



CITY OF WESTMINSTER

# MINUTES

## Planning Applications Committee (4)

### MINUTES OF PROCEEDINGS

Minutes of a meeting of the **Planning Applications Committee (4)** Committee held on **Tuesday 21st June, 2016**, Rooms 5, 6 & 7 - 17th Floor, Westminster City Hall, 64 Victoria Street, London, SW1E 6 QP.

**Members Present:** Councillors Tony Devenish (Chairman), Jonathan Glanz, Andrew Smith and Jason Williams

**Also Present:** Councillor Gotz Mohindra

#### 1 MEMBERSHIP

It was noted that Councillor Andrew Smith had replaced Councillor Angela Harvey.

#### 2 DECLARATIONS OF INTEREST

2.1 Councillor Devenish 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 would have read about the issue and comments made by correspondents in the papers read prior to the meeting.

2.2 Councillor Devenish also declared that he considered Members of the Majority party as his friends. In respect of Item 1

2.3 Councillor Devenish made the following further declarations as they related to the specific applications on the agenda:

Item 1: He declared that he owned a property in Ambroseden Avenue.

Item 2: He knew Elizabeth Virgo, a member of the Paddington & Maida Vale Society.

- 2.3 Councillor Jonathan Glanz declared that he knew Members of both the Majority Party and Minority Party and members of various amenity societies. Councillor Glanz also declared that in respect of item 2, the application was in his ward and he had received a letter from the applicants but had not entered into any discussions or dialogue with them.

### **3 MINUTES**

**RESOLVED:** That the Minutes of the meeting held on 24 May 2016 be signed by the Chairman as a correct record of proceedings.

### **4 PLANNING APPLICATIONS**

#### **1 47 FRANCIS STREET, LONDON SW1P 1QR**

Use of the building to provide a day school (Class D1) with ancillary residential unit at third floor level. Works include alterations to windows and doors, installation of canopies and platform lift at rear ground, new rooflights and extended lift enclosure at roof level.

Late representations were received from Westminster Cathedral Choir School (16/06/16) and Councillor David Harvey (21/06/16).

#### **RESOLVED:**

1. That conditional permission be granted, subject to an additional condition requiring the applicant to submit a traffic management plan.
2. That conditional listed building consent be granted; and
3. That the reasons for granting listed building consent as set out in Informative 1 of the draft decision letter be agreed.

#### Post Meeting Note:

The following two amendments to Conditions 5 and 16 on the draft decision letter which had erroneously not been tabled at the meeting were subsequently circulated to and agreed by the Committee:

#### **Remove Condition 5 on the planning permission draft decision letter:**

##### **Condition 5**

You must to us for approval of full details of a scheme of community use for the school premises. The scheme should include:

\*the type of uses and activities; \*details of a pricing policy; \*typical number of users; \*the exact locations within the school where these are to take place; \*the opening hours for evening and weekend use throughout the whole year and any plans for use outside of school terms; \*operational details, management responsibilities and a mechanism for review.

You must not occupy the school premises until we approve what you have sent us and you must then operate the community uses in accordance with the details that we have approved, unless otherwise agreed in writing by the City Council as local planning authority.

**Replace Condition 16 on the planning permission draft decision letter:**

**Condition 16**

You must not cook raw or fresh food on the premises.

**Replacement Condition 16 (renumbered Condition 5)**

You must apply to us for approval of details of the ventilation system to get rid of cooking smells, including details of how it will be built and how it will look. You must not begin the use allowed by this permission until we have approved what you have sent us and you have carried out the work according to the approved details.

**2 16A D'ARBLAY STREET, LONDON W1F 8EA**

Dual/alternative use of the ground floor for either a retail (Class A1) use and/or for a composite retail/cafe/bar use (sui generis).

An additional representation was received from Mr Katkowski QC (14/06/16).

Late representations were received from five interested parties (11/06/16 and 13/06/16) and Rolfe Judd (14/06/16).

**RESOLVED:**

1. That the Committee agreed that the use of the ground floor for either a retail (Class A1) use and/or for a composite retail/cafe/bar use (sui generis) was acceptable; and
2. That conditional permission be granted.

**3 AMPHITHEATRE AND OUTDOOR SPACES, SHELDON SQUARE, LONDON W2**

Application 1: Temporary use of the amphitheatre for event screenings between 1 June and 28 August 2016.

Application 2: Display of 1 LED Screen (2058 x 5080mm) to be mounted onto a structure measuring 6280mm (W) x 4958 (H) x 3750 (D) between 1 June and 28 August 2016.

A late representation was received from the Paddington Waterways & Maida Vale Society.

**RESOLVED:**

1. That conditional permission be granted; and

2. That conditional advertisement consent be granted.

**4 35 HAMILTON TERRACE, LONDON NW8 9RG**

Erection of a single storey rear extension at lower ground floor level (works in association with lower ground floor flat).

Additional representations were received from Doyle Town Planning & Urban Design (10/06/16) and a local resident (14/06/16).

The following revision to paragraph 4 of part 8.3 of the report was circulated by the planning officer:

The proposed lead lantern, according to the objector will result in heat projection to the windows at Flat 2 above.

Councillor Gotz Mohindra addressed the Committee in his capacity as ward member.

**RESOLVED:**

That conditional permission be granted.

**5 11 GERALD ROAD, LONDON SW1W 9EH**

Application 1: Excavation to create enlarged basement extension beneath main house, rear garden and Mews building with swimming pool and associated plant under part of the rear garden. Excavation of lower ground floor under the front garden. (Site includes 2 Burton Mews).

Application 2: Excavation to create enlarged basement extension beneath main house, rear garden and Mews building with swimming pool and associated plant under Mews and part of the rear garden. Excavation of lower ground floor and basement under the front garden. (Site includes 2 Burton Mews).

A late representation was received from Belgrave (17/06/16).

The presenting officer table the following amendment to the decision letter:

Remove Reason 2 on the draft decision letter –

The proposals do not provide adequate soil depth and volume to allow for adequate landscaping in relation to the front basement. The proposals would therefore be contrary to policies S25, S28, S38 of the Westminster City Plan, policies DES1, DES9, ENV16 and ENV17 of our Unitary Development Plan adopted in January 2007 and guidance in our Basement Development in Westminster Supplementary Planning Document, adopted in October 2014.

**RESOLVED:**

1. Application 1: That planning permission be refused; and

2. Application 2: That planning permission be refused.

The Meeting ended at 7.13 pm

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

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