



CITY OF WESTMINSTER

# MINUTES

## Planning Applications Sub-Committee (1)

### MINUTES OF PROCEEDINGS

Minutes of a meeting of the **Planning Applications Sub-Committee (1)** held on **Tuesday 22nd August, 2023**, Rooms 18.01 & 18.03, 18th Floor, 64 Victoria Street, London, SW1E 6QP.

**Members Present:** Councillors Jason Williams (Chair), Sara Hassan, Paul Fisher and Elizabeth Hitchcock

**Also Present:** Councillors Louise Hyams (Items 2 and 4) and Paul Dimoldenberg (Item 6)

#### 1 MEMBERSHIP

That Councillor Paul Fisher was substituting for Councillor Md Shamsed Chowdhury.

There were no further changes to the membership.

#### 2 DECLARATIONS OF INTEREST

Councillor Jason Williams 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 email 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 Jason Williams declared an interest in respect to Item 5 that he is a Ward Member for Pimlico and had met FREDA (Federation of Residents Associations in Pimlico) previously. Councillor Williams advised that he had not held any discussions regarding the application with them.

Councillor Elizabeth Hitchcock declared an interest in respect to Item 7 that the application is in her Ward. Councillor Hitchcock advised that she had no communication on the application.

Councillor Paul Fisher declared an interest in respect to Items 1,2 and 3 that the applications are in his Ward. Councillor Fisher advised that he had no communication on the applications.

Councillor Paul Fisher also declared an interest in respect to Items 2 and 3 that he knew a speaker personally but had no reason to believe that he could not consider the application impartially.

Councillor Sarah Hassan arrived late so did not partake in Items 1 and 4. She had no declarations of interest to make.

### **3 MINUTES**

**RESOLVED:** That the minutes of the meeting held on 27<sup>th</sup> June 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: 4, 1 2, 3, 5, 6, 7.

#### **1 TROCADERO, 13 COVENTRY STREET, LONDON, W1D 7DH**

New entrance and provision of internal queuing area ancillary to the existing sky-bar (Sui Generis), including installation of new entrance doors and roller shutters onto Rupert Street.

Luke Raistrick, representing Centro Plan, addressed the Sub-Committee in support of the application.

#### **RESOLVED UNANIMOUSLY**

That conditional permission be granted.

#### **2 TROCADERO, 13 COVENTRY STREET, LONDON, W1D 7DH**

Variation of conditions 22, 23 & 24 of planning permission dated 15th May 2020 (RN:19/08886/FULL) for the use of part basement levels, part ground and part first to eleventh floor levels as a hotel (Class C1) comprising up to 740 bedrooms; erection of entrance canopy on Shaftesbury Avenue and plant enclosures at levels 07 to 11 and associated works; erection of roof extensions, plant, pool and terraces at levels 12 and 13 for use as a restaurant and bar (Class A3 and A4); NAMELY, to allow the Skybar roof top restaurant/bar (Condition 24) to operate between 07:00 and 03:00 hours the following morning and to enable the roof terrace area (Condition 22) to

operate from 10:00 to 03:00 the following morning; and to amend the wording of Condition 23 relating to noise levels on the roof terrace. [S73 application]

Luke Raistrick, representing Centro Plan, addressed the Sub-Committee in support of the application.

Tim Lord, representing The Soho Society, addressed the Sub-Committee in objection to the application.

Councillor Louise Hyams, in her capacity as Ward Councillor, addressed the Sub-Committee in objection to the application.

**RESOLVED THAT THE APPLICATION BE REFUSED.** (Refuse: Councillors Jason Williams, Paul Fisher, and Elizabeth Hitchcock: Agreed: Councillor Sara Hassan)

Reason: The terminal hour would be excessively late and would result in unacceptable noise and disturbance for local residents.

### **3 18, 20-24 BROADWICK STREET AND 85 BERWICK STREET, LONDON, W1F 8JB**

Variation of Conditions 8, 22 and 23 of planning permission dated 11th February 2021 (RN: 20/04766/FULL) for Variation of Condition 1 of planning permission dated 20 November 2020 (RN: 19/07554/FULL) for, 'Variation of condition 1 of planning permission dated 20th March 2019 (RN: 18/08538/FULL) "Variation of Condition 1 of planning permission dated 2nd February 2018 (RN 16/09526/FULL) for "Demolition of 20-24 Broadwick Street & 85 Berwick Street and partial demolition of 18 Broadwick Street and redevelopment of the site to provide new buildings comprising three basement levels, ground floor and first to eighth floor levels in connection with the use of the buildings for retail (Class A1) at part basement and ground and a hotel (Class C1) with up to 69 bedrooms, associated bar and restaurant facilities including terraces at sixth and seventh floor levels; installation of plant at basement level and on the rear elevation at first to sixth floor levels. Installation of a partially retractable roof over the bar area at eighth floor level; NAMELY; to extend the hours of use of the seventh floor seated bar and restaurant until 1.30 am on Thursdays, Fridays and Saturdays and to extend the terminal hour for the access and use of the rear seventh floor terrace from 22:00 until 23:00 daily. (Application under Section 73).

An additional representation was received from Soho Society (17.08.23).

A late representation was received of Westminster City Council's Licensing Sub-Committee No.1s draft license for Broadwick Soho (22.08.23)

David Monson, representing Broadwick Soho, addressed the Sub-Committee in support of the application.

Tim Lord, representing The Soho Society, addressed the Sub-Committee in objection to the application.

**RESOLVED THAT THE APPLICATION BE REFUSED.** (Refuse: Councillors Jason Williams, Paul Fisher, and Elizabeth Hitchcock: Agreed: Councillor Sara Hassan)

Reason: The terminal hour would be excessively late and would result in unacceptable noise and disturbance for local residents.

#### **4 BEAUMONT BUILDINGS, MARTLETT COURT, LONDON, WC2B 5SF**

Installation of replacement timber sash and casement windows and flat entrance doors to flats, as well as new render detailing around windows to gable elevations of Fletcher, Beaumont and Sheridan Buildings.

Additional representations were received from two residents (10.08.23 and 18.08.23)

Late representations were received from two local residents (21.08.23 and 22.08.23)

Susan Kyd, addressed the Sub-Committee in support of the application.

Carole Rose, representing leaseholders from Martlett Court, addressed the Sub-Committee in objection to the application.

Jane Messing, addressed the Sub-Committee in objection to the application.

Councillor Louise Hyams, in her capacity as Ward Councillor, addressed the Sub-Committee in objection to the application.

**RESOLVED THAT THE APPLICATION BE GRANTED:** (Agreed: Councillors Jason Williams and Paul Fisher. To defer: Councillor Elizabeth Hitchcock)

To grant conditional permission under Regulation 3 of the Town and Country Planning General Regulations 1992.

#### **5 58-60 LUPUS STREET, LONDON, SW1V 3EE**

Application 1:

Installation of two air conditioning units and associated acoustic enclosures to rear at lower ground floor level.

Application 2:

Installation of extract fan with associated acoustic enclosure to rear at lower ground floor level.

A late representation was received from Pimlico Neighbourhood Forum (21.08.23).

Parthenope Ward, addressed the Sub-Committee in objection to the application.

Tarne Bevan, addressed the Sub-Committee in objection to the application.

Lise Cox, representing FREDA, addressed the Sub-Committee in objection to the application.

## **RESOLVED**

### Application 1:

That conditional permission be granted with additional condition requiring air conditioning units to be switched off when the premises is closed.

### Application 2:

That conditional permission be granted.

## **6 29 SPRING STREET, LONDON, W2 1JA**

### Application 1:

Display of an internally illuminated fascia sign measuring 0.5m x 5.9m and an internally illuminated projecting sign measuring 0.6m x 0.6m.

### Application 2:

Display of an internally illuminated box sign measuring 1.5m x 0.4m on the side elevation facing onto Conduit Place

An additional representation was received from Councillor Paul Dimoldenberg (11.08.2023)

Peter Slezak, representing The Bear Paddington, addressed the Sub-Committee in support of the application.

Councillor Paul Dimoldenberg, in his capacity as Ward Councillor, addressed the Sub-Committee in support of the application.

**RESOLVED THAT THE APPLICATION BE REFUSED.** (Refuse: Councillors Jason Williams, Sara Hasaan, and Elizabeth Hitchcock: Agreed: Councillor Paul Fisher)

Reason: Harm to the visual amenity and character and appearance of the Bayswater Conservation Area

## **7 64 BOURNE STREET, LONDON, SW1W 8JD**

Erection of a first-floor rear extension and alterations to external elevations, replacement of single glazed windows with double glazed and alteration to front steps to create two secure bicycle spaces.

Magz Doyle, addressed the Sub-Committee in support of the application.

## **RESOLVED UNANIMOUSLY**

To grant conditional permission.

The Meeting ended at 9.12 pm

**CHAIR:** \_\_\_\_\_

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