



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 16th May, 2023**, Rooms 18.01 & 18.03, 18th Floor, 64 Victoria Street, London, SW1E 6QP.

Members Present: Councillor Paul Fisher (Chair), Councillor Ryan Jude, Councillor MD Shamsed Chowdhury and Councillor Barbara Arzymanow

Also Present: Councillors Paul Dimoldenberg (Item 1) and Tim Mitchell (Item 4)

1 MEMBERSHIP

There were no changes to the membership.

2 DECLARATIONS OF INTEREST

Councillor Paul Fisher 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.

Councillor Fisher declared an interest in respect to Item 1 and advised that he was a friend of Councillor Paul Dimoldenberg and both were members of the Majority Group.

Councillor Ryan Jude made the same declaration.

Councillor MD Shamsed Chowdhury declared an interest in respect to Item 1 and advised that Councillor Paul Dimoldenberg was a friend, his Ward colleague and both were members of the Majority Group.

Councillor Chowdhury also declared an interest in Item 3 and advised that he had submitted a letter regarding anti-social behaviour and had made no comments about the application.

Councillor Barbara Arzymanow declared an interest in respect to Item 2 and advised that following legal advice she would leave the meeting whilst the item was being considered.

3 MINUTES

RESOLVED: That the minutes of the meeting held on 7th March 2023 be signed by the Chair as a correct record of proceedings.

4 PLANNING APPLICATIONS

The Sub-Committee heard the applications in the following order: 1,4, 2, 3, 5 and 6.

1 1-15 PORTSEA MEWS, 8 PORCHESTER PLACE, LONDON, W2 2BN

1. Demolition behind the retained facade and alterations to the existing buildings, replacement floorspace and extension at roof and ground floor level (through the introduction of glazed infills); excavation of a new basement, to create Office (Class E) accommodation and improved residential accommodation (Class C3) within Portsea Mews; creation of new internal link at ground floor to 8 Porchester Place, new shopfront to 8 Porchester Place, repair of facades and other associated works.

2. Internal alterations to 8 Porchester Place including opening up works and new connection through to Portsea Mews at ground floor and opening works and damp proofing at basement floor; external alteration including installation of new shopfront; and other associated works.

Additional representations was received from a resident (11.05.23), resident (11.05.23) and a resident (11.05.23)

Late representations was received from Gerald Eve Ltd (15.05.23).

The Presenting Officer tabled the following clarifications/corrections to the report.

Item 1- PORTSEA MEWS

Report Clarification/ Corrections

Under the Cycling section of the report, para 9.6, the following should be clarified:

The London Plan 2021 requires 21 long stay spaces and 4 short stay spaces for the office accommodation and 9 long stay spaces and 2 visitor spaces for the residential proposals.

The 6 short stay spaces are proposed within the mews itself adjacent the undercroft entrance. Whilst these are on the highway, the Highways Planning Manager raises no objection to their siting.

The required office long stay spaces will be provided at basement level in a dedicated cycle store. There is level access from the street with dedicated stairs leading to a cycle store with changing facilities. The required 11 residential long stay spaces will be provided at ground floor in a separate cycle store to the offices. There is level access from the street.

The cycle parking complies with policy 25 of the City Plan and had the application been considered acceptable in other regards, the provision of these spaces would have been secured via condition.

Under 5.1 of the report, the report says Councillor Chowdhury requests to speak in support of the proposals should the application be recommended for refusal. This is incorrect and that statement should be cited underneath Councillor Dimoldenberg's comments.

Charlotte Moss, Church Commissioners for England, addressed the committee in support of the application.

Kay Buxton, Chairman, The Marble Arch BID, addressed the committee in support of the application.

Alan Zimble, Chairman, Hyde Park Estate Association, addressed the committee in support of the application.

Councillor Paul Dimoldenberg, in his capacity as Ward Councillor, addressed the committee in support of the application.

RESOLVED UNANIMOUSLY

1. That conditional permission and listed building consent be granted.
2. That the draft decision letter be provided to the Chair for agreement and be subsequently dealt with under delegated powers.
3. That Conditions be imposed which includes restrictions on Class E, secure by design and requests for details of waste storage and maintenance for green roof.
4. That the making of a draft order pursuant to s247 of the Town and Country Planning Act 1990 for the stopping up of parts of the public highway to enable this development to take place be authorised.

Reasons

Not agreed - recommendations reversed.

The Sub-Committee considers the public benefits which include improved quality residential accommodation, economic benefits including the provision of new jobs, bringing the mews back into beneficial use, a reduction in anti-social behaviour in the

mews and the energy performance of the development, would outweigh the loss of residential floorspace and the harm caused to the conservation area and grade II listed 8 Porchester Place.

2 29 MARYLEBONE ROAD, LONDON, NW1 5JX

Refurbishment and extension of the building on Luxborough street extending to Bingham Place; remodelling and extension of roof to provide internal and external terrace floorspace extensions to house a lift to rear at lower ground to fifth floor; use of part of ground floor as a café all in association with the use of the building as Learning and non-residential institutions (Class F1).

Additional representations was received from Marylebone Ward Councillors (04.05.23).

Late representations were received from the University of Westminster (16.05.23).

The Presenting Officer tabled the following clarifications/corrections to the report.

Item 2 – 29 Marylebone Road

Report Clarifications/ Corrections

Under Section 5 of the report, The Marylebone Association should be referred to rather than The Marylebone Society.

In the Economy section of the report, the 'existing industrial use' is referred to and this should read -existing office use'.

Linsey Cole, University of Westminster, addressed the committee in support of the application.

Penny Alexander, Baker Street Quarter Partnership, addressed the committee in support of the application.

RESOLVED UNANIMOUSLY

1. That conditional permission be granted
2. That the City Council authorises the making of a draft order pursuant to s247 of the Town and Country Planning Act 1990 for the stopping up of parts of the public highway to enable this development to take place
3. That Condition 9 be varied to restrict the use of the terrace on weekends before 10am and after 6pm.

3 71 CARLTON HILL, LONDON, NW8 0EN

Installation of air conditioning units and enclosure in the rear garden.

Additional representations was received from Councillor Geoff Barraclough (05.05.23)

Late representations was received from Fiduciam Nominees Ltd (16.05.23), Tree Section (16.05.23) and resident (16.05.23)

Glen Tomlin, Marek Wojciechowski Architects, addressed the committee in support of the application.

RESOLVED UNANIMOUSLY

That conditional permission be granted.

4 34 OLD QUEEN STREET, LONDON, SW1H 9HP

Excavation of a basement with swimming pool, replacement French doors at rear lower ground floor level, provision of walk on rooflight above existing rear lower ground floor extension, erection of new mansard extension with roof hatch and rear terrace, installation of air conditioning unit at sixth floor level and associated external alterations.

Paul Watson, Phillips Planning Services, addressed the committee in support of the application.

Graeme Robin Cottam, representing The Queen Anne's Gate Residents' Association, addressed the committee in objection of the application.

Kevin Murphy, addressed the committee in objection of the application.

Councillor Tim Mitchell, in his capacity as Ward Councillor, addressed the committee in objection of the application.

RESOLVED (Agreed: Councillors Paul Fisher, Ryan Jude and MD Shamsed Chowdhury; Refused: Councillor Barbara Arzymanov)

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.

5 FIRST AND SECOND FLOOR MAISONETTE, 22 UPPER TACHBROOK STREET, LONDON, SW1V 1SH

Erection of full width extension at rear first floor level, with terrace above including installation of new access door and railings. Removal of chimney stack to rear.

RESOLVED UNANIMOUSLY

That conditional permission be granted.

6 THE NOMAD HOTEL, 28 BOW STREET, LONDON, WC2E 7AW

Variation of condition 14 of planning permission dated 20 March 2019 (RN:18/05723/FULL) (which varied permissions dated 4 February 2014 RN:12/12735/FULL, 30 December 2014 RN:14/06785/FULL and 28 March 2018 RN:17/08881/FULL) for 'Refurbishment, extension and conversion of Bow Street Magistrates Court and Police Station including part three part six storey extension with plant enclosure over in rear courtyard, two-storey extension above Martlett Court Wing, mansard roof extension to Broad Court and part of Bow Street ranges, excavation to create new second basement level and internal alterations to provide a 91 bedroom hotel with restaurants, bar and associated facilities (class C1) and police museum (Class D1), to allow design changes to the proposed new build additions: the upper floors of the Marlett Court facade, rear Crown Court facade and facades surrounding the internal glazed atrium; creation of new basement area and reconfiguration at roof level to accommodate plant; relocation of photovoltaics; reconfiguration of museum layout; and removal of the requirement for a themed element to the hotel'.

Namely, to amend condition 14 to allow the Atrium Restaurant at basement level 1 to be used by nonresidents of the hotel until 2am on Fridays and Saturdays (one additional hour)

Additional representations was received by a resident (05.05.23). No late representations were received.

Christopher Perone, The Nomad Hotel, addressed the committee in support of the application.

RESOLVED UNANIMOUSLY

That conditional permission subject to a Deed of variation to the S.106 legal agreement dated 4 February 2014 (RN: 12/12735) which was subsequently varied on 30 December 2014 (14/06785/FULL), 28 March 2018 (RN: 17/08881/FULL) and 20 March 2019 be granted.

The Meeting ended at 9.31pm

CHAIRMAN: _____

DATE _____

