



CITY OF WESTMINSTER

MINUTES

Planning Applications Sub-Committee (1)

MINUTES OF PROCEEDINGS

Minutes of a meeting of the **Planning Applications Sub-Committee (1)** held on **Tuesday 13th June, 2017**, Room 3.1, 3rd Floor, 5 Strand, London, WC2 5HR.

Members Present: Councillors Richard Beddoe (Chairman), Susie Burbridge, Tim Mitchell and Tim Roca.

Also Present: Councillor Murad Gassanly.

1 MEMBERSHIP

1.1 There were no changes to the membership.

2 DECLARATIONS OF INTEREST

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 Beddoe also declared that in his capacity as Chairman of Planning, he knew a number of property developers and planning consultants, although he did not consider them his friends. He added that any Members of the Majority Party who had or would make representations in respect of the applications on the agenda were his friends.

2.3 With regard to Item 3, Councillor Beddoe declared that some of the application sites were within his Ward.

- 2.4 Councillor Tim Mitchell declared that any Members of the Majority Party who had or would make representations in respect of the applications on the agenda were his friends. He also advised that in his capacity as a Councillor for St James's Ward, and as Cabinet Member for Finance, Property & Corporate Services responsible for the City Council's property portfolio, he regularly met with members of the planning and property industry as well as residents' associations and amenity groups.
- 2.5 Councillor Mitchell then made the following further declarations as they related to the specific applications on the agenda:
- Item 1: That the application was within his Ward and that he had received representations from the applicant.
- Item 3: That some of the application sites were within his Ward.
- Item 4: That he had sat on the Committee that had considered a previous application.
- 2.6 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 declared that she was the Deputy Cabinet Member for Housing. Councillor Burbridge further advised that that she did meet architects and developers from time to time but had not seen or spoken to any in relation to the applications on the agenda.
- 2.7 With regard to Item 4, Councillor Burbridge declared that she had sat on the Committee that had considered a previous application.
- 2.8 Councillor Tim Roca declared that some of the application sites in Item 3 were within his Ward.

3 MINUTES

- 3.1 That the minutes of the meeting held on 16 May 2017 be signed by the Chairman as a correct record of proceedings.

4 PLANNING APPLICATIONS

1 44 LINCOLN'S INN FIELDS, LONDON, WC2A 3PF

Demolition of the existing building and construction of a ten storey building with two basement levels for education (Class D1) use.

Additional representations were received from Transport for London (07.06.2017) and Historic England (08.06.2017).

Late representations were received from the City Council's Senior Arboricultural Officer (08.06.2017).

The presenting officer tabled the following amendments to Conditions 3 and 19, and

additional Condition 22:

Amended Condition 3:

“You must apply to us for approval of detailed drawings of the following parts of the development:

- i) gates and railings including plinths at a scale of 1:20 with details at 1:5
- ii) public art
- iii) typical window and external door details at a scale of 1:10
- iv) photovoltaic (PV) panels

You must not start work until we have approved what you have sent us. You must then carry out the work according to these drawings.”

Amended Condition 19:

“You must apply to us for approval of detailed drawings of a hard and soft landscaping scheme on the roof terraces as shown on drawings 030102, 030103, 030106, 030108 and 030109 to include:

- details of the depth, profile and specification of the substrate,
- the number, size, species and density of the proposed trees and shrubs
- details of irrigation and management and maintenance plan

You must not commence work on the relevant part of the development until we have approved what you have sent us. You must then carry out this work according to the approved details and thereafter retain and maintain in accordance with the approved management and maintenance plan.

Additional Condition 22

“You must apply to us for approval of a Sustainable Drainage Strategy for the development. You must not commence the education use until we have approved what you have sent us. The Sustainable Drainage Strategy must thereafter be maintained and followed by the occupants for the life of the development, unless a revised strategy is approved (in writing) by the Local Planning Authority.”

RESOLVED:

That conditional permission be granted, subject to the amendment of Conditions 3 and 19 and addition of Condition 22 as set out above; and to the views of the Mayor of London.

2 DEVELOPMENT SITE AT 1 1/2 QUEENS GROVE AND 12-22 FINCHLEY ROAD, LONDON, NW8 6EB

Variation of Condition 2 of planning permission dated 2 November 2003 (RN: 02/06302/FULL) for the demolition of existing buildings and erection of residential

building of 6-8 storeys comprising 66 apartments including 17 affordable units and provision of 64 parking spaces in two basements from RN 02/06302/FULL. NAMELY, to vary the hours of construction works that can be heard at the boundary of the site to allow works around the railway cutting to take place between 01.00 and 05.00 hours for a non-consecutive period of approximately 67 nights during the overall construction programme.

THE APPLICATION WAS WITHDRAWN BY PLANNING OFFICERS

3 PAYPHONE SITE OUTSIDE 18-20 EDGWARE ROAD, LONDON, W2 2JG AND 44 OTHER SITES THROUGHOUT THE CITY OF WESTMINSTER

The installation of new telephone kiosks with integral LED advertisement panels and the removal of existing kiosks in various locations across the City.

Late representations were received from Edward Davies-Gilbert (06.06.2017), John Zamit (05.07.2017 and 06.06.2017), and Mr Steve Chambers (06.06.2017).

RESOLVED:

That permission be refused on grounds of visual amenity, with the reasons for refusal to be agreed under delegated powers.

4 39 WESTMORELAND TERRACE, LONDON, SW1V 4AQ

Two storey infill extension at rear lower ground and ground floors with roof terrace at first floor level; extensions to closet wing at first and second floor levels; infill extension to front lightwell and lowering of basement vault (addendum report).

Late representations were received from Mrs Melissa Gadsden (12.06.2017).

Councillor Murad Gassanly addressed the Committee in his capacity as a Ward Councillor, to express concerns about the application.

RESOLVED: That conditional permission be granted.

5 15-18 PICTON PLACE AND 27-29A JAMES STREET, MARYLEBONE, LONDON, W1

Demolition of existing mansard roof, erection of a new sheer storey extension at fourth floor level and a new two storey mansard roof in association with the creation of 5 flats, reconfiguration of all fourth floor flats within 29 James Street, 27 James Street, 17-18 Picton Place and 14-16 Picton Place. External alterations including the restoration of the front facades along James Street and Picton Place and restoration of shop fronts.

Late representations were received from Charles Russell Speechlys (12.06.2017).

RESOLVED: That conditional permission be granted, with an Informative for the applicant to provide residents with a contact number during construction works.

6 57-59 BEAK STREET, LONDON, W1F 9SJ

Dual/alternative use of the basement and ground floor for either retail (Class A1) or restaurant (Class A3) purposes with associated shopfront alterations, relocation of existing plant and the installation of extract duct and screening at roof level and an air handling unit at rear first floor level.

RESOLVED: That conditional permission be granted, subject to the amendment of Condition 17 to require hours of servicing in the Servicing Management Plan.

7 THE PAVILION HYDE PARK, 1 SERPENTINE ROAD, LONDON, W2 2UH

Construction of a side extension to the sports pavilion and associated alterations including new doors, serving hatch, and ramped access to front and rear elevations.

RESOLVED: That conditional permission be granted.

8 34 WORONZOW ROAD, LONDON, NW8 6AT

Variation of Condition 18 of planning permission dated 25.04.2005 (05/00580/FULL) for Demolition of existing house and erection of new house comprising basement, lower ground, ground and two upper storeys with plant room at basement level, raised terrace to rear and alterations to front boundary wall; Namely to amend elevational detailing to building, including to incorporate the single storey orangery extension to the south side of the building, amendments to the single storey wing on the south side, amendments to skylights/lantern lights and amendments to detailing of rear balustrading to terrace and rear garden steps.

The presenting officer tabled the following amendment to Condition 25:

Amended Condition 25:

“Within one month of the date of this permission, you must apply to us for approval of detailed drawings showing the following alteration(s) to the scheme:

- Finials included of matching design to the ridge of each of the three rooflights above the ground floor side wing to the south side of building.

You must not start 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, within three months of their approval. (C26UB)

Reason:

To protect the environment of neighbouring occupiers. This is as set out in S29 and S32 of Westminster's City Plan (November 2016) and ENV 6 of our Unitary Development Plan that we adopted in January 2007."

RESOLVED: That conditional permission be granted, subject to the amendment of Condition 25 as set out above.

9 12 MELINA PLACE, LONDON, NW8 9SA

Variation of Conditions 2 and 3 of planning permission dated 16 August 2016 (RN:16/01380/FULL) for erection of new part one, part two storey plus basement dwellinghouse (Class C3), alterations to front boundary, alterations to side boundaries with Nos. 15 and 17 Grove End Road and Melina Court and landscaping including replacement tree planting. NAMELY, to amend the permitted hours of construction works to allow construction works between 08.00 and 13.00 on Saturdays and to amend the Construction Management Plan to allow deliveries to occur between 08.00 and 18.00 hours Monday to Friday (excluding bank holidays) and between 08.00 and 13.00 on Saturdays.

Late representations were received from Councillor Robert Rigby (12.06.2017).

RESOLVED: That permission be refused on amenity grounds.

The Meeting ended at 8.35pm.

CHAIRMAN: _____

DATE _____