



CITY OF WESTMINSTER

MINUTES

Planning Applications Sub-Committee (3)

MINUTES OF PROCEEDINGS

Minutes of a meeting of the **Planning Applications Sub-Committee (3)** Committee held on **Tuesday 25th February, 2020**, Rooms 18.01 & 18.03, 18th Floor, 64 Victoria Street, London, SW1E 6QP.

Members Present: Councillors Jim Glen (Chair), Elizabeth Hitchcock, Eoghain Murphy and Guthrie McKie

1 MEMBERSHIP

- 1.1 It was noted that Councillor Elizabeth Hitchcock had replaced Councillor Richard Elcho.

2 DECLARATIONS OF INTEREST

- 2.1 The Chairman explained that a week before the meeting, all six 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 McKie declared that in respect of Item 2 he lived within the Bayswater Ward, but he had held no discussions regarding the application.
- 2.3 Councillor Jim Glen declared that in respect of Item 3 he knew a member of the public who had submitted a representation regarding the application, but he had not entered into any discussions regarding it.

3 MINUTES

3.1 RESOLVED:

That the minutes of the meeting held on the 14 January 2020 be signed by the Chairman as a correct record of proceedings.

4 PLANNING APPLICATIONS

1 MIDORI HOUSE 1 DORSET STREET LONDON W1U 4EG

Refurbishment and extension of existing office (Class B1a) building including erection of extensions at ground and part-first floor levels, replacement of external cladding to elevations, provision of internal cycle and refuse stores, erection of replacement plant enclosure at roof level, and landscaping of existing courtyard.

A late representation was received from Savills (20.02.20).

David Whittington addressed the Sub-Committee in support of the application.

RESOLVED UNANIMOUSLY:

That conditional permission be granted.

2 52 WESTBOURNE PARK ROAD LONDON W2 5PH

Front facade retention, demolition of existing house and construction of new build house with excavation of a rear basement.

An additional representation was received from SEBRA (15.02.20).

Late representations were received from Councillor Emily Payne (23.02.20) and Ben Smith Architecture (21.02.20).

The presenting officer tabled two report corrections and the following additional/amended conditions/informatives:

Condition 17:

You must not carry out demolition work unless it is part of the complete development of the site. You must carry out the demolition and development without interruption and according to the drawings we have approved.

To maintain the character of the Westbourne Conservation Area as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1 and DES 9 (B) of our Unitary Development Plan that we adopted in January 2007 and Section 74(3) of the Planning (Listed Buildings and Conservation Areas) Act 1990. (R29AC)

Informatives 13 and 14:

Thames Water standard informatives added.

Ben Smith addressed the Sub-Committee in support of the application.

Robbie Belmore addressed the Sub-Committee in support of the application.

RESOLVED UNANIMOUSLY:

That conditional planning permission, as amended, be granted subject to a minor alteration to the wording of Condition 5 so that it stated 'samples' instead of 'drawings'.

3 22 CHAPTER STREET LONDON SW1P 4NP

Erection of a two storey extension at third and fourth floor levels to provide additional office floorspace, including balconies at fourth level; installation of plant equipment and PV panels at roof level; alterations to ground floor facades and associated external alterations.

Late representations were received from Brentdale Ltd (20.02.20) and the Vincent Square Ward Councillors Selina Short, David Harvey and Danny Chalkley (undated).

Andrew Ross addressed the Sub-Committee in support of the application.

Simon Haydon addressed the Sub-Committee in objection to the application.

Sarah Shurety addressed the Sub-Committee in objection to the application.

RESOLVED UNANIMOUSLY:

That the application be refused on the grounds that:

- 1) The proposal would conflict with the Council's land use policies in the current City Plan where it was considered that Pimlico was more suitable for residential areas, with new commercial developments, such as this, directed to the Core Central Activities Zone; and
- 2) The proposed extensions would result in material loss of daylight, sunlight and the increased sense of enclosure to adjoining residential occupiers.

Reasons for refusal to be agreed under delegated powers by the Director of Place Shaping and Town Planning.

4 11 GRAHAM TERRACE LONDON SW1W 8JE

Replacement of roof to rear extension including raising height of parapet.

Amelia Dalton addressed the Sub-Committee in objection to the application.

RESOLVED UNANIMOUSLY:

- 1) That conditional permission and conditional listed building consent be granted.

- 2) That the reasons for granting conditional listed building consent as set out in Informative 1 of the draft decision letter be agreed.

5 195A RANDOLPH AVENUE LONDON W9 1DJ

Retention of garden studio.

A representation previously circulated was received containing photos which had been omitted.

Nicholas Pastor addressed the Sub-Committee in support of the application.

Joanna Lewis addressed the Sub-Committee in objection to the application.

RESOLVED UNANIMOUSLY:

That conditional permission be granted.

The Meeting ended at 8.32pm.

CHAIRMAN: _____

DATE _____