



CITY OF WESTMINSTER

# MINUTES

## Planning Applications Sub-Committee (2)

### MINUTES OF PROCEEDINGS

Minutes of a meeting of the **Planning Applications Sub-Committee (2)** held on **Tuesday 26th October, 2021**, Rooms 18.01 & 18.03, 18th Floor, 64 Victoria Street, London, SW1E 6QP.

**Members Present:** Councillors Louise Hyams (Chairman), Devenish, Antonia Cox and Nafsika Butler-Thalassis

#### 1 MEMBERSHIP

1.1 There were no changes to the membership.

#### 2 DECLARATIONS OF INTEREST

2.1 Councillor Hyams 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 emails 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 Hyams declared that in respect of Item 3 she had a prejudicial interest as the application had been made by Councillor Mark Shearer who was a Ward colleague and friend, and she would therefore step down from the Sub-Committee and leave the room during consideration of this item.

2.3 Councillors Cox and Devenish declared that in respect of Item 3 they knew Councillor Shearer through their membership of the Majority party and saw him at Council and related events but had held no discussions with him regarding the application.

- 2.4 Councillor Devenish declared that in respect of Item 2 the agent, as a Belgravia resident, had approached him regarding the application, he immediately referred them to the planning officer and had made no other comment on the application.

### **3 MINUTES**

#### **3.1 RESOLVED:**

That the minutes of the meeting held on 31 August 2021 be signed by the Chair as a correct record of proceedings.

### **4 PLANNING APPLICATIONS**

#### **1 45 FOUBERT'S PLACE LONDON W1F 7QH**

Demolition of the existing fourth floor roof structures and erection of two storey roof extension to create new fourth and fifth floor level (including plant and roof terraces); all to enlarge office building (Class E). Alterations to front (western facade), installation of new windows throughout and associated alterations.

Late representations were received from two local residents (22.10.21 and 23.10.21) and Marshall Street Regeneration Ltd (26.10.21).

The presenting officer tabled the following amended and additional conditions:

#### **Amended Condition 13:**

Staff shall only be permitted access to the fifth floor terrace hereby approved between 09.00 and **19.00** ~~20.00~~ (Monday to Friday) and not at all on weekends and bank holidays.

No change to reason.

#### **Additional Condition 15:**

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

- The privacy screen at fifth floor level.

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 approved 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 Soho

Conservation Area and to protect the privacy of people in neighbouring properties. This is as set out in Policies 7, 38, 39 and 40 of the City Plan 2019 - 2040 (April 2021).

**Additional Condition 16:**

The following shall not take place on the fifth-floor terrace hereby approved:

- The playing of live, amplified or recorded music.
- Lighting of barbecues.

In addition, any lighting shall be switched off outside the operating hours set out in Condition 13 of this permission.

Reason:

To protect the environment of residents and the area generally as set out in Policies 7, 27 and 33 of the City Plan 2019 - 2040 (April 2021).

**RESOLVED (For: Councillors Hyams, Cox and Devenish; Against: Councillor Butler-Thalassis):**

That conditional permission, as amended, be granted.

**2 15 WIMPOLE STREET LONDON W1G 9SU**

Reinstatement of stairs and stone floor landings on ground and first floor and installation of a lift in the stairwell.

A late representation was received from Councillor Iain Bott (22.10.21).

**RESOLVED UNANIMOUSLY:**

That conditional listed building consent be granted.

**3 74 ECCLESTON SQUARE MEWS LONDON SW1V 1QN**

Conversion of garage to habitable living accommodation (Retrospective application).

Councillor Hyams declared that she had a prejudicial interest in the application and therefore left the room during the consideration of this item.

Nominations for the post of Chairman for Item 3 were invited. One nomination was received and seconded. There were no further nominations.

**RESOLVED:**

That Councillor Tony Devenish be appointed Chair of Planning Applications Sub-Committee (2) for Item 3 only.

**RESOLVED UNANIMOUSLY:**

That conditional permission be granted.

**4 2 CLEVELAND GARDENS LONDON, W2 6HA**

Use of storage areas at lower ground and ground floor levels as a one bedroom flat and associated internal and external alterations including the installation of two rooflights to the rear and door to courtyard.

Additional representations were received from three local residents (18.10.21, 19.10.21, 20.10.21 and 21.10.21) and Councillor Margot Bright (26.10.21).

The presenting officer tabled the following updated description and additional informative for the listed building consent:

**New Listed Building Consent description**

External and internal alterations including the installation of two rooflights to the rear roof.

**New Listed Building Consent informative**

You are reminded of the need for planning permission for the external alterations to building. And that planning application reference: 20/03593/FULL was refused on the same date.

Stephen Sutton addressed the Sub-Committee in objection to the application.

**RESOLVED UNANIMOUSLY:**

- 1) That planning permission be refused on the grounds that the quality of accommodation proposed was considered to be unacceptable given the lack of natural light and ventilation to the proposed residential unit. In addition, the proposal was considered to be unneighbourly and detrimental to the amenities of surrounding residents, by way of loss of privacy, noise, and disturbance.
- 2) That conditional listed building consent, as amended, be granted.
- 3) That the reasons for granting conditional listed building consent be agreed

The Meeting ended at 7.40 pm

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

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