



CITY OF WESTMINSTER

MINUTES

Planning Applications Sub-Committee (4)

MINUTES OF PROCEEDINGS

Minutes of a meeting of the **Planning Applications Sub-Committee (4)** held on **Tuesday 30th May, 2017**, Room 3.1, 3rd Floor, 5 Strand, London, WC2 5HR.

Members Present: Councillors Angela Harvey (Chairman), Iain Bott, Jonathan Glanz and Jason Williams

Also Present: Councillors Murad Gassanly (for item 5 only).

1 MEMBERSHIP

1.1 There were no changes to the membership.

2 DECLARATIONS OF INTEREST

2.1 Councillor Angela Harvey 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 Harvey declared that she knew other Councillors and various amenity societies who may have made representations; she was Chairman of the Licensing Committee and was also married to Councillor David Harvey who was the Cabinet Member for Environment, Sports and Community.

2.3 Councillor Angela Harvey also declared that she had undertaken a site visit with Councillor Jonathan Glanz in relation to item 6 on the agenda.

2.4 Councillor Iain Bott made the following declarations as they related to the specific applications on the agenda:

Item 1: That the application site was in his Ward and that he would he would withdraw from the Committee for this item so he could address the Committee in his capacity as a Ward Councillor on the application.

Item 3: That he lived directly above the application site and so he would withdraw from the Committee when this item was considered and would take no part in the discussion or decision.

- 2.5 Councillor Jonathan Glanz made the following declarations as they related to specific applications on the agenda:

Item 1: That he had sat on the Committee that had considered a previous application.

Items 2 and 3: That the application sites were in his ward.

Item 5: That he had sat on the Committee that had considered a previous application.

Item 6: That he had undertaken a site visit with Councillor Angela Harvey.

- 2.6 Councillor Jason Williams made the following declarations as they related to specific applications on the agenda:

Item 1: That he had sat on the Committee that had considered a previous application.

Item 5: That the application site was in his Ward and that he would he would withdraw from the Committee for this item so he could address the Committee in his capacity as a Ward Councillor on the application.

3 MINUTES

3.1 RESOLVED:

That the minutes of the meeting held on 18 April 2017 be signed by the Chairman as a correct record of proceedings.

4 PLANNING APPLICATIONS

1 79 NEW CAVENDISH STREET, LONDON, W1G 7LT

Use of part lower ground, ground, and first to fifth floors to medical use (Class D1), and dual/alternative use of part basement and part ground floor as either medical use (Class D1) or retail purposes (Class A1).

Additional representations were received from Harvey Jaskel (25.05.2017) and Raquel Amit on behalf of Rabbi B. Marcus MBE (25.05.2017).

Late representations were received from Helena Svojsikova (25.05.2017), Pamela Bennet and Hilary Ellis (27.05.2017) and Raquel Amit on behalf of Rabbi B. Marcus MBE (30.05.2017).

Councillor Iain Bott, who had earlier declared an interest in respect of this application, withdrew from the Committee during this item in order to address the Committee in his capacity as a Ward Councillor to represent the views of residents and to express some concerns about the application. Councillor Bott then left the room and took no further part in the discussion or decision.

The presenting officer tabled the following amendments to conditions 9 and 10:

Revised Condition 9 - (Revisions in bold text).

In the event the medical use is implemented at part ground floor level, you must only use it for medical purposes. You must only use the part basement, first to fifth floors only for medical purposes. You must not use it for any other purpose, including any within Class D1 of the Town and Country Planning (Use Classes) Order 1987 as amended April 2005 (or any equivalent class in any order that may replace it).

Revised Condition 10

Patients shall only access the building from New Cavendish Street. The 'goods in' entrance in Cavendish Mews North, must not be used as an entrance or exit by staff or patients. The door may be used for emergency purposes only.

RESOLVED:

That conditional permission be granted, subject to amendments to conditions 9 and 10 as set out above, amendments to conditions 4 and 8 concerning the servicing management strategy and operational management plan respectively, including and how staff and patient activity (including smoking) in Cavendish Mews North will be restricted in respect of condition 8, to be settled under delegated powers following consultation with the Chairman and amendments to condition 11 stating that patients shall not be permitted within the medical premises before 08:00 and after 21:00 Monday to Friday, before 08:00 and after 18:30 Saturday and before 09:00 and after 18:30 Sunday and Bank Holidays.

2 37 CONDUIT STREET, LONDON, W1S 2YF

Use of part of the ground floor for retail purposes (Class A1) in connection with the existing retail unit fronting New Bond Street and associated external alterations to the Conduit Street facades.

RESOLVED:

That conditional permission be granted.

3 HARLEY STREET UNDERGROUND CAR PARK, QUEEN ANNE MEWS, LONDON, W1G 9HF

Use of part of the public car park (part third basement level) as a self- storage facility (Class B8).

Councillor Bott declared an interest on this item as he lived above the application site and withdrew from the Committee during consideration of this item, left the room and took no part in the discussion or decision.

RESOLVED:

That conditional permission be granted, subject to an additional condition restricting the permission to 1 year as a trial period to allow the applicant to demonstrate the effectiveness of its proposed operational management plan in mitigating impact upon local residents' amenity.

4 THE PRINCE REGENT, GRAND UNION CANAL, LONDON, W2 1WN

Use of mooring adjacent to pedestrian bridge opposite Sheldon Square as a restaurant (Use Class A3).

The presenting officer tabled the following amendments to the description of the development and to conditions 5 and additional conditions 9 and 10.

Description of development amended to read:

Use of land for mooring a boat adjacent to pedestrian bridge opposite Sheldon Square as a restaurant (Use Class A3).

Condition 5 to read:

A maximum of 42 covers will be provided. In addition to this maximum capacity, an additional 8 persons are allowed within the restaurant boat to wait within a designated bar/waiting area until their table within the main dining areas becomes available.

Additional condition 9 to read:

The mooring shall only be used for the mooring of the current vessel known as The Prince Regent.

Reason:

To make sure that the appearance of the vessel is suitable and that it contributes to the character and appearance of the area. This is as set out in S28 of Westminster's City Plan (November 2016) and DES 1 and DES 5 or DES 6 or both of our Unitary Development Plan that we adopted in January 2007.

Additional condition 10 to read:

The restaurant shall operate in accordance with the Operational Management Statement at all times.

Reason:

To protect the environment of residents and the area generally as set out in S29 of Westminster's City Plan (November 2016) and STRA 25, TRANS 23, ENV 5 and ENV 6 of our Unitary Development Plan that we adopted in January 2007.

RESOLVED:

That conditional permission be granted, subject to amendments to condition 5 and additional conditions 9 and 10 as set out above.

5 77 WESTMORELAND TERRACE, LONDON, SW1V 4AH

Erection of a mansard roof extension and rear extensions at ground, first and second floor levels; to provide additional residential floor space including an additional residential flat (Use Class C3).

Additional representations were received by E. Reeve, Chairman of Pimlico Residents Associations Limited (Pimlico FREDAs) (18.05.2017) and Turley (25.05.2017).

Late representations were received from Jeremy and Katy Pocklington (28.05.2017) and Roderick Morton (30.05.2017).

Councillor Jason Williams, who had earlier declared an interest in respect of this application, withdrew from the Committee during this item in order to address the Committee in his capacity as a Ward Councillor to express some concerns about the application. Councillor Williams then left the room and took no further part in the discussion or decision.

Councillor Murad Gassanly addressed the Committee in his capacity as a Ward Councillor to represent the views of residents and to express concerns about the application in requesting that it be deferred.

RESOLVED:

That the application be deferred for a site visit and for the Committee to have sight of further comparative information illustrating the proposed bulk of 77 Westmoreland Terrace relative to 75 and 79 Westmoreland Terrace and for the applicant to consider potential alternative treatments to detailed design of the rear elevation, including traditional brickwork and windows in keeping with the character of the wider Pimlico Conservation Area.

6 1 EATON TERRACE, LONDON, SW1W 8EX

Erection of first floor rear extension, demolition of existing lean-to glass roof and erection of a ground floor infill extension, in association with creation of enlarged first floor roof terrace with associated screening and planters.

The presenting officer tabled the following amendments to conditions 5 and 6:

Condition 5

Notwithstanding the approved drawings you must apply to us for approval of detailed drawings (plans and elevations at 1:50) of the following parts of the development:

- Privacy screening surrounding terrace, pop up rooflight and planter boxes at first floor level.

You must not use the approved roof terrace until we have approved what you have sent us. You must then install the privacy screening, pop up rooflight and planter boxes according to these approved drawings before you enlarge and use the terrace area. You must then retain and maintain the privacy screening, pop up rooflights and planter boxes for as long as the roof terrace is used for sitting out purposes.

Condition 6

You must not use the structural glass pop up rooflight or planter boxes (as shown on drawing number 161:101 Rev PL8) for sitting out or for any other purpose except for maintenance or for means of escape in an emergency.

RESOLVED:

1. That conditional permission and conditional listed building consent be granted, subject to amendments to conditions 5 and 6 for planning permission as set out above and an informative encouraging the applicant to consider using a natural hedge along the boundary.
2. That the reasons for granting conditional listed building consent, as set out in Informative 1 of the draft decision letter, be agreed.

PART 2 (PRIVATE)

RESOLVED:

That under Section 100 (A) (4) and Part 1, paragraph 5 of Schedule 12A to the Local Government Act 1972 (as amended), the public and press be excluded from the meeting for the following item of business because it relates to a claim to legal professional privilege which could be maintained in legal proceedings and it is considered that, in all the circumstances of the case, the public interest in maintaining the exemption outweighs the public interest in disclosing the information.

7 16 LEINSTER TERRACE, LONDON, W2 3EU

Sui generis mixed hotel and short stay hostel use comprising of 16 private rooms and 28 dormitory rooms (no more than 9 beds per room) with minor temporary variations in the use of up to 8 rooms to accommodate guest requirements.

An additional confidential representation was received on 25.05.2017.

Two late confidential representations were received (undated).

RESOLVED:

That the application be deferred to seek a statutory declaration from a local resident, to seek further legal advice at the discretion of officers and to carry out a company search in respect of the applicant. The Committee also requested that their general concerns in respect of intensity of use of these premises and consequent issues, including anti-social behaviour be referred to other relevant bodies responsible for health and safety matters, including fire safety.

The Meeting ended at 9.10 pm.

CHAIRMAN: _____

DATE _____