



CITY OF WESTMINSTER

MINUTES

Planning (Major Applications) Sub-Committee

MINUTES OF PROCEEDINGS

Minutes of a meeting of the **Planning (Major Applications) Sub-Committee** held on **Tuesday 21st July, 2020**, Please note that this will be a virtual meeting..

Members Present: Councillors Robert Rigby (Chairman), David Boothroyd, Geoff Barraclough, Jim Glen, Louise Hyams and James Spencer

1 MEMBERSHIP

1.1 Membership

There were no changes to the membership.

RESOLVED:

That Councillor Jim Glen was elected as deputy chairman for the meeting.

2 DECLARATIONS OF INTEREST

2.1 The Chairman explained that a week before the meeting, all six 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 Boothroyd declared, he is the Head of Research and Psephology for Thorncliffe, whose clients are companies applying for planning permission from various local authorities. No current schemes are in Westminster; if there were, he would be precluded from working on them under the company's code of conduct.

Council Boothroyd added that some Thorncliffe clients have also engaged Gerald Eve as planning consultants, who are separately representing the applicants tonight on items 2 and 4. However he did not deal directly with clients or other members of project teams, and planning consultants are not themselves clients.

On item 2, Councillor Boothroyd advised that he lived in the Park West block to the south-east of the site, but not next to The Water Gardens and did not consider this application would affect himself more than other residents in the general area. On item 3, he advised that he was a member of the committee which granted the original scheme in June 2014. He added that there were representations from Barbara Grahame and Murad Qureshi, who are both friends.

3 MINUTES

- 3.1 That the minutes of the meeting held on the **26 May 2020** be signed by the Chairman as a correct record of proceedings.

4 PLANNING APPLICATIONS

1 CENTURY HOUSE 31 - 32 SOHO SQUARE LONDON W1D 3AP

Demolition of 31- 32 Soho Square behind partially retained facade and 65-66 Frith Street and redevelopment to provide a building comprising 2 x basements, ground and six upper floors; alterations and works to 22-25 Dean Street including the erection of a rear extension at 1st and 2nd floors, alterations and works to 10 Chapone Place including the erection of an extension at 3rd floor level. Proposals include the enlargement and improvement to Chapone Place to provide a new public realm and route through the site linking Soho Square and Dean Street. Proposals will provide new, reconfigured and additional office (Class B1), flexible retail (Class A1)/restaurant (Class A3), retail (Class A1), enlarged restaurant (Class A3) and flexible Non- residential institutions (Class D1) /Assembly and leisure (Class D2) uses.

Additional representations were received from Hanover Cube (20.07.2020) The Soho Society (19.07.2020), Soho Neighbourhood Forum (18.07.2020), Landmark Chambers (20.07.2020) and a comments of Officers report (20.7.2020).

The application was withdrawn by officers prior to the meeting to seek further information from the Applicant on the impact of construction works.

2 THE WATER GARDENS, BURWOOD PLACE, LONDON, W2 2DA

Erection of a new building at ground and first floor level around a retained concrete pergola to create a new health and fitness studio (Class D2) at basement, ground and first floor, installation of a green roof, plant equipment and associated works.

One Additional representation was received from Councillor Heather Acton (16.7.2020).

Joanna Love, addressed the committee in support of the application on behalf of the applicant.

Kay Buxton, addressed the committee in support of the application on behalf of the Marble Arch BID.

Lady Walmsley, addressed the committee in objection of the application on behalf of The Water Gardens Residents Association.

Paul Body, local resident addressed the committee of objection to the application.

RESOLVED UNANIMOUSLY:

That conditional permission be granted.

3 466 - 490 EDGWARE ROAD LONDON W2 1EJ

Extension of existing retail unit (A1 class) with associated elevational alterations and change of use of permitted petrol filling station (sui generis) to electric vehicle charging facility (sui generis).

Stuart Casewell, addressed the committee in support of the application on behalf of the applicant.

RESOLVED UNANIMOUSLY:

That conditional permission be granted subject to:

- a) A unilateral undertaking securing the reinstatement of the vehicle crossover/highway on Orchardson Street and the provision of/funding towards an on-street charging station within the Church Street Ward.
- b) Condition requiring charging points not to be used for parking.

4 1 CLARIDGE HOUSE, 32 DAVIES STREET, LONDON W1K 4ND 2 – 1-7 DAVIES STREET AND 28-30 SOUTH MOLTON LANE, LONDON, W1K 5AB 3 - 58 BROOKSTREET, LONDON, W1K 5DT 4 - 60 BROOKSTREET, LONDON, W1K 5DU

Site 1 - Use of part first floor and second floor as 8 x flats (Class C3).

Site 2 - Use of part first and second floor as offices (Class B1) and internal alterations.

Site 3 – Use of 4th floor as offices (Class B1).

Site 4 - Use of 2nd and 3rd floor as offices (Class B1).

Thomasin Renshaw, addressed the committee in support of the application on behalf of the applicant.

RESOLVED UNANIMOUSLY:

Site 1 (Claridge House, 32 Davies Street):

Grant conditional permission subject to the completion of a legal agreement to secure the following:

- a) Part of the first floor and second floor of Claridge House, 32 Davies Street be ready for occupation as 8 x flats before or within 12 months of part of the first floor and second floor of 1-7 Davies Mews and 28-30 South Molton, the fourth floor of 58 Brook Street and the second and third floors of 60 Brook Street all being ready for occupation as offices.
- b) Costs of monitoring the S106 agreement.

Site 2 (1-7 Davies Mews and 28-30 South Molton Lane):

1. Grant conditional permission subject to the completion of a legal agreement to secure the following:

- a) Part of the first floor and second floor of 1-7 Davies Mews and 28-30 South Molton Lane being ready for occupation as office floorspace before or within 12 months of part of the first floor and second floor of Claridge House, 32 Davies Street being ready for occupation as 8 x flats.
- b) The development shall not be commenced until the location for the provision of 6 x Sheffield cycle parking stands in the immediate vicinity of the site have been agreed in writing with the City Council and any necessary changes to traffic orders have been confirmed. The Sheffield stands must be provided prior to occupation of any part of the site for office (Class B1) use.
- c) Costs of monitoring the S106 agreement.

2. Grant conditional listed building consent

3. Agree the reasons for granting listed building consent as set out in Informative 1 of the draft decision letter.

Site 3 (58 Brook Street):

Grant conditional permission subject to the completion of a legal agreement to secure the following:

- (a) The fourth floor of 58 Brook Street be ready for occupation as office floorspace before or within 12 months of part of the first floor and second floor of Claridge House, 32 Davies Street being ready for occupation as 8 x flats.
- (b) The development shall not be commenced until the location for the provision of 1 x Sheffield cycle parking stand in the immediate vicinity of the site has been agreed in writing with the City Council and any necessary changes to traffic orders have been confirmed. The Sheffield stand must be provided prior to occupation of any part of the site for office (Class B1) use.
- (c) Costs of monitoring the S106 agreement.

Site 4 (60 Brook Street):

Grant conditional permission subject to the completion of a legal agreement to secure the following:

(a) The second and third floors of 60 Brook Street be ready for occupation as office floorspace before or within 12 months of part of the first floor and second floor of Claridge House, 32 Davies Street being ready for occupation as 8 x flats.

(b) The development shall not be commenced until the location for the provision of 1 x Sheffield cycle parking stand in the immediate vicinity of the site has been agreed in writing with the City Council and any necessary changes to traffic orders have been confirmed. The Sheffield stand must be provided prior to occupation of any part of the site for office (Class B1) use.

(c) Costs of monitoring the S106 agreement.

In respect to the planning applications for all four sites:

If the S106 legal agreement(s) has not been completed within six weeks of the date of this resolution then:

a) The Director of Place Shaping and Town Planning shall consider whether it will be possible or appropriate to issue the permission with additional conditions attached to secure the benefits listed above. If so, the Director of Place Shaping and Town Planning is authorised to determine and issue the decision under Delegated Powers; however, if not;

b) The Director of Place Shaping and Town Planning shall consider whether the permission should be refused on the grounds that the proposals are unacceptable in the absence of benefits which would have been secured; if so, the Director of Place Shaping and Town Planning is authorised to determine the application and agree appropriate reasons for refusal under Delegated Powers.

The Meeting ended at 8.40 pm

CHAIRMAN: _____

DATE _____