



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 2nd February, 2021**, Please note that this will be a virtual meeting.

**Members Present:** Councillors Jim Glen (Chairman), Eoghain Murphy, Guthrie McKie and Selina Short

#### **1 MEMBERSHIP**

1.1 There were no changes to the membership.

#### **2 DECLARATIONS OF INTEREST**

2.1 Councillor Jim Glen explained that a week before the meeting, all four Members of the Sub-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 Sub-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 Sub-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 Glen declared that in respect of Items 2 and 3 he was a Trustee of the Westminster Tree Trust but he had not entered into any discussions regarding either application.

#### **3 MINUTES**

##### **3.1 RESOLVED:**

That the minutes of the meeting held on 15 December 2020 be signed by the Chairman as a correct record of proceedings.

#### 4 PLANNING APPLICATIONS

##### 1 RUSSELL HOUSE, EAMONT STREET AND 51-53 ALLITSEN ROAD, LONDON, NW8 7DD

Erection of mansard roof extensions to facilitate the provision of 2no. self-contained dwelling units and associated internal alterations (Site includes Russell House and 51-53 Allitsen Road).

An additional representation was received from a local resident (25.01.21).

A late representation was received from Councillor Robert Rigby (01.02.21).

The presenting officer tabled the following condition which had been omitted from the Draft Decision Notice:

- 8 *“The design and structure of the development shall be of such a standard that it will protect residents within it from existing external noise so that they are not exposed to levels indoors of more than 35 dB LAeq 16 hrs daytime and of more than 30 dB LAeq 8 hrs in bedrooms at night.”*

**REASON:**

*As set out in ENV6 (4) of our Unitary Development Plan that we adopted in January 2007, and the related Policy Application at sections 9.84 to 9.87, in order to ensure that design, structure and acoustic insulation of the development will provide sufficient protection for residents of the development from the intrusion of external noise.”*

Brett Moore addressed the Sub-Committee in support of the application.

Ian Kendell addressed the Sub-Committee in objection to the application.

**RESOLVED (Councillors Jim Glen, Eoghain Murphy and Selina Short in support, Councillor Guthrie McKie against):**

That condition permission, as amended, be granted subject to:

- (a) An additional condition requiring the applicant to carry out the external refurbishment of the building prior to its occupation;
- (b) Modifications to conditions 6 and 7 requiring further details of the proposed cycle and bin storage areas to ensure their relationship to neighbouring windows was appropriate; and
- (c) An additional informative requesting the applicant consider boundary treatment along the Eamont Street frontage to prevent any potential anti-social behaviour from arising.

## 2 63 CLIFTON HILL, LONDON, NW8 0JN

Excavation of a single storey basement and erection of a rear extension at lower ground floor to enlarge existing single dwellinghouse (Class C3), removal of five trees including a TPO Bay tree and planting of replacement trees, landscaping to front and rear gardens and installation of mechanical plant.

The presenting officer tabled the following additional condition which was recommended to ensure that the shed was of an appropriate design.

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

*- shed in rear garden*

*You must not start any work on these parts of the development until we have approved what you have sent us.*

*You must then carry out the work according to these detailed drawings.*

**REASON:**

*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 St Johns Wood 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”*

**RESOLVED UNANIMOUSLY:**

That conditional permission, as amended, be granted.

## **PART 2 (CONFIDENTIAL)**

The Chair moved and it was

**RESOLVED:** That under Section 100 (a) (4) and Paragraph 3 of Part 1 of Schedule 12A of the Local Government Act 1972 (as amended), the public and press be excluded from the meeting for the following Item of Business because it involves the likely disclosure of exempt information relating to the financial or business affairs of any particular person (including the Authority holding that information) 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.

**3 26 CHEPSTOW ROAD, LONDON, W2 5BE**

1 x Lime (T1, front): Fell

**RESOLVED UNAMIOUSLY:**

That consent to remove the tree be refused due to the detrimental impact it would have on local amenity and the adverse effect its loss would have on the character and appearance of the Conservation Area.

The Meeting ended at 8.17 pm

**CHAIRMAN:** \_\_\_\_\_

**DATE** \_\_\_\_\_