

CITY OF WESTMINSTER
 PLANNING APPLICATIONS SUB COMMITTEE – 24th November 2020
 SCHEDULE OF APPLICATIONS TO BE CONSIDERED

Item No	References	Site Address	Proposal	Applicant
1.	RN(s) : 19/09581/FULL	7 - 8 Conduit Street London W1S 2XF	Demolition of existing building, excavation to provide an additional basement level and redevelopment of site to provide replacement building over sub-basement, basement, ground and six upper floors as use as offices (Class B1) over part ground and first to sixth floor levels, retail (Class A1) at basement and part ground floor levels and shared ancillary facilities at sub-basement level.	Four Investments Holdings Ltd.
	West End	<p>Recommendation</p> <p>1. Grant conditional permission subject to a legal agreement to secure the following:</p> <p>(a) A contribution to the City Council's Affordable Housing Fund of £687,000 (index linked), payable prior to commencement of development.</p> <p>(b) A Carbon Offset Contribution of £76,000 (index linked), payable prior to commencement of development.</p> <p>(c) The costs of monitoring the S106 legal agreement.</p> <p>2. If the S106 legal agreement has not been completed within six weeks of the date of this resolution then:</p> <p>a) The Director of Place Shaping and Planning shall consider whether it will be possible or appropriate to issue the permission with additional conditions attached to secure the benefits listed above. If so, the Director of Place Shaping and Planning is authorised to determine and issue the decision under Delegated Powers; however, if not;</p> <p>b) The Director of Place Shaping and Planning shall consider whether the permission should be refused on the grounds that it has not proved possible to complete an agreement within an appropriate timescale, and that the proposals are unacceptable in the absence of the benefits that would have been secured; if so the Director of Place Shaping and Planning is authorised to determine the application and agree appropriate reasons for refusal under Delegated Powers.</p>		
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2.	RN(s) : 20/03436/FULL 20/03437/LBC	7-9 Balfour Mews London W1K 2BF	Use of the lower ground and part ground floor as an interior design studio and showroom (Sui Generis), replacement of the existing roller shutter at front ground floor level with partially glazed timber doors, installation of Crittal style glazed screen and pavement lights at ground floor front elevation, installation of new and replacement windows and doors to rear light well at lower ground and ground floor level and internal alterations.	Grosvenor Properties
	West End	<p>Recommendation</p> <p>1. Grant conditional permission</p> <p>2. Grant conditional listed building consent</p> <p>3. Agree the reasons for granting conditional listed building consent as set out in informative 1 of the draft decision letter.</p>		
Item No	References	Site Address	Proposal	Applicant
3.	RN(s) : Application 1: 20/04702/FULL	34 Grosvenor Square London W1K 2HD	Application 1: Alterations including the construction of platform within lightwell fronting South Audley Street to provide space for tables and chairs for use in association with restaurant (Class A3).	Caprice Holdings Ltd
	Application 2: 20/04701/FULL		Application 2: Variation of Condition 2 of planning permission dated 01 September 2015 (RN: 15/05750/FULL) for, 'Use of first floor as restaurant (Class A3) in connection with the existing restaurant at basement and ground floor	

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	West End		and new plant at roof level'. NAMELY, to allow the increase the capacity of the restaurant from 168 to 194.	
Recommendation 1 Grant conditional temporary permission 2 Grant conditional temporary permission				
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4.	RN(s): 20/05072/FULL Harrow Road	46 Chippenham Road London W9 2AF	Change of use of the ground floor and basement from a Public House to a Pharmacy, alterations to ground floor fenestration, and the creation of secondary entrance on Elgin Avenue.	Pitchkins & Currans
Recommendation Grant conditional permission.				
Item No	References	Site Address	Proposal	Applicant
5.	RN(s) : 20/01665/FULL Abbey Road	52 Acacia Road London NW8 6AL	Demolition of existing dwellinghouse, detached garage and boundary wall, excavation to create single storey basement, and erection of new two storey plus mansard roof accommodation dwelling house (Class C3) with integrated garage, new boundary wall/gates and associated hard and soft landscaping works.	Salome Papashvili
Recommendation Grant conditional permission.				
Item No	References	Site Address	Proposal	Applicant
6.	RN(s) : 20/03408/FULL St James's	35 The Market, Covent Garden, London, WC2E 8RF	Use of an area measuring 6.5m x 10.5m for the installation of 26 tables, 52 chairs, 10 stools, 13 planters, 2 parasols, external bar area, service station and associated works including installation of new services below existing cobbles and pavement cover in connection with Sushi Samba.	Samba Covent Garden Ltd
Recommendation Grant conditional permission.				
CONFIDENTIAL ITEMS The following item is due to be published on the "confidential" part of the agenda as the reports involve the likely disclosure of exempt information relating to financial or business affairs.				
Item No	References	Site Address	Proposal	Applicant
7.	RN(s) : 20/05325/TPO Knightsbridge And Belgravia	27 Wilton Place London SW1X 8RL	1 x London plane (rear): fell	JCL Planning
Recommendation Refuse consent – impact on amenity and character and appearance of conservation area				