4 DUDLEY HOUSE, NORTH WHARF ROAD, LONDON, W2 1LE

Details of revised cladding material (replacement of brick slips with terracotta cladding) pursuant to Condition 42 of planning permission dated 29 April 2016 (RN: 15/11458/COFUL).

Additional representations were received from St Marylebone Society (30.08.2016) and Kerai Bhavna (25.08.2016).

RESOLVED:

That the details be approved.

5 34 CHEVAL PLACE, LONDON, SW7 1ER

Excavation to create single storey basement extension; erection of a single storey ground floor rear extension and the reconfiguration of the front mansard dormer.

RESOLVED:

That conditional permission be granted.

The Meeting ended at 7.48 pm.

CHAIRMAN: _____

DATE _____