



CITY OF WESTMINSTER

# MINUTES

## Planning Applications Sub-Committee (3)

### MINUTES OF PROCEEDINGS

Minutes of a meeting of the **Planning Applications Sub-Committee (3)** held on **Tuesday 7th February, 2023**, Rooms 18.01 & 18.03, 18th Floor, 64 Victoria Street, London, SW1E 6QP.

**Members Present:** Councillors Nafsika Butler-Thalassis (Chair), Cara Sanquest, Ryan Jude and Amanda Langford

#### **1 MEMBERSHIP**

1.1 There were no changes to the membership.

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

2.1 Councillor Butler-Thalassis 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 would have read about the issue and comments made by correspondents in the papers read prior to the meeting.

#### **3 MINUTES**

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

That the minutes of the meeting held on 6 December 2022 be signed by the Chair as a correct record of proceedings.

## **4 PLANNING APPLICATIONS**

### **1 8-12 WILLIAM STREET, LONDON, SW1X 9HL**

Works of extension and refurbishment to 8-12 William Street, including the erection of a rear extension across ground and lower ground floors to provide additional Class E floorspace, extension of existing closet wing projection to provide a lift for the residential upper floors and new kitchen extract, removal of existing metal fire escape stairs and reconstruction of terraces, and replacement shopfronts to front elevation.

Late representations were received from a local resident (06.02.23) and Daniel Watney LLP (06.02.23).

#### **RESOLVED UNANIMOUSLY:**

- 1) That conditional permission be granted.
- 2) That conditional listed building consent be granted.
- 3) That the reasons for granting conditional listed building consent as set out in Informative 1 of the draft decision letter be agreed.

### **2 ST JAMES'S CHURCH, 197 PICCADILLY, LONDON, W1J 9ET**

Alterations to Piccadilly Building including erection of 3-storey extension to east and south and addition of new mansard roof at third floor to provide additional church office and meeting room accommodation; new plant rooms at basement level, plant at new third floor level, new service tower within Piccadilly Building and demolition of vestry link building to create new entry to Church yard from Church Place; relocation of rectory accommodation from Piccadilly Building into Jermyn Street Building and erection of new second floor mansard to Jermyn Street Building to support rectory use; relocation of existing cafe accommodation from ground floor of Jermyn Street Building into ground and part basement floor of Piccadilly Building; alterations to St James's church including repair of spire, installation of plant within former bell tower, excavation beneath the south porch of the church; and reinstatement of south entrance door; alteration of Jermyn Street Building to provide new route between Jermyn Street and the churchyard, new railings to Jermyn Street, and re-landscaping of the North and Green Churchyards, and erection of new single storey garden pavilion in Green Churchyard.

An additional representation was received from the St James's Ward Councillors (01.02.23).

Reverend Lucy Winkett addressed the Sub-Committee in support of the application.

**RESOLVED UNANIMOUSLY:**

That conditional planning permission be granted subject to condition 19 being amended to include a long-term maintenance plan for the landscaping.

**3 GROUND FLOOR, 85 GREAT TITCHFIELD STREET, LONDON, W1W 6RJ**

Installation of four air conditioning units within screened enclosures at rear first floor level.

A late representation was received from Firstplan (07.02.23).

**RESOLVED UNANIMOUSLY:**

That conditional permission be granted.

**4 CENTURY HOUSE, 100-102 OXFORD STREET, LONDON, W1D 1LL**

Use of ground floor as an Adult Gaming Centre (Sui Generis) with external alterations to shopfront including the relocation of access.

A late representation was received from a local resident (undated).

Dennis Pope addressed the Sub-Committee in support of the application.

Shaun Hooper addressed the Sub-Committee in support of the application.

**RESOLVED UNANIMOUSLY:**

That contrary to the officers' recommendation the application be refused on the grounds that its use would have a detrimental impact on the character and function of the area. The reasons for refusal to be agreed under delegated powers in consultation with the Chair.

**5 GROUND FLOOR, 48 MARGARET STREET, LONDON, W1W 8SD**

Use of ground floor as drinking establishment with expanded food provision (Sui Generis). Installation of extract duct to the rear elevation terminating above main roof level and installation of an air condenser unit at rear ground floor level.

**RESOLVED UNANIMOUSLY:**

That conditional permission be granted.

The Meeting ended at 8.03 pm

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

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