

CITY OF WESTMINSTER
 PLANNING APPLICATIONS COMMITTEE – 15 JULY 2014
 SCHEDULE OF APPLICATIONS TO BE CONSIDERED

ITEM No	References/ Ward	SITE ADDRESS	PROPOSAL	
1	RN 14/03879/FULL St James's	TERRITORIAL POLICING HEADQUARTERS, VICTORIA EMBANKMENT, SW1	Alterations to existing Police Station and Headquarters building comprising rooftop extension, rear infill and wing extension, replacement of all windows and erection of a single storey pavilion building to front with associated public realm and security measures.	
	Recommendation Grant conditional permission.			
2	RN 14/02489/FULL St James's	WESTMINSTER COLLEGE, CASTLE LANE, SW1	Demolition of existing building and redevelopment comprising erection of a new six storey residential building plus basement level (Class C3) and three townhouses fronting Wilfred Street (Class C3) (31 units in total) including rooftop plant, cycle parking, waste store and plant, new access and servicing arrangements, hard and soft landscaping and other associated works.	
	Recommendation For Committee's consideration: 1. Does the Committee agree that the offer of £2.5m towards the Council's affordable housing fund is acceptable given the circumstances of the case? 2. Subject to 1. above, grant conditional permission subject to a S106 legal agreement to secure the following: i) A financial contribution towards affordable housing of £2.5m index linked and payable on commencement of development; ii) A parking mitigation payment of £12,000 index linked and payable on commencement of development; iii) Lifetime car club membership (25 years) for each residential unit; iv) The applicant to sign up to the Council's Code of Construction Practice and to pay up to £16,000 annually for cost of monitoring by Environmental Inspectorate and up to £8,040 annually for cost of monitoring by Environmental Sciences (index linked); v) Highway works to Wilfred Street as shown on drawing CL-DWG-023/B; and vi) S106 Monitoring contribution. 3. If the S106 legal agreement has not been completed within six weeks of the date of the Committee's resolution then: (a) The Strategic Director shall consider whether it would be possible and appropriate to issue the permission with additional conditions attached to secure the benefits listed above. If so, the Strategic Director is authorised to determine and issue such a decision under Delegated Powers; however, if not (b) The Strategic Director shall consider whether permission should be refused on the grounds that the proposals are unacceptable in the absence of the benefits which would have been secured; if so, the Strategic Director is authorised to determine the application and agree appropriate reasons for refusal under Delegated Powers.			
3	RN 14/03649/FULL RN 14/03650/LBC Warwick	ELIZABETH HOUSE HOTEL, 118-120 WARWICK WAY AND 27 ST GEORGE'S DRIVE, SW1	Use of the buildings as student accommodation (Class C2) for the Royal Ballet School. Associated alterations, refurbishment and rear extensions at lower ground, ground and first to third floors. Erection of mansard roof extension to form a fourth floor.	
	Recommendation Refuse permission and listed building consent – design.			

CITY OF WESTMINSTER
 PLANNING APPLICATIONS COMMITTEE – 15 JULY 2014
 SCHEDULE OF APPLICATIONS TO BE CONSIDERED

ITEM No	References/ Ward	SITE ADDRESS	PROPOSAL	
4	RN 14/02264/FULL RN 14/03032/LBC West End	55 SHEPHERD MARKET, W1	Variation of Condition 1 of planning permission dated 12 April 2013 (RN:13/00755/FULL) for alterations to the existing shopfronts and installation of new canopies and fabric namely to allow the installation of electronically retractable awnings, with fixed support stanchions attached to existing planters, on the Shepherd Market frontage. [Site includes 2, 3, 4 and 5 Hertford Street; 2, 4, 6 and 8 Trebeck Street].	
	Recommendation Refuse permission and listed building consent – design and conservation.			
5	RN 14/04462/FULL RN 14/04463/LBC Marylebone High Street	1 CHILTERN STREET, W1	Installation of external lighting at basement, ground and roof levels to illuminate the facade of the property.	
	Recommendation 1. Grant conditional permission and conditional listed building consent. 2. Agree the reasons for granting listed building consent as set out in Informative 1 of the draft decision letter.			
6	RN 14/00764/FULL Marylebone High Street	BOLSOVER HOUSE, 5-6 CLIPSTONE STREET, W1	Alterations including demolition of the fifth floor mansard extension and replacement with a sheer storey of accommodation and mansard roof extension at sixth floor level to provide additional office accommodation (Class B1); installation of a lift overrun and plant within a roof level enclosure.	
	Recommendation Refuse permission - offices outside CAZ, adverse impact on the appearance of the building, townscape and neighbouring conservation areas.			
7	RN 14/00677/FULL Abbey Road	LAND AT REAR OF GROVE HALL COURT, HALL ROAD, NW8	Variation to Condition 1 of planning permission dated 29 October 2013 (RN: 13/01972) for demolition of existing garages and associated structures and redevelopment to provide 11 residential units (10x4 bed terrace houses and 1x4 bed detached house) with basement car parking for 32 vehicles together with associated landscaping including all necessary enabling works; namely to substitute plans to allow design amendments including the creation of sub-basements to Units 1-10; extension to basement at Unit 11; amendments to the elevations and roof profile of Units 1-11; second floor side extension to Unit 1; second floor rear extension and enlargement of two storey side extension at Unit 11; amendments to the basement car park ventilation system; relocation of cycle parking to basement car park; amendment to basement access ramp; provision of lifts to each unit; and amendments to the site finished floor and ground plane levels (Application under Section 73 of the Town and Country Planning Act 1990).	
	Recommendation For Committee's consideration: 1. Does the Committee consider that the provision of a financial contribution of £2,000,000 towards the affordable housing fund is sufficient given the particular circumstances of the case. 2. Does the Committee consider that the changes to the design of the consented scheme are acceptable in design and amenity terms.			

CITY OF WESTMINSTER
 PLANNING APPLICATIONS COMMITTEE – 15 JULY 2014
 SCHEDULE OF APPLICATIONS TO BE CONSIDERED

ITEM No	References/ Ward	SITE ADDRESS	PROPOSAL
			<p>3. Subject to 1. and 2, grant conditional permission subject to a Deed of Variation to the legal agreement dated 29 October 2013 to secure:</p> <ul style="list-style-type: none"> - A financial contribution of £2,000,000 towards the affordable housing fund (index linked and payable on the commencement of the development). <p>4. If the S106 planning obligation has not been completed within six weeks of the Committee resolution, then:</p> <p>a) The Strategic Director shall consider whether it would be possible and appropriate to issue the permission with additional conditions attached to secure the benefits listed above. If so, the Strategic Director is authorised to determine and issue such a decision under Delegated Powers; however, if not;</p> <p>b) The Strategic Director shall consider whether permission should be refused on the grounds that the proposals are unacceptable in the absence of the benefits which would have been secured; if so, the Strategic Director is authorised to determine the application and agree appropriate reasons for refusal under Delegated Powers.</p>
8	RN 14/03503/FULL Regent's Park	MADAME TUSSAUDS, MARYLEBONE ROAD, NW1	Extensions to the first and second floor and the installation of new air handling unit at roof level with screening.
<p>Recommendation Grant conditional permission.</p>			
9	RN 14/03043/FULL Lancaster Gate	17 CRAVEN HILL GARDENS, W2	Use of building as a single family dwellinghouse, use of part of Craven Hill Gardens Square as a private garden for the dwellinghouse and external alterations, including extension of raised terrace to side elevation, formation of terrace at rear second floor level and infill extension to rear lightwell.
<p>Recommendation Refuse permission - loss of open space and adverse impact on character and appearance of the conservation area.</p>			
10	RN 14/02908/FULL Regent's Park	22A ELM TREE ROAD, NW8	Excavation of basement floor below existing house with front and rear lightwells, alterations to fenestration to front and rear elevations, replacement of roof to side extension and garage and erection of single storey extension at rear ground floor level to enlarge existing dwellinghouse.
<p>Recommendation Grant conditional permission.</p>			
11	RN 14/03021/FULL St James's	THE ADELPHI, 1-11 JOHN ADAM STREET, WC2	Variation of Conditions 1 and 23 of planning permission dated 16 July 2013 (RN: 13/03399/FULL) for: Use of part ground and basement floors for restaurant and cafe (Class A3), internal and external alterations to include formation of two atria in the original lightwell opening positions with glazed rooflights over at level 6, reinstatement of two existing perimeter lightwells for continued use as offices (Class B1), replacement of the glazing to the windows, reconfiguration of the plant and installation of two new generators at roof level within the existing roof plant enclosures, new kitchen extract duct and relocation of the existing boiler flues at roof level, creation of two rooflights at level 5 north terrace area, relocation of the existing servicing area at level 3 to level 1 accessed from Lower Robert Street (off of York Buildings) and associated works, namely to increase the restaurant

CITY OF WESTMINSTER
 PLANNING APPLICATIONS COMMITTEE – 15 JULY 2014
 SCHEDULE OF APPLICATIONS TO BE CONSIDERED

ITEM No	References/ Ward	SITE ADDRESS	PROPOSAL	
			layout/floorspace by 77m2 to 1,377m2 and to allow opening hours from 08:00 to 23:30 Monday to Thursday, 08:00 to 00:00 Friday and Saturday and 08:00 - 23:00 Sundays and Bank Holidays.	
Recommendation Grant conditional permission.				
12	RN 14/03925/FULL Hyde Park	THE WATER GARDENS, BURWOOD PLACE, W2	Retention of office (Class B1) for property management of the Church Commissioners' Hyde Park Estate at mezzanine level in the South Block and use of existing Building Manager's Office at mezzanine level in the Central Block for Community Group meetings (by appointment).	
Recommendation For Committee's consideration: 1. Does the Committee agree that this revised application has addressed the earlier reason for refusal on the loss of ancillary residential accommodation? 2. Subject to 1. above, grant conditional permission.				
13	RN 14/01827/FULL Hyde Park	31 HYDE PARK GARDENS MEWS, W2	Excavation of new basement extension, erection of second floor mansard extension and associated external alterations.	
Recommendation Grant conditional permission.				