



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 10th March, 2020**, Rooms 18.01 & 18.03, 18th Floor, 64 Victoria Street, London, SW1E 6QP.

Members Present: Councillors Jim Glen (Chairman), Eoghain Murphy, Guthrie McKie and Elizabeth Hitchcock

1 MEMBERSHIP

1.1 There were no changes to the membership.

2 DECLARATIONS OF INTEREST

2.1 The Chairman 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 emails 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 Hitchcock declared that in respect of Item 1 she was the Deputy Cabinet Member for Business and Planning but had not entered into any discussions regarding the application.

2.3 Councillor Glen declared that in respect of Item 1 he was the Deputy Cabinet Member for Housing Services but had not entered into any discussions regarding the application.

3 MINUTES

3.1 RESOLVED:

That the minutes of the meeting held on the 25 February 2020 be signed by the Chairman as a correct record of proceedings.

4 PLANNING APPLICATIONS

1 QUEENS PARK COURT, ILBERT STREET, LONDON, W10 4QA

Development of existing western car park for the erection of a five storey block providing nineteen Class C3 residential units, demolition of existing storage sheds to west of site to provide four three storey Class C3 dwellings, amenity space, refuse storage, cycle parking, and estate works including the realignment of Droop Street; reconfiguration of the existing central car park, and erection of a replacement boundary wall to the existing nursery.

The presenting officer circulated a correction to the report and various additional/amended conditions (10.03.20).

The presenting officer tabled a revised decision notice and the following revised recommendation:

1. *Grant conditional permission under Regulation 3 of the Town and Country Planning General Regulations 1992 subject to the completion of an unilateral undertaking to secure the following planning obligations:*
 - i. *Stopping up of part of Droop Street and realignment of parking spaces and associated highways works;*
 - ii. *Provision of lifetime (25 year) car club membership for all affordable units;*
 - iii. *Provision of a financial contribution of £165,277 (index linked) to the Carbon Off-setting Fund payable on commencement of development; and*
 - iv. *Costs of monitoring the agreement (£500 per head of term).*
2. *If the unilateral obligation to secure the planning obligations had not been completed within 3 months then:*
 - a) *The Executive Director Growth, Planning and Housing shall consider whether it would be possible and appropriate to issue the permission with additional conditions attached to secure the benefits listed above. If so, the Director of Planning is authorised to determine and issue such a decision under Delegated Powers; however, if not;*
 - b) *The Executive Director Growth, Planning and Housing shall consider whether permission should be refused on the grounds that the*

proposals were unacceptable in the absence of the benefits which would have been secured; if so, the Director of Place Making and Planning is authorised to determine the application and agree appropriate reasons for refusal under Delegated Powers.

- 3)
 - i) *That Committee authorises the making of a draft order pursuant to s247 of the Town and Country Planning Act 1990 for the stopping up of parts of the public highway in Droop Street and the dedication of new public highway to enable this development to take place.*
 - ii) *That the Director of Place Shaping and Town Planning, Executive Director of City Management and Communities, or other such proper officer of the City Council responsible for highways functions, be authorised to take all necessary procedural steps in conjunction with the making of the orders and to make the orders as proposed if there are no unresolved objections to the draft orders.*

RESOLVED UNANIMOUSLY:

1. That conditional permission under Regulation 3 of the Town and Country Planning General Regulations 1992 be granted, as amended, subject to:
 - a) an additional condition requiring 10% of the car parking spaces provided to have electric charging points installed; and
 - b) the completion of a unilateral undertaking to secure the following planning obligations:
 - i. Stopping up of part of Droop Street and realignment of parking spaces and associated highways works;
 - ii. Provision of lifetime (25 year) car club membership for all affordable units;
 - iii. Provision of a financial contribution of £165,277 (index linked) to the Carbon Off-setting Fund payable on commencement of development; and
 - iv. Costs of monitoring the agreement (£500 per head of term).
2. That if the unilateral obligation to secure the planning obligations had not been completed within 3 months then:
 - a) The Executive Director Growth, Planning and Housing shall consider whether it would be possible and appropriate to issue the permission with additional conditions attached to secure the benefits listed above. If so, the Director of Planning was authorised to determine and issue such a decision under Delegated Powers; however, if not;
 - b) The Executive Director Growth, Planning and Housing shall consider whether permission should be refused on the grounds that the

proposals were unacceptable in the absence of the benefits which would have been secured; if so, the Director of Place Making and Planning was authorised to determine the application and agree appropriate reasons for refusal under Delegated Powers.

- 3) i) That the Committee authorised the making of a draft order pursuant to s247 of the Town and Country Planning Act 1990 for the stopping up of parts of the public highway in Droop Street and the dedication of new public highway to enable this development to take place.
- ii) That the Director of Place Shaping and Town Planning, Executive Director of City Management and Communities, or other such proper officer of the City Council responsible for highways functions, be authorised to take all necessary procedural steps in conjunction with the making of the orders and to make the orders as proposed if there are no unresolved objections to the draft orders.

2 4 AND 5 CHESTERFIELD HILL, LONDON, W1J 5BL

Demolition behind retained facades, demolition of rear extensions at 4 Chesterfield Hill at lower ground and ground floor level to create an enlarged ground floor terrace, and conversion to provide two lateral residential units (Class C3), replacement windows, creation of a terrace at rear ground floor at No.5, erection of lift overrun, repairs to the façade and associated alterations.

The presenting officer tabled the following additional conditions:

Condition 6

Notwithstanding the drawings, the ground floor front windows shall be retained.

Condition 7

You must apply to us for approval of a sample area, on site, showing the removal of cementitious render and revealed brick, including the pointing methodology.

You must not remove the render until we have approved this sample area, and the development shall be carried out in accordance with the approved details.

Reason (for Conditions 6 & 7)

To make sure that the appearance of the building is suitable and that it contributes to the character and appearance of this part of the Mayfair Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1 and DES 5 or DES 6 or both and paras 10.108 to 10.128 of our Unitary Development Plan that we adopted in January 2007. (R26BE)

Condition 8

You must not use the second floor flat roof at 5 Chesterfield Hill for sitting out or for any other purpose. You can however use the roof to escape in an emergency. (C21AA)

Reason

To protect the privacy and environment of people in neighbouring properties. This is as set out in S29 and S32 of Westminster's City Plan (November 2016) and ENV 6 and ENV 13 of our Unitary Development Plan that we adopted in January 2007. (R21BC)

RESOLVED UNANIMOUSLY:

That conditional permission, as amended, be granted.

3 190 STRAND, LONDON, WC2R 1AB

Use of an area of the public highway measuring 9.9m x 1m for the placing of two tables and four chairs in connection with the ground floor coffee shop.

RESOLVED UNANIMOUSLY:

That conditional permission be granted for a temporary period of one year.

The Meeting ended at 8.27 pm

CHAIRMAN: _____

DATE _____