



CITY OF WESTMINSTER

MINUTES

Planning Applications Sub-Committee (3)

MINUTES OF PROCEEDINGS

Minutes of a meeting of the **Planning Applications Sub-Committee (3)** Committee held on **Tuesday 23rd May, 2017**, Rooms 5, 6 & 7 - 17th Floor, Westminster City Hall, 64 Victoria Street, London, SW1E 6 QP.

Members Present: Councillors Andrew Smith (Chairman), Susie Burbridge, Barbara Grahame and Robert Rigby

1 MEMBERSHIP

It was noted that Councillor Susie Burbridge had replaced Councillor Louise Hyams.

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 declared that in respect of Item 2 he had sat on the Committee which had heard the application previously. In respect of Items 5 and 6 he had sat on the Committee which had heard similar applications at the same location.
- 2.3 Councillor Robert Rigby declared that in respect of Item 2 he had sat on the Committee which had heard the application previously. In respect to Item 7 he had received a representation from the St John's Wood Society and it was also located within his ward.
- 2.4 Councillor Susie Burbridge declared that any Members of the Majority Party and Minority Party who had or would make representations on the

applications on the agenda were her friends. She also declared that she was the Deputy Cabinet Member for Housing.

- 2.5 Councillor Barbara Grahame declared that in respect of Item 7 she lived in the same ward as the application but a significant distance away and this would not preclude her from hearing the application.

3 MINUTES

RESOLVED:

That the minutes of the meeting held on 9 May 2017 be signed by the Chairman as a correct record of proceedings.

4 PLANNING APPLICATIONS

1 26 BRUTON PLACE, LONDON, W1J 6NG

Erection of rear single storey extension to restaurant (Class A3) at first floor level with rooflight, installation of rooflight in existing rear roof slope and installation of rooflight at first floor flat roof level.

RESOLVED:

That conditional permission be granted subject to Condition 7 being amended to prevent any of the flat roof area on the first floor from being used for sitting or any other purpose.

2 67 - 68 BEAK STREET, LONDON, W1F 9SW

Erection of a balustrade around third floor flat roof to facilitate use as a roof terrace in association with the existing office (Class B1) use.

RESOLVED:

That the application be refused on the grounds that the proposed roof terrace would lead to an unacceptable loss of privacy to residents in neighbouring properties and also create an unacceptable increase in noise levels for these same residents.

3 67 - 68 BEAK STREET, LONDON, W1F 9SW

Variation of Condition 1 of planning permission dated 02 November 2016 (RN 16/07596/FULL) for, '*Erection of infill extension over ground to third floor levels to house new lift shaft and stairwell with access door and steps from proposed staircase to first floor flat roof (for maintenance access only), demolition of existing yard building and replace with a new building of the same scale and material, installation of glazed roof over existing courtyard, erection of railings around third floor flat roof to facilitate use as terrace and demolition of stair housing at third floor level, all to extend and alter office building (Class B1)*'; NAMELY, to reduce the size of the third floor plant enclosure and to install acoustic lining to the inside of the enclosure (part retrospective).

RESOLVED:

That conditional permission be granted subject to Condition 9 being amended to limit the hours of operation for the plant/machinery equipment to between 08.00 to 19.00 (Monday to Friday) and not at all on Bank Holidays.

4 BASEMENT TO FIRST FLOOR MAISONETTE, 22 EATON PLACE, LONDON, SW1X 8AE

Erection of replacement enlarged extension to the rear of the first floor.

RESOLVED:

That the application be deferred in order for an officer site visit to take place to clarify any potential residential amenity issues that may arise to neighbouring residences, and the applicant to submit a Daylight and Sunlight report to assess the impact on neighbours.

5&6 AMPHITHEATRE AND OUTDOOR SPACES, SHELDON SQUARE, LONDON

Temporary use of the amphitheatre for event screenings between 1st June and 5th September 2017.

An additional representation was received the Sheldon Square Residents Association (15/05/17).

A late representation was received from CBRE (19/05/17) and Environmental Health (23/05/17).

The presenting officer circulated the following amendments to the conditions and an additional informative:

Item 5 – 17/02045/FULL

Revised Condition 3

The use of the amphitheatre for events screening and the associated screen use allowed by the permission can take place from 1 June 2017 until 5 September, between 09:00 – 21:00 hours daily. After that period the use shall cease and the screen shall be removed, and the land must return to its previous use.

Item 6 – 17/02046/ADV

Revised Condition 1

You can display the advert from 1 June 2017 to 5 September 2017. You must then remove it without delay.

Additional informative to both applications

- The sound level measured 1m from the speakers should not exceed 71 Leq, 100sec dB (A).

RESOLVED:

- 1) That conditional permission be granted.
- 2) That conditional advertisement consent be granted.

7 STAR, 38 ST JOHN'S WOOD TERRACE, LONDON, NW8 6LS

Installation of overhead awning above the existing forecourt.

A late representation was received from Councillor Lindsey Hall (23/05/17).

RESOLVED:

That the application be refused on the following grounds:

- 1) The location, scale and design of the awning would harm the appearance of the building and fail to maintain or improve the character and appearance of the St John's Wood Conservation Area; and
- 2) The awning would facilitate the intensification of use of the forecourt throughout the year including during inclement weather, exacerbating noise and late night disturbance for residents.

The Sub-Committee also added an Informative to the decision letter informing the applicant that it was very unlikely that the erection of any future awning would be considered acceptable.

8 13-19 LEINSTER SQUARE, LONDON, W2 4PR

Variation of condition 1 (approved plans) of planning permission and listed building consent dated 18 August 2015 (RN 15/00778/FULL and 15/00779/LBC), which sought to vary condition 1 of planning permission and listed building consent dated 22 December 2014 (RN: 14/06756/FULL and 14/06757/LBC) for extensions and alterations and the conversion of hotel to 15 flats; NAMLEY, to vary the approved drawing numbers to amend the relocation of roof terrace access stair from No. 13 to No. 14. Reconfiguration of roof plant well to bays 13 and 14. Omission of all roof lights. Introduction of raised sections of roof to bays 15 and 18 to provide additional ceiling height within penthouse units below. Enlarged glazed openings to rear terraces. Glazed roof to rear extension omitted in favour of solid roof. Glazed conservatory style wall to extensions replaced by masonry wall with single picture window set. Installation of Juliet balconies to master suites at rear lower ground. Reduction of glazed opening sizes to rear terraces which are now set within substantial masonry nibs at basement. Including internal alterations.

RESOLVED:

1. That conditional permission, subject to a deed of variation, be granted.
2. That conditional listed building consent be granted.
3. That the reasons for granting conditional listed building consent as set out in informative of the draft decision letter be granted.

The Meeting ended at 8.35 pm

CHAIRMAN: _____

DATE _____