



CITY OF WESTMINSTER

MINUTES

Planning Applications Committee (5)

MINUTES OF PROCEEDINGS

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

Members Present: Councillors Richard Beddoe (Chairman), Iain Bott, Gotz Mohindra and Roca

1 MEMBERSHIP

There were no changes to the membership.

2 DECLARATIONS OF INTERESTS

2.1 Councillor Richard Beddoe 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 Richard Beddoe also declared that in respect of Item 4 the site was situated in his ward.

2.3 Councillor Gotz Mohindra declared that Item 2 was situated in his ward.

3 MINUTES

As it was the first meeting of Planning Committee (5) there were no previous minutes to approve.

4 PLANNING APPLICATIONS

1 3 ALBION CLOSE, LONDON, W2 2AT

Demolition of mews dwelling between retained party walls and construction of replacement mews dwelling with mansard roof and excavation of single storey basement.

The presenting officer tabled the following amended and additional Conditions:

AMEND condition 6 to include statement in bold.

The new railings to the front elevation **at first floor level** shall be formed in black painted metal.

ADDITIONAL CONDITION to remove permitted development rights in relation to windows:

Condition 13:

You must not form any windows or other openings (other than those shown on the plans) in the outside walls of the building without our permission. This is despite the provisions of Class A of Part 1 of Schedule 2 to the Town and Country Planning General Permitted Development Order (England) 2015 (or any order that may replace it). (C21EB)

Reason:

To protect the privacy and environment of people in neighbouring properties, as set out in S29 of Westminster's City Plan: Strategic Policies adopted November 2013 and ENV 13 of our Unitary Development Plan that we adopted in January 2007. (R21AC)

RESOLVED:

That conditional permission, as amended, be granted.

2 14 ST EDMUND'S CLOSE, LONDON, NW8 7QS

Demolition of existing 2 storey house and detached double garage and boundary wall to St Edmund's Close and construction of a new 3 storey plus basement single family dwelling house plus new boundary.

The presenting officer tabled the following amendments to the Conditions:

AMEND condition 16 to include text in bold

You must apply to us for approval of details of the ~~living /green roof~~ **sedum roof as required by condition 4**. This should include a detailed cross section through the roof, a species list and maintenance plan. 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 **and thereafter retained in accordance with the approved maintenance plan.**

AMEND condition 18 to include text in bold

You must provide the following environmental sustainability features (environmentally friendly features) before you ~~start to use any part of the development~~ **occupy the dwellinghouse**, as set out in your application.

- a) Photovoltaic panels
- b) rainwater harvesting

You must not remove any of these features. (C44AA)

RESOLVED:

That conditional permission, as amended, be granted.

3 BROADCASTING HOUSE, 2 - 22 PORTLAND PLACE, LONDON, W1A 1AA

Installation of bronze statue on stone plinth and inscription carved into adjoining stone wall.

RESOLVED:

That conditional permission be granted.

4 23 NEW QUEBEC STREET, LONDON, W1H 7SD

Application 1 (Ref: 15/06775/FULL)

Use of ground and lower ground floors for a composite use involving retail, restaurant and butchery classes (sui generis). Installation of replacement shopfront and full height kitchen extraction duct to the rear elevation.

Application 2 (Ref: 15/06776/LBC)

Installation of replacement shopfront and full height kitchen extraction duct to the rear elevation. Internal alterations.

RESOLVED THAT:

1. Conditional permission be granted;
2. Conditional listed building consent be granted; and
3. The reasons for granting listed building consent as set out within Informative 1 of the draft decision letter be agreed.

5 BOLEBEC HOUSE, LOWNDES STREET, LONDON, SW1X 9EU

Erection of single storey extension at main roof level with roof terrace, alterations to fenestration, mechanical plant to rear elevation, all in connection with the enlargement of Flat 25.

RESOLVED:

That conditional permission be granted.

6 25 VILLIERS STREET, LONDON, WC2N 6ND

Use of an area of the public highway measuring 0.7m x 3.2m for the placing of two tables and four chairs in connection with the existing sandwich shop.

RESOLVED:

That conditional permission be granted subject to:

- i) an additional condition requiring the applicant to submit a detailed floor plan designating the exact outside area; and
- ii) Informative 4 be amended to advise the applicant to ensure the tables and chairs remained within the designated outside area and do not obstruct the entrance to the residential flats above the shop unit. If complaints were received by the Council regarding the entrance being blocked, future planning applications may only be granted for one table and two chairs.

The Meeting ended at 7.37 pm

CHAIRMAN: _____

DATE _____