



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 1st October, 2024**, Rooms 18.01, 18.02 & 18.03, 18th Floor, 64 Victoria Street, London, SW1E 6QP.

Members Present: Councillors Paul Fisher (Chair), Barbara Arzymanow, Md Shamsed Chowdhury and Patrick Lilley

1 MEMBERSHIP

1.1 There were no changes to the membership.

2 DECLARATIONS OF INTEREST

2.1 The Chair explained that a week before the meeting, all 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.

2.2 Councillor Barbara Armyzanow declared a non-pecuniary interest in agenda item 1, as a Marylebone Ward Councillor it was highlighted that the application site was within her ward and that the Ward Councillors had collectively expressed an opinion on the application. Councillor Armyzanow recused herself from the meeting for the duration of the item.

2.3 Councillors Paul Fisher and Patrick Lilley, as Ward Councillors for West End, highlighted that the application site for agenda item 5 was within their Ward. They confirmed that they had not corresponded with the applicant or with any residents regarding the application.

- 2.4 Councillor Paul Fisher declared a non-pecuniary interest in agenda item 4 as he sat on the Sub-Committee which had previously determined the application on 11 June 2024. Councillor Fisher remained in the meeting and took part in the discussion and vote on the application.

3 MINUTES

RESOLVED:

- 3.1 The minutes of the meeting held on 11 June 2024 were not signed by the Chair as a correct record of proceedings and would be brought back for the Committee's approval at a future meeting.

4 PLANNING APPLICATIONS

- 4.1 The applications were taken in the following order: 4, 1, 2, 3 and 5.

1 1. 25 WIMPOLE STREET, LONDON, W1G 8GL AND 2. 27 WIMPOLE STREET, LONDON, W1G 8GN

SITE 1 - Partial excavation of existing rear garden to create a new two storey link extension at lower ground and ground floor level behind 25 Wimpole Street and 18-20 Harley Place to provide Class E(g)(ii) medical research and development space in conjunction with a new single storey basement and mansard roof extension at 18-20 Harley Place in conjunction with the existing lower ground floor level of No 25 Wimpole Street and accommodation at 18-20 Harley Place, installation of new plant and photovoltaics on main roof at 25 Wimpole Street and roof at 18-20 Harley Place. New rear courtyard garden, green roofs and terrace spaces to the site. (Part of land swap with 27 Wimpole Street).

SITE 2 - Use of ground and first floors as residential use (part of land use swap with 25 Wimpole Street and 18-20 Harley Place).

Additional submissions were received from Andrea Merrington representing The Howard de Walden Estate (24.09.2024) and Penny Jordan (27.09.2024).

Councillor Arzymanow had declared a non-pecuniary interest in this agenda item and recused herself from the meeting for the duration of this item.

Andrea Merrington representing The Howard de Walden Estate addressed the Sub-Committee in support of the application.

Elizabeth Sinclair had submitted a written statement in objection to the application that was read out to the Sub-Committee.

Steve Sonnis addressed the Sub-Committee in objection to the application.

Penny Jordan addressed the Sub-Committee in objection to the application.

RESOLVED:

1. That conditional permission was granted for sites 1 and 2;
2. That a condition be added requiring access and egress to the medical research premises to be from Wimpole Street only; and,
3. That condition 7 be amended to reduce courtyard access to between 09:00 and 17:30 each day.

2 PARKINSON HOUSE, TACHBROOK STREET, LONDON, SW1V 2QB

Removal and replacement of three flat entrance doors at Flats 54, 67 & 89.

Councillor Arzymanow rejoined the meeting before the commencement of this item.

RESOLVED:

1. That conditional listed building consent was granted; and,
2. That the reasons for granting listed building consent as set out on informative 1 of the draft decision letter were agreed.

3 11 LITTLE ST JAMES'S STREET, LONDON, SW1A 1DP

Excavation of new basement level; erection of extensions at rear second and third/roof levels; replacement of windows and doors and new windows at rear first floor level; new mechanical plant and enclosure at main roof level.

Additional submissions were received from Jourdan Alexander of Savills (25.09.2024).

RESOLVED:

That conditional permission was granted.

4 36 DEVONSHIRE PLACE MEWS, LONDON, W1G 6DD

Demolition of existing building and erection of replacement dwellinghouse (Class C3) over ground, first and second floor levels with rear balcony at first floor level.

Carl Wormald addressed the Sub-Committee in support of the application.

Oliver Barsoum addressed the Sub-Committee in support of the application.

Deep Dhir had submitted a written statement in objection to the application that was read out to the Sub-Committee.

Councillor Lilley highlighted that, had they sat on the Sub-Committee that had originally determined the application for refusal, he would have been in favour of the development and would have voted for approval.

RESOLVED:

That had an appeal against non-determination not been lodged to the Secretary of State, then the application would have been recommended for refusal on the grounds of unacceptable design and loss of existing building fabric.

5 LANCASHIRE COURT, LONDON, W1S 1EY

Variation of condition 9 of planning permission dated 07 February 2024 (RN: 23/06821/FULL) for the: Use of the building as a private members club (sui generis use) and alterations to the ground floor including the change of some windows to doors. Namely, to increase the maximum capacity of the premises to 350 customers. (Application under Section 73 of the Act).

Additional submissions were received detailing the decision made by the Westminster City Council Licensing Sub-Committee (19.09.2024). The Presenting Officer highlighted that, following the decision of the Licensing Sub-Committee, the application had been amended to increase the maximum capacity of the premises to 326 customers.

Kate Matthews representing Firstplan Limited addressed the Sub-Committee in support of the application.

Daniel Smith representing Soho House addressed the Sub-Committee in support of the application.

RESOLVED:

That conditional permission was granted for a period of 12 months from the commencement of the use.

The Meeting ended at 8.51 pm

CHAIR: _____

DATE: _____