



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 3rd March, 2020**, Rooms 18.01 & 18.03, 18th Floor, 64 Victoria Street, London, SW1E 6QP.

Members Present: Councillors James Spencer (Chairman), Louise Hyams, Matt Noble and Robert Rigby.

Also Present: Councillor Jonathan Glanz (Item 3) addressed the Sub-Committee in his capacity as Ward Councillor in support of the three applications for that item.

1 MEMBERSHIP

- 1.1 Councillor James Spencer was elected as Chairman for the meeting. Councillor Robert Rigby substituted for Councillor Richard Elcho.

2 DECLARATIONS OF INTEREST

- 2.1 The Chairman explained that a week before the meeting, all six 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 will have read about the issue and comments made by correspondents in the papers read prior to the meeting.
- 2.2 Councillor Robert Rigby declared that, in respect of Planning Application Item 3 (1-8 Bateman's Buildings), he had sat on the original committee in April 2019 when a Sub-Committee gave permission for this building to be converted. Councillor Rigby also declared that he had had minimal contact with the Corbin & King Group in the past but only with regards to their restaurant in the Regent's Park Ward.

- 2.3 Councillor Louise Hyams declared that, in respect of Planning Application Item 3 (1-8 Bateman's Buildings), she had sat on the original committee in April 2019 when a Sub-Committee gave permission for this building to be converted. Councillor Hyams also declared that she had had contact with the Corbin & King Group in the past but only with regards to restaurants in the St James's Ward.
- 2.4 Councillor James Spencer declared that, in respect of Planning Application Item 3 (1-8 Bateman's Buildings), he had sat on the original committee in April 2019 when a Sub-Committee gave permission for this building to be converted.

3 MINUTES

3.1 RESOLVED:

That the minutes of the meeting held on 4th February 2020 be signed by the Chairman as a correct record of the proceedings.

4 PLANNING APPLICATIONS

1 4 TO 10 BREWER STREET, 7 TO 12 WALKER'S COURT AND 27 PETER STREET LONDON W1F 0SD

Use of part basement and third floor as additional theatre use (sui generis), use of part ground floor as retail both on the western side of Walkers Court, use of part ground and basement mezzanine level on the eastern side of Walker's Court as nightclub use and associated external alterations including relocation of nightclub entrance from Walker's Court to Brewer Street.

Late representations were received from Councillor Jonathan Glanz in his capacity as Ward Councillor in support of the application (28.02.2020) and Mr Philip Thompson (Director, Soho Estates; Applicant) in support of the application (27.02.2020).

The Presenting Officer referred to representations by Councillor Glanz, noting that local objection, including from an amenity society, The Soho Society, related to the entrance location from Walker's Court to Brewer Street.

The Sub-Committee discussed the application, public safety implications which could be ameliorated by pavement widening and noted that, since the nightclub had opened in the 1950s, the entrance had historically been located on Brewer Street. The Sub-Committee further noted that the Operational Management Statement for the nightclub, Madame Jojo's, was robust and welcomed improvements to the area. In granting the application, the Sub-Committee considered that the change of use was acceptable.

RESOLVED UNANIMOUSLY-

That conditional permission be granted.

2 VINCENT COURT SEYMOUR PLACE LONDON W1H 2ND

Erection of single storey roof extension to Vincent Court at third floor level to provide eight (8) self-contained units (Class C3) together with the erection of two lift enclosures to the front elevation, refurbishment of the main entrances, replacement windows, roof terraces, balconies to the rear elevation, bike storage, bin storage and other associated works.

The Presenting Officer provided the Sub-Committee with a revision to the Pre-Commencement Condition so that the extension would be built in totality. The Presenting Officer advised that the Pre-Commencement Condition would be revised to read as follows:

“Condition 15, part (b)

You must not start work on the site until we have approved in writing appropriate arrangements to secure the following:

- A means to ensure that the development is completed in its entirety within an agreed timeframe.

You must only carry out the development in accordance with the approved arrangements.”

Mr Matthew Flett and Mr Suneel Jhanghani addressed the Sub-Committee in support of the application.

Mr John Green addressed the Sub-Committee in objection to the application.

The Design Officer addressed the Sub-Committee, noting that the colour of the roof extension was standard for that part of Westminster and that the lift design feature neither detracted from nor enhanced the appearance of the building.

The Sub-Committee discussed the application, noting the bio-diversity improvement of the proposed green roof, the improved windows and the additional housing units which would result from the roof extension. The Sub-Committee considered that, subject to the tabled changes to Condition 15, the application constituted an improvement and approved the application.

RESOLVED UNANIMOUSLY-

That conditional permission be granted, with revisions to Condition 15.

3 1-8 BATEMAN'S BUILDINGS LONDON W1D 3EN

Application 1

Installation of a fixed glass canopy measuring 40.35m x 2.68m.

Application 2

Display of an internally illuminated projecting sign measuring 4.8m x 0.6m, entrance sign measuring 2.5m x 0.5m, two perimeter illuminated signs displayed on the canopy ends, and 11 fixed fabric awnings above the first-floor windows.

Application 3

Installation of an area of raised terrace decking on public highway in Bateman's Buildings measuring 2.55m x 40.0m and use for the placing of 28 tables and 68 chairs, four waiter stations, nine wall mounted heaters, 23 terrace barriers and three terrace screens in connection with the restaurant use at 1-8 Bateman's Buildings.

Late representations were received from Councillor Tim Barnes in his capacity as Ward Councillor in support of the applications (02.03.2020) and Mr Jeremy King (Corbin and King Restaurant Group Ltd) in support of the applications (27.02.2020).

The Presenting Officer referred to representations by Councillor Barnes, noting his support for the applications but also noting the concerns of Councillor Barnes regarding the proposed decking. The Presenting Officer outlined the three elements to the applications, namely the canopy, the signage and the decking.

Mr Jeremy King addressed the Sub-Committee in support of the applications.

Councillor Jonathan Glanz addressed the Sub-Committee in his capacity as Ward Councillor in support of the applications.

The Sub-Committee discussed the applications, considering the building itself, current use of the thoroughfare, anti-social behaviour issues and weighing policy considerations, including planning policy and the night-time economy. In reversing the Officers' recommendations, the Sub-Committee considered that the proposals would alleviate anti-social behaviour and would not cause harm to the visual amenity of the area nor result in unacceptable highway impacts and obstruction. The Sub-Committee further considered the proposals constituted exceptional circumstances and would not set precedents for countering council policy. The Sub-Committee accordingly granted conditional approval.

RESOLVED (For Councillors Hyams, Rigby and Spencer. Against: Councillor Noble) -

Application 1

That permission be granted and conditions agreed under delegated powers.

Application 2

That permission be granted and conditions agreed conditions agreed under delegated powers.

Application 3

That permission be granted and conditions agreed under delegated powers.

The Meeting ended at 20:00.

CHAIRMAN: _____

DATE _____