



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 18th January, 2022**, 18th Floor, 64 Victoria Street, London, SW1E 6QP.

**Members Present:** Councillors Robert Rigby (Chairman), Geoff Barraclough, Jim Glen, Elizabeth Hitchcock, Louise Hyams and Nafsika Butler-Thalassis

#### 1 MEMBERSHIP

- 1.1 It was noted that Councillor Elizabeth Hitchcock had replaced Councillor Mark Shearer.
- 1.2 It was noted that Councillor Nafsika Butler-Thalassis had replaced Councillor David Boothroyd.

#### 2 DECLARATIONS OF INTEREST

- 2.1 Councillor Rigby explained that a week before the meeting, all six 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 1, the Application site was in her ward (St James's). Cllr Hyams, along with her ward colleagues, received a briefing for the 2016 application by the Applicant but was not briefed in 2019, and had not been briefed on the application which was discussed in this Committee.

### **3 MINUTES**

#### **3.1 RESOLVED:**

That the minutes of the meeting held on 23 November 2021 be signed by the Chair as a correct record of proceedings.

### **4 PLANNING APPLICATIONS**

#### **1 25 - 31 WELLINGTON STREET LONDON WC2E 7DD**

Partial demolition, alterations, extensions and refurbishment of existing buildings to provide a part 4-8 storey block plus one basement level for use as Hotel (Class C1) with ancillary facilities and roof terrace; continued pub/bar (Sui Generis) and residential (Class C3) at 23 Wellington Street; provision of plant, servicing, cycle parking and other associated works (Site includes: 23 Wellington Street, 25-31 Wellington Street, 22 Tavistock Street, 24-28 Tavistock Street, 13-14 Exeter Street, 12 Burleigh Street, 14 Burleigh Street and 15 Exeter Street).

An additional representation was received from Applicant (13/01/2022).

A late representation was received from the Covent Garden Community Association (18/01/2022).

The Presenting Officer tabled the following corrections and amendments to draft conditions.

#### **Item No. 1 25-31 Wellington Street London WC2E 7DD**

##### **Corrections to NPPF paragraph references in report:**

##### 8.2 Townscape and Design

Start of paragraph 7—correct NPPF paragraph reference is 199 not 132

Start of paragraph 10—correct NPPF paragraph reference is 202 not 134

##### 8.8 Westminster City Plan

Penultimate line of paragraph—correct NPPF paragraph reference is 47 not 49

##### 8.10 National Policy/Guidance Considerations

Second line – should read NPPF 2021 not NPPF 2019

##### **Amendments to draft conditions:**

##### Condition 30

Before anyone moves into the property, you must provide the separate stores for waste and materials for recycling shown on drawing number P20049-FCH-XX-B1-DR-A-1301 P03 & P20049-FCH-00-DR-A-1302 P03 prior to occupation and thereafter you must permanently retain them for the storage of waste and recycling. You must clearly mark them and make them available at

all times to everyone using the hotel, bar/bistro, pub and residential. No waste or bins should be left or stored on the public highway.

#### Condition 43

Pre-Commencement Condition: No development shall commence until a programme has been submitted to and approved by the City Council as local planning authority for the implementation of a Community Liaison Group to keep local residents and businesses including the Lyceum Theatre informed throughout the demolition and construction works and for when the hotel is operational.

#### Additional condition:

A post construction BREEAM assessment to demonstrate a target rating of Excellent has been achieved shall be submitted to and approved by the local planning authority within two months of practical completion. The details approved in the BREEAM report shall thereafter be retained, and shall not be removed.

Naomi Heaton addressed the Sub-Committee in support of the application.

### **RESOLVED UNANIMOUSLY**

That permission be granted subject to additional Conditions as tabled and additional Conditions recommended by the Committee.

1. That conditional permission, as amended, be granted subject to:

- a) a s106 legal agreement to secure the following:
  - i. Employment and Skills plan
  - ii. Financial contribution of £335,022.17 to the Westminster Employment Service - index linked and payable prior to the commencement of development
  - iii. Carbon off-set payment of £695.40 index linked and payable prior to commencement of development
  - iv. Financial payment index linked to cover cost of essential highways works including the creation of an on-street loading bay in Exeter Street and changes to on-street parking and loading restrictions
  - v. Monitoring costs
- b) Condition 16 be amended to omit reference to roof top bar/terrace
- c) Condition 18 be amended to state that a closing time of 0100 on Monday to Saturday and midnight on Sundays for the bistro/bar be implemented.
- d) Condition 20 be amended to state that the Operational Management Plan for the hotel include 'house rules' which prohibit the use of terraces accessible via guest bedrooms after 10pm daily

- e) Condition 32 to be amended to require the Servicing Management Plan to include full details of the hours of servicing and to encourage the use of electric vehicles and, when the application for approval of details is submitted, it shall be reported back to Committee.
- f) an additional amending Condition requested by the Committee to require the removal of the proposed internal door openings from the three flats in 23 Wellington Street into the hotel and therefore the covenant in draft S106 is not required.
- g) an additional Condition requested by the Committee to limit number of hotel bedrooms to 189 was agreed.
- h) an informative be included which ensures the Community Liaison Group involves the St James's ward Councillors.
- i) an informative be included to reflect the inclusion of the Lyceum Theatre in the detailed COCP/SEMP to ensure the theatre is protected.
- j) any changes to the highway layout in Exeter Street should also explore the possibility of creating more short-stay cycle parking

2. That if the S106 legal agreement had not been completed within eight weeks of the Committee resolution then:

- a) The Director of Place Shaping and Town Planning shall consider whether the permission can be issued with additional condition to secure the benefits listed above. If this is possible and appropriate, the Director of Place Shaping and Town Planning is authorised to determine and issue such a decision under Delegated Powers, however, if not
- b) The Director of Place Shaping and Town Planning shall consider whether permission be refused on the grounds that it has not proved possible to complete an agreement within an appropriate timescale, and the proposal is unacceptable in the absence of the benefits that would have been secured; if so, the Director of Place Shaping and Town Planning is authorised to determine the application and agree appropriate reason for refusal under Delegated Powers.

3. That conditional listed building consent be granted.

4. That the reasons for granting listed building consent as set out in Informative 1 of the draft decision letter was agreed.

The Meeting ended at 8.15 pm

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

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