



CITY OF WESTMINSTER

# MINUTES

## Planning Applications Sub-Committee (2)

### MINUTES OF PROCEEDINGS

Minutes of a meeting of the **Planning Applications Sub-Committee (2)** Committee held on **Tuesday 30th April, 2019**, Rooms 18.01 & 18.03, 18th Floor, Westminster City Hall, 64 Victoria Street, London, SW1E 6QP.

**Members Present:** Councillors Robert Rigby (Chairman), Louise Hyams, Guthrie McKie and James Spencer

**Also Present:** Councillor Jackie Wilkinson (Item 1)

#### 1 MEMBERSHIP

- 1.1 There were no changes to the membership.

#### 2 DECLARATIONS OF INTEREST

- 2.1 The Chairman explained that a week before the meeting, all four 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 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 Committee, it did not mean that the issue had been ignored. Members will have read about the issue and comments made by correspondents in the papers read prior to the meeting.
- 2.2 Councillor Hyams declared that in respect of Item 2 she knew the applicant but had not discussed the application with them.
- 2.3 Councillor Spencer declared that in respect of Item 1 he had publically expressed views on the application and would therefore step down from the Sub-Committee and leave the room during the consideration of this item.

### **3 MINUTES**

#### **3.1 RESOLVED:**

That the minutes of the meeting held on 9 April 2019 be signed by the Chairman as a correct record of proceedings.

### **4 PLANNING APPLICATIONS**

#### **1 52 LUPUS STREET, LONDON, SW1V 3EE**

Use of ground floor as sandwich bar and café (Sui Generis) (Retrospective).

Additional representations were received from four local residents (09/04/19, 14/04/19, 15/04/09 and 16/04/19), Councillor Christabel Flight (25/04/19) and the Churchill Gardens Neighbourhood Forum (18/04/19).

Late representations were received from Cllr Jacqui Wilkinson (25/04/19) and two local residents (21/04/2019 and 29/04/19).

Having declared a prejudicial interest Councillor Spencer stepped down from the committee and left the room during the consideration of the application.

Richard Beville addressed the Sub-Committee in support of the application.

Pauline Moran addressed the Sub-Committee in objection to the application.

Cllr Jacqui Wilkinson, in her capacity as Ward Councillor, addressed the Sub-Committee in objection to the application.

#### **RESOLVED UNANIMOUSLY:**

That permission be refused on the following grounds:

- 1) The application would lead to the loss of a retail unit in the Lupus Street Local Centre, harm the retail character and function of the area and have a detrimental effect on local shopping facilities; and
- 2) In the absence of sufficient information to demonstrate that the use would comply with the City Council's noise and odour policies it was considered that it would have an unacceptably harmful impact on the amenity of neighbouring residents and the local environmental quality.

#### **2 1-8 BATEMAN'S BUILDINGS, LONDON, W1D 3EN**

Use of the lower ground, ground and first floor levels as a single restaurant (Class A3); installation of plant with associated screening at main roof level and in the rear lightwell; installation of high level extract ductwork; new shopfront at ground floor level and associated external alterations.

An additional representation was received from a local resident (23/04/19).

A late representation was received from Cllr Jonathan Glanz (29/04/19).

Jeremy King addressed the Sub-Committee in support of the application.

**RESOLVED UNANIMOUSLY:**

That conditional permission be granted.

**3 17 CHARLES STREET, LONDON, W1J 5DT**

Demolition of rear two-storey extension and erection of replacement two storey extension with associated terrace at first floor level for use in association with existing dwelling house (Class C3). Replacement of rear first floor windows with doors. Internal alterations including the lowering of basement level by approx. 300mm and associated alterations.

A late representation was received from Lichfields (29/04/19).

David Lofthouse addressed the Sub-Committee in objection to the application.

**RESOLVED UNANIMOUSLY:**

1. That conditional permission be granted;
2. That conditional listed building consent be granted; and
3. That the reasons for granting listed building consent as set out within informative 1 of the draft decision letter be agreed.

**4 28 BLOMFIELD ROAD, LONDON, W9 1AA**

Extension to glazed garden room at ground floor level on the rear elevation and excavation of one storey basement in rear garden.

**RESOLVED UNANIMOUSLY:**

That conditional permission be granted.

The Meeting ended at 7.56pm.

**CHAIRMAN:** \_\_\_\_\_

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