



CITY OF WESTMINSTER

MINUTES

Strategic Planning Committee

MINUTES OF PROCEEDINGS

Minutes of a meeting of the **Strategic Planning Committee** Committee held on **Tuesday 17th December, 2024**, Rooms 18.01 - 18.03 - 18th Floor, 64 Victoria Street, London, SW1E 6QP.

Members Present: Councillors Jason Williams (Chair), Paul Fisher, Jim Glen, Rachael Robathan and Nafsika Butler-Thalassis

1 MEMBERSHIP

- 1.1 Councillor Jason Williams was elected as Chair of the Strategic Planning Committee.
- 1.2 It was also noted that Councillor Nafsika Butler-Thalassis was substituting for Councillor Ruth Bush.

RESOLVED:

That Councillor Jason Williams be elected Chair of Strategic Planning Committee.

2 DECLARATIONS OF INTEREST

- 2.1 The Chair explained that a week before the meeting, all Members of the 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 Jim Glen declared a non-pecuniary interest in Planning Application 1 as a Ward Councillor for Pimlico North. It was also noted that he had attended an online meeting with the Applicant in May 2024, knew a number of the objectors to the proposal, and was also a keyholder of Eccleston Square. Further to this it was noted that Councillor Glen's spouse worked in senior role at UCL, which occupied a student halls of residence adjacent to the application site. It was confirmed that Councillor Glen had not expressed an opinion on the application and approached the matter open-mindedly. Councillor Glen remained in the room for the duration of the item and took part in the vote.

3 MINUTES

RESOLVED:

That the minutes of the Planning (Major Applications) Sub-Committee held on 15 October 2024 were signed by the Chair as a correct record of proceedings.

4 PLANNING APPLICATIONS

5 GILLINGHAM HOUSE, 38 - 44, GILLINGHAM STREET, LONDON, SW1V 1HU

Variation of conditions 1, 28, 31, 32, 36, 37 and 42 of planning permission dated 19th January 2024 (RN 23/01690/FULL) for the Part demolition, remodelling and extension of existing part eight and part four storey building plus basement (Use Class E, with former caretaker unit) to create an eight-storey building plus basement and roof level plant (Use Class E) and new facade, relocation of main entrance to side facade, new landscaped garden space, roof terraces, waste storage, cycle parking, associated plant and other necessary works. Namely, to revise the extent of demolition, to increase new built floorspace, alterations to the facade, adjusting the facade to allow consistent levels between the north and south blocks, minor amendment to the basement and extension at the rear, internal reconfigurations including adjustments to the core, rearrangement of cycle store and end-of-trip facilities.

Additional representations were received from the Environment Agency (11.12.2024).

Late representations were received from the Applicant (16.12.2024).

James Silver, on behalf of the Applicant, addressed the Committee in support of the application.

RESOLVED UNANIMOUSLY:

1. That conditional permission be granted subject to a deed of variation to the original S.106 legal agreement dated 19 January 2024 to ensure that the agreement relates to the proposed development and that the following amended obligations are secured:
 - a) Increase in the financial contribution towards the City Council's Carbon Off Set fund to £131,641 (index linked) (payable prior to the commencement of the development); and,
 - b) Increase in the Employment and Skill's contribution to £137,092 (index linked) (payable prior to the commencement of the development).
2. That if the deed of variation has not been completed within six weeks of the date of the Committee resolution, then:
 - a) The Director of Place Shaping and Town Planning shall consider whether the permission can be issued with additional conditions attached to secure the benefits listed above. If this was possible and appropriate, the Director of Place Shaping and Town Planning was 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 should be refused on the grounds that it had not proved possible to complete an agreement within an appropriate timescale, and that the proposals were unacceptable in the absence of the benefits that would have been secured; if so, the Director of Place Shaping and Town Planning was authorised to determine the application and agree appropriate reasons for refusal under Delegated Powers.

The Meeting ended at 7.13 pm

CHAIR _____

DATE _____