



CITY OF WESTMINSTER

MINUTES

Planning Applications Sub-Committee (1)

MINUTES OF PROCEEDINGS

Minutes of a meeting of the **Planning Applications Sub-Committee (1)** held on **Tuesday 22nd June, 2021**, Rooms 18.01 & 18.03, 18th Floor, 64 Victoria Street, London, SW1E 6QP.

Members Present: Councillors Robert Rigby (Chairman), Susie Burbridge, Mark Shearer and Guthrie McKie

Also Present: Councillors Elizabeth Hitchcock and Tony Devenish

1 MEMBERSHIP

- 1.1 It was noted the Councillor Guthrie McKie was substituting for Councillor Tim Roca.

2 DECLARATIONS OF INTEREST

- 2.1 Councillor Robert Rigby explained that a week before the meeting, all four 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 e-mails 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 Rigby declared that in respect of Item 5, he had sat on a previous Planning Applications Sub-Committee which had considered the Application.
- 2.3 Councillor Mark Shearer declared that in respect of Items 1 and 4, he had attended University with Mr Phil Botes and had been enrolled on the same course. He advised that he did not know Mr Botes in any other capacity and therefore there was no conflict and was able to consider the Application.

- 2.4 Councillor Susie Burbridge declared that in respect of Items 1, 2, 3 and 4, she had met with residents, landowners, amenity societies and developers for several years about the regeneration of the area in her capacity as Ward Councillor and advised that she would approach all four applications with an open mind.
- 2.5 Councillor Burbridge declared that in respect of Item 5, she had sat on a previous Planning Applications Sub-Committee which had considered the Application.
- 2.6 Councillor Burbridge declared an interest in respect of Item 6 and advised that she used the services of the Dry Cleaners.
- 2.7 Councillor Guthrie McKie declared that in respect of Items 1,2,3,and 4, he resided in Queensway.

3 MINUTES

3.1 RESOLVED:

That the minutes of the meeting held on 27 April 2021 be signed by the Chair as a correct record of proceedings.

4 PLANNING APPLICATIONS

1 DEVELOPMENT SITE AT 8 TO 26 AND 36 TO 44 QUEENSWAY LONDON

Installation of new shopfronts to Nos.8-26 Queensway and Nos.36-44 Queensway, use of ground and mezzanine level shop unit at No.10 for Class A3 use and use of ground and mezzanine level shop unit at No.22 Queensway for Class A1 use (Application 1).

Additional representations were received from Montagu Evans (18.06.2021), WWC City Highways (16.06.21), Local Resident (14.06.21), Local Resident (14.06.21) and Queensway Residents Association (14.06.21)

Late Representations were received from Queens Court North Residents Association (21.06.21) SEBRA 21.06.2021, Councillor Andrew Smith (21.06.21)

The presenting officer tabled the following amendments to the Draft Decision Notice and Conditions and obligations.

PLANNING APPLICATIONS SUB-COMMITTEE – 22.06.2021

ITEMS 1,2,3,4

Amendment to ITEM 2 draft decision letter & reasons for conditions 2,3 & 4 to reflect new City Plan.

•Confirmation of Employment & Skills contribution of £25,775 (In total for all 4 applications).

•Response to Montagu Evans (blues) & SEBRA (reds) additional and late representations with respect to draft conditions in officer report as set out below.

Planning Obligations

1. Request that provision of affordable housing on site is phased to require:
• 3 Affordable Housing units on implementation of redevelopment of 28 - 34 Queensway Application 3 • 5 Affordable Housing units on implementation roof extension to Queens Court Application 4. Officers Agree- the scheme has been verified as not currently viable. Notwithstanding this, the applicant is offering on-site affordable housing and early and late stage reviews are also to be secured

ITEM 1 - 8 To 26 And 36 To 44 Queensway (18/09557/FULL) Application 1

1. Condition 9- Request to make it explicit that the condition (Class E restriction) only relates to the units which are the subject of a use change. Officers agree.

2. Condition 12 – Request to delete restriction on any deliveries and replacement with one which allows ancillary deliveries along with additional condition (Applicants proposed 13) to require a take-away delivery management (for operation to 11pm) plan before deliveries take place. In the absence of details as to how this could function without disturbance -officers consider condition 12 should remain as drafted. This would not preclude an application for delivery operation being sought in the future.

3. SEBRA stated that conditions 10,11,12 and earlier ones only relates to the units which are the subject of a use change.

Phil Botes addressed the Sub-Committee in support of the application.

John Zamit in his capacity as Chair of the South East Bayswater Residents Association addressed the Sub-Committee in support of the application.

RESOLVED (FOR Councillors Robert Rigby, Mark Shearer and Susie Burbridge: AGAINST Councillor Guthrie McKie)

1. That conditional permission as amended, be granted subject to a S106 legal agreement to link Applications 1, 2,3 & 4 together and to secure the following obligations: -.
 - a) Monitoring costs
2. If the legal agreement has not been completed within 6 weeks from the date of the Committee's resolution, then:
 - a) the Director of Place Shaping and Town Planning shall consider whether the permission can be issued with additional conditions attached to secure the benefits listed above. If this is possible and appropriate, the Director of Place Shaping and Town Planning authorise to determine and issue such a decision under Delegated Powers; however, if not:-

b) the Director of Place Shaping and Town Planning shall consider whether 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 benefits that would have been secured; if so the Director of Place Shaping and Town Planning is authorised to determine the application and agree appropriate reasons for refusal under Delegated Powers

2 QUEENS COURT, QUEENSWAY LONDON W2 4QN

Change of use of rear part of Queensway Market to dual/ alternative A1/ A2/ B1/ D1/ D2 use and 5 residential units facing Princes Court, reconfiguration of retail units along Queensway including introduction of Class A1 uses at Nos.23 and 33 (current entrances to Queensway Market) and use of Nos.25 and 41-43 Queensway as Class A3 uses, installation of new shopfronts to Nos.23 to 43 Queensway Erection of infill extension to rear at ground floor level, erection of two new pavilion structures for Class A1 use and associated new hard and soft landscaping on land between Queens Court and Princes Court, installation of green roofs, rooflights and mechanical plant within enclosures to first floor level roofs between projecting rear wings of Queens Court installation of kitchen extract ducts to rear elevations, and associated cycle parking, waste storage, plant and other ancillary alterations ('Application 2').

Additional representations were received from Montagu Evans (18.06.2021), WWC City Highways (16.06.21), Local Resident (14.06.21), Local Resident (14.06.21) and Queensway Residents Association (14.06.21)

Late Representations were received from Queens Court North Residents Association (21.06.21) SEBRA 21.06.2021, Councillor Andrew Smith (21.06.21), Resident of Bark Place (18.06.21) and a Local Resident of Queens Court 22.06.2021(

The presenting officer tabled the following amendments to the Draft Decision Notice and Conditions and obligations.

PLANNING APPLICATIONS SUB-COMMITTEE – 22.06.2021

ITEMS 1,2,3,4

Amendment to ITEM 2 draft decision letter & reasons for conditions 2,3 & 4 to reflect new City Plan.

- Confirmation of Employment & Skills contribution of £25,775 (In total for all 4 applications).

- Response to Montagu Evans (blues) & SEBRA (reds) additional and late representations with respect to draft conditions in officer report as set out below.

Planning Obligations

1. Request that provision of affordable housing on site is phased to require: • 3 Affordable Housing units on implementation of redevelopment of 28 - 34 Queensway

Application 3 • 5 Affordable Housing units on implementation roof extension to Queens Court Application 4. Officers Agree- the scheme has been verified as not currently viable. Notwithstanding this, the applicant is offering on-site affordable housing and early and late stage reviews are also to be secured

ITEM 2 – Queens Court(1809765/FULL) Application 2

1. Condition 3 – Request to delete restaurant use from the permitted flexible uses. Officers agree. SEBRA – Request to delete retail, restaurant and financial and professional services.

2. Condition 8b – Request to make it explicit that the condition (Operational Management Plan) only relates to the use of the units which are the subject of a new/use change. Officers agree.

3. Condition 9b- Request to make it explicit that the condition (Servicing Management Plan) only relates to the requirement for use of the units which are the subject of a new/use change. Officers agree.

4. Condition 11 – Request to add additional text to condition (details of green roof & landscaping) to provide a requirement to install and maintain in accordance with the approved details. Officers agree

5. Condition 17- Request to delete restriction on any deliveries and supermarket and replacement with one which allows ancillary deliveries along with additional condition (Applicant's condition 22) to require a take-away delivery management plan (for operation to 11pm) before deliveries take place. Additional conditions requested to allow supermarket use of up to 300m2 (Applicant condition 21), a Supermarket Delivery and Servicing Management Plan (Applicant's condition 20), No vinyl window display to supermarket (Applicant's condition 23). In the absence of details as to how a supermarket could function without disturbance -officers consider condition 17 should remain as drafted. This would not preclude an application for a supermarket being sought in the future.

6. SEBRA request additional condition to require opaque glass to rear kiosk adjacent to Princess Court. Officers agree

Simon Chadowitz addressed the Sub-Committee in support of the application.

The Legal Officer read a representation which had been submitted by Asad Shaidy and was in objection to the application.

John Zamit in his capacity as Chair of the South East Bayswater Residents Association addressed the Sub-Committee in support of the application.

RESOLVED (FOR Councillors Robert Rigby, Mark Shearer and Susie Burbridge: AGAINST Councillor Guthrie McKie)

1. That conditional permission, as amended, be granted subject to a S106 legal agreement to link Applications 1, 2,3 & 4 together and to secure the following obligations related to this application 2:

a) Early and Late Stage Affordable Housing Reviews in order to secure further affordable housing contributions, should the development become viable in the future

b) Lifetime (25 years) Car Club Membership for each of the five residential units Page 67 Agenda Item 2Item No. 2

c) Car and Cycle parking within Q Park Queensway Car Parking on an unallocated basis.

d) Highways works associated with and required to facilitate the development

e) Employment and skills contribution of £25,775 (In total for all 4 applications index linked and payable on commencement of development.

f) Carbon Offset Payment of £126,207 index linked and payable on commencement of 1st of the four linked applications.

g) Monitoring costs

2. If the legal agreement has not been completed within 6 weeks from the date of the Committee's resolution, then:

a) the Director of Place Shaping and Town Planning shall consider whether the permission can be issued with additional conditions attached to secure the benefits listed above. If this is possible and appropriate, the Director of Place Shaping and Town Planning authorise to determine and issue such a decision under Delegated Powers; however, if not:-

b) the Director of Place Shaping and Town Planning shall consider whether permission should be refused on the grounds that is has not proved possible to complete an agreement within an appropriate timescale, and that the proposals are unacceptable in the absence of benefits that would have been secured; if so the Director of Place Shaping and Town Planning is authorised to determine the application and agree appropriate reasons for refusal under Delegated Powers.

3 DEVELOPMENT SITE AT OLYMPIA MEWS AND 28 TO 34 QUEENSWAY LONDON

Demolition of existing buildings at Nos.28-34 Queensway and redevelopment of site by erection of a six storey, plus basement level, building comprising to provide Class A1 retail floorspace at basement and ground levels and 35 residential flats (Class C3) to the rear at ground level and on the upper floors. Demolition of existing buildings in Olympia Mews and redevelopment of site by erection of a replacement two storey building for use as Class B1 office floorspace ('Application 3')

Additional representations were received from Montagu Evans (18.06.2021), WWC City Highways (16.06.21), Local Resident (14.06.21), Local Resident (14.06.21) and Queensway Residents Association (14.06.21)

Late Representations were received from Queens Court North Residents Association (21.06.21), Councillor Andrew Smith (21.06.21), SEBRA 21.06.2021

The presenting officer tabled the following amendments to the Draft Decision Notice and Conditions and obligations.

PLANNING APPLICATIONS SUB-COMMITTEE – 22.06.2021

ITEMS 1,2,3,4

Amendment to ITEM 2 draft decision letter & reasons for conditions 2,3 & 4 to reflect new City Plan.

- Confirmation of Employment & Skills contribution of £25,775 (In total for all 4 applications).

- Response to Montagu Evans (blues) & SEBRA (reds) additional and late representations with respect to draft conditions in officer report as set out below.

Planning Obligations

1. Request that provision of affordable housing on site is phased to require: • 3 Affordable Housing units on implementation of redevelopment of 28 - 34 Queensway Application 3 • 5 Affordable Housing units on implementation roof extension to Queens Court Application 4. Officers Agree- the scheme has been verified as not currently viable. Notwithstanding this, the applicant is offering on-site affordable housing and early and late stage reviews are also to be secured

ITEM 3 -28-34 Queensway & Olympia Mews (18/09727/FULL) Application 3

1. Request to split condition 4 (Construction Logistics Plan and Delivery Service Plan by TFL) into 2 relevant parts. Officers agree.

2. Request to amend condition 18 to allow opening hours 07.00-midnight. This midnight closing matches that recommended across the development. SEBRA also request this. Officers agree.

3. Condition 19- Request to delete restriction on any deliveries and supermarket and replacement with one which allows ancillary deliveries along with additional condition (Applicant's condition 22) to require a take-away delivery management plan (for operation to 11pm) before deliveries take place. Additional conditions requested to allow supermarket use of up to 300m2 (Applicant condition 21), a Supermarket Delivery and Servicing Management Plan (Applicant's condition 20), No vinyl window display to supermarket (Applicant's condition 23). In the absence of details as to how a supermarket could function without disturbance -officers consider condition 17 should remain as drafted. This would not preclude an application for a supermarket being sought in the future.

4. SEBRA request more explicit condition 17 (office and retail only) to refer to office to Olympia Mews and retail to Queensway. Officers agree.

5. SEBRA request Construction Management Plan & regular liaison meetings.

Condition 3 requires Applicant to be bound by Code of Construction Practice.

John Zamit in his capacity as Chair of the South East Bayswater Residents Association addressed the Sub-Committee in support of the application.

RESOLVED (FOR Councillors Robert Rigby, Mark Shearer and Susie Burbridge: AGAINST Councillor Guthrie McKie)

1. That conditional permission, as amended, be granted subject to a S106 legal agreement to link Applications 1,2,3 & 4 together and to secure the following obligations related to this application 3:
 - a. In the event that Application 3 is implemented, the provision of 3 flats as Intermediate (London Living Rent) Affordable Housing units prior to the occupation of the market flats.
 - b. Early and Late Stage Affordable Housing Reviews in order to secure further affordable housing contributions, should the development become viable in the future.
 - c. Lifetime (25 years) Car Club Membership for each of the 35 residential units
 - d. Car and Cycle parking within Q Park Queensway Car Parking on an unallocated basis
 - e. Highways works associated with and required to facilitate the development including reinstatement of redundant vehicle accesses, modification to existing vehicle access where required and adjoining footway and associated work (legal, administrative and physical).
 - f. Employment and skills contribution of £25,775 (In total for all 4 applications).index linked and payable on commencement of development.
 - g. Carbon Offset Payment of £126,207 index linked and payable on commencement of 1st of the four Page 109 Agenda Item 3Item No. 3 linked applications.
 - h. Monitoring costs
2. If the legal agreement has not been completed within 6 weeks from the date of the Committee's resolution then:
 - a) the Director of Place Shaping and Town Planning shall consider whether the permission can be issued with additional conditions

attached to secure the benefits listed above. If this is possible and appropriate, the Director of Place Shaping and Town Planning authorise to determine and issue such a decision under Delegated Powers; however, if not:-

- b) the Director of Place Shaping and Town Planning shall consider whether 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 benefits that would have been secured; if so the Director of Place Shaping and Town Planning is authorised to determine the application and agree appropriate reasons for refusal under Delegated Powers.
3. That Sub-Committee authorises the making of a draft order pursuant to s247 of the Town and Country Planning Act 1990 for the stopping up of parts of the public highway to enable this development to take place.

That Director of City Highways be authorised to take all necessary procedural steps in conjunction with the making of the order and to make the order as proposed if there are no unresolved objections to the draft order. The applicant will be required to cover all costs of the Council in progressing the stopping up order.

4 QUEENS COURT QUEENSWAY LONDON W2 4QN

Erection of two storey roof extension to Queens Court to provide 26 residential units (Class C3) with associated terraces, alterations to ducts and works and waste and recycling storage ('Application 4').

Additional representations were received from Montagu Evans (18.06.2021), WWC City Highways (16.06.21), Local Resident (14.06.21), Local Resident (14.06.21) and Queensway Residents Association (14.06.21)

Late Representations were received from Queens Court North Residents Association (21.06.21) Councillor Andrew Smith (21.06.21), SEBRA 21.06.2021 Local Resident of 80 Queens Court (22.06.21)

The presenting officer tabled the following amendments to the Draft Decision Notice and Conditions and obligations.

PLANNING APPLICATIONS SUB-COMMITTEE – 22.06.2021

ITEMS 1,2,3,4

Amendment to ITEM 2 draft decision letter & reasons for conditions 2,3 & 4 to reflect new City Plan.

•Confirmation of Employment & Skills contribution of £25,775 (In total for all 4 applications).

•Response to Montagu Evans (blues) & SEBRA (reds) additional and late representations with respect to draft conditions in officer report as set out below.

Planning Obligations

1. Request that provision of affordable housing on site is phased to require: • 3 Affordable Housing units on implementation of redevelopment of 28 - 34 Queensway Application 3 • 5 Affordable Housing units on implementation roof extension to Queens Court Application 4. Officers Agree- the scheme has been verified as not currently viable. Notwithstanding this, the applicant is offering on-site affordable housing and early and late stage reviews are also to be secured

ITEM 4 (18/09766/FULL) Queens Court Application 4

1. No request by applicant to amend draft conditions
2. SEBRA request Construction Management Plan & regular liaison meetings. Condition 14 requires Applicant to be bound by Code of Construction Practice.

Phil Botes addressed the Sub-Committee in support of the application.

Ahmed Mukhtar addressed the Sub-Committee in support of the application.

John Zamit in his capacity as Chair of the South East Bayswater Residents Association addressed the Sub-Committee in support of the application.

RESOLVED (FOR Councillors Robert Rigby, Mark Shearer and Susie Burbridge: AGAINST Councillor Guthrie McKie)

1. That conditional permission, as amended, be granted subject to a S106 legal agreement to link Applications 1, 2,3 & 4 together and to secure the following obligations related to this application 4:
 - a. In the event that Application 4 is implemented, the provision of 5 flats as Intermediate (London Living Rent) Affordable Housing units prior to the occupation of the market flats.
 - b. Early and Late-Stage Affordable Housing Reviews in order to secure further affordable housing contributions, should the development become viable in the future.
 - c. Lifetime (25 years) Car Club Membership for each of the residential units
 - d. Car and Cycle parking within Q Park Queensway Car Parking on an unallocated basis.
 - e. Highways works associated with and required to facilitate the development.

- f. Employment and skills contribution £25,775 (In total for all 4 applications) index linked and payable on commencement of development.
 - g. Carbon Offset Payment of £126,207 index linked and payable on commencement of 1st of the four linked applications.
 - h. Monitoring costs
2. If the legal agreement has not been completed within 6 weeks from the date of the Committee's resolution then: Page 147 Agenda Item 4 Item No. 4
- a. the Director of Place Shaping and Town Planning shall consider whether the permission can be issued with additional conditions attached to secure the benefits listed above. If this is possible and appropriate, the Director of Place Shaping and Town Planning authorise to determine and issue such a decision under Delegated Powers; however, if not:-
 - b. the Director of Place Shaping and Town Planning shall consider whether 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 benefits that would have been secured; if so the Director of Place Shaping and Town Planning is authorised to determine the application and agree appropriate reasons for refusal under Delegated Powers.

5 DEV SITE AT 19-35 BAKER STREET, 88-110 GEORGE STREET, 69- 71 BLANDFORD STREET & 30 GLOUCESTER PLACE LONDON

Variation of conditions 1, 31 and 35 of planning permission dated 4 March 2020 (RN 19/06767/FULL) (amended by 20/05397/NMA) which permitted the following development : Demolition of the existing buildings at 19-35 Baker Street, 88-110 George Street, 69-71 Blandford Street and redevelopment to create a mixed use scheme providing commercial uses and up to 51 residential units within a new ground plus nine storey building (and an enclosed plant area) on Baker Street; a new stepped ground plus four to ground plus six storey building on George Street; refurbishment, extension and the change of use of the first floor from office to residential at 30 Gloucester Place; creation of a single storey basement level linking the Baker Street and George Street buildings to provide car and cycle parking, refuse and servicing; creation of a new central, publicly accessible courtyard; removal of 5 trees and replacement trees across the site, a new publicly accessible route at ground level connecting Baker Street and Gloucester Place; associated plant, landscaping, replacement pavements in part and other associated works NAMELY, to allow alterations including alterations at ground floor level and at 10th floor roof level including a new roof top room, roof terrace and alterations to plant enclosure at 19-35 Baker Street, new risers at 3rd floor to roof level at 30 Gloucester Place, introduction of increased flexibility to the commercial units across the ground floor and to remove the existing tree situated directly to the front of the newly approved entrance and replace it with a new tree to the south-west corner of Gloucester Place.

Additional representations were received from Gerald Eve LLP (16.06.21) and a Local Resident (ynknown)

The presenting officer tabled the following additional Condition.

Item 5 19- 35 Baker Street, 88-110 George Street, 69-71 Blandford Street and 30 Gloucester Place

Additional condition No 42

You must apply to us for approval of a detailed lighting strategy for the courtyard which includes details of all light fittings and lighting levels. You must not start any work on this part of the development until we have approved what you have sent us. You must not then install all lighting in accordance with the details approved.

Reason To protect the environment of people in neighbouring properties, as set out Policies 7 and 38 of the City Plan 2019 - 2040 (April 2021)

Benjy Lesser addressed the Sub-Committee in support of the application.

Rosemary Hook addressed the Sub-Committee in objection to the application.

RESOLVED:

1. That conditional permission be granted subject to the additional Condition as set above and subject to a deed of variation to a S106 legal agreement to secure:
 - i) provision of 10 affordable housing units at 30 Gloucester Place, (including securing rent levels) to be made ready for occupation prior to the occupation of the market housing on George Street (building D).
 - ii) a financial contribution of £10 million towards the City Council's affordable housing fund (index linked and payable on commencement of development)
 - iii) a viability review mechanism
 - v) costs relating to highways works around the site to facilitate the development
 - v) provision of unallocated residential parking
 - vi) lifetime car club membership (25 years) for each residential unit payable on first occupation
 - vii) a lift management and maintenance plan
 - viii) a financial contribution to the carbon offsetting fund carbon offsetting fund of £76,665 for the residential part of the development prior to commencement of development
 - ix) the applicant pays the City Council's reasonable costs of making and consulting on an Order pursuant to Section 247 of the Town and Country Planning Act (1990) (as amended) to 'stop-up' an area of public highway.
 - x) Crossrail payment of £2,696,155 (index linked) to be paid on commencement of development

- xi) a financial contribution towards the cost of off-street tree planting on George Street, Gloucester Place and Blandford Street.
 - xii) an employment and training strategy
 - xiii) monitoring costs
2. If the deed of variation to the legal agreement has not been completed within six weeks of the date of the Committee resolution, then:
 - a) The Director of Place Shaping and Town Planning shall consider whether the permission can be issued with additional conditions attached to secure the benefits listed above. If this is possible and appropriate, the Director of Place Shaping and Town Planning is authorised to determine and issue such a decision under Delegated Powers; however, if not
 - b) The Director of Place Shaping and Town Planning shall consider whether permission should be refused on the grounds that it has not proved possible to complete an agreement within the 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 Town Planning is authorised to determine the application and agree appropriate reasons for refusal under Delegated Powers
 3. The Committee authorises the making of a draft order pursuant to Section 247 of the Town and Country Planning Act 1990 for the stopping up of the highway required to enable the development to take place.
 4. That details to apply for Condition 39 be approved by the Committee.

6 123-123A SHIRLAND ROAD LONDON W9 2EW

Demolition of existing property and erection of a five-storey building with basement level; a lightwell to the Elgin Avenue frontage; plant at roof level to provide a Class E commercial unit at ground and basement and residential dwellings at basement, ground and upper levels.

An Additional representation was received from WCC City Highways (15.06.21)

Late representations were received from a local resident (20.06.21), local resident (21.06.21) and a local resident (22.06.21).

The presenting officer tabled the following amendments to the Plan Nos. and Conditions.

PLANNING APPLICATIONS SUB COMMITTEE 22 June 2021

Item 6 – 123 Shirland Road Revisions to

Plan No's.

Three revised drawings/ revised documents have been received, in bold below: ZZ-00-DR-A-00002 P1; ZZ-00-DR-A-01002 P1; ZZ-B1-DR-A-00001 P1; ZZ-B1-DR-A-01001 P1; ZZ-DR-A-00003 P1; ZZ-01-DR-A-01003 P1; ZZ-ZZ-DR-A-00004-P1; ZZ-ZZ-DR-A-PL0011 P1; ZZ-ZZ-DR-A-PL0012 P2; ZZ-ZZ-DR-A-PL0000 P1 ; ZZ-B1-DR-A-PL0001 P4; ZZ-00-DR-A-PL0002 P3; ZZ-01-DR-A-PL0003 P2; ZZ-03-DR-A-PL0004 P2; ZZ-04-DR-A-PL0005 P2; ZZ-05-DR-A-PL0006 P2; ZZ-ZZ-DR-A-PL0000 P1; ZZ-ZZ-DR-A-PL0007 P2; ZZ-ZZ-DR-A-PL0009 P3; ZZ-ZZ-DR-A-PL0015 P2; ZZ-ZZ-DR-A-PL0016 P2; ZZ-ZZ-DR-A-PL0017 P1; ZZ-ZZ-DR-A-PL0018 P1; ZZ-ZZ-DR-A-PL0019 P1; ZZ-ZZ-DR-A-PL0020 P1; ZZ-ZZ-DR-A-PL0021 P1.

For information only:

Supporting Statement with Appendices 1-9 dated November 2020; Design and Access Statement revised February 2021; Site History and Impact Assessment dated October 2020; Sustainability and Energy Statement dated 28 October 2020; Drainage Strategy and Flood Risk Report dated July 2020; Structural Method Statement dated October 2020; Transport Statement dated November 2020; Delivery and Servicing Plan dated November 2020; **Draft Appendix A**; Draft Construction Management Plan dated 3 November 2020; Daylight and Sunlight Assessment dated October 2020; Noise Report dated 20 October 2020; Arboricultural Method Statement and tree Protection Plan dated 14 October 2020; tree Report dated 7 July 2020 with Tree Plan dated 25 June 2020; Tree Site Investigation Report dated 19 February 2021. Condition 30 You must apply to us for approval of detailed drawings and a bio-diversity management plan in relation to the roof, excluding the plant room roof; to include construction method, layout, species and maintenance regime. You must not commence works on the relevant part of the development until we have approved what you have sent us. You must carry out this work according to the approved details and thereafter retain and maintain in accordance with the approved management plan.

Reason:

To increase the biodiversity of the environment, as set out Policy 34 of the City Plan 2019 - 2040 (April 2021).

Condition 30

You must apply to us for approval of detailed drawings and a bio-diversity management plan in relation to the roof, excluding the plant room roof; to include construction method, layout, species and maintenance regime. You must not commence works on the relevant part of the development until we have approved what you have sent us. You must carry out this work according to the approved details and thereafter retain and maintain in accordance with the approved management plan.

Reason:

To increase the biodiversity of the environment, as set out Policy 34 of the City Plan 2019 - 2040 (April 2021).

Revisions to Draft Conditions

Condition 13 amended to read as follows:

The 8 residential units as shown on the drawings hereby approved must be provided prior to first occupation. The three bedroom residential units shown on the approved drawings must be provided and thereafter shall be permanently retained as accommodation which (in addition to the living space) provides three separate rooms capable of being occupied as bedrooms.

Reason:

In order to build flexibility into the development proposal whilst maintaining optimisation of the site for residential purposes and to protect family accommodation in accordance with policies 7,8 and 10 of the City Plan 2019 - 2040 (April 2021)

Condition 23:

To be deleted.

Condition 29 (now Condition 28 as a result of the deletion of Condition 23) to read:

No piling shall take place until a PILING METHOD STATEMENT (detailing the depth and type of piling to be undertaken and the

methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface sewerage infrastructure, and the programme for the works) has been submitted to and approved in writing by the local planning authority in consultation with Thames Water. Any piling must be undertaken in accordance with the terms of the approved piling method statement.

Reason:

The proposed works will be in close proximity to underground sewerage utility infrastructure. Piling has the potential to significantly impact / cause failure of local underground sewerage utility infrastructure.

Condition 30 (now Condition 29 as a result of the deletion of Condition 23) to read:

You must apply to us for approval of detailed drawings and a bio-diversity management plan in relation to the biodiverse roof; to include construction method, layout, species and maintenance regime.

You must not commence works on the relevant part of the development until we have approved what you have sent us. You must carry out this work according to the approved details and thereafter retain and maintain in accordance with the approved management plan.

Reason:

To increase the biodiversity of the environment, as set out Policy 34 of the City Plan 2019 - 2040 (April 2021).

Matt Humphreys addressed the Sub-Committee in support of the application.

RESOLVED

(21.06.21), local resident (20.06.21), local resident (20.06.21), local resident (20.06.21), local resident (20.06.21), local resident (20.06.21), local resident (19.06.21), local resident (19.06.21), local resident (19.06.21), Lovat Parks (19.06.21), local resident (18.06.21), local resident (18.06.21), local resident (18.06.21), local resident (18.06.21), local resident (18.06.21), local resident (18.06.21), local resident (18.06.21), local resident (17.06.21), local resident (17.06.21), local resident (17.06.21), local resident (17.06.21), local resident (17.06.21), local resident (Unknown) and a local resident (Unknown),

Alex Graham addressed the Sub-Committee in support of the application

Panagiotis Tryfon addressed the Sub-Committee in support of the application

Ravi Bulchandani addressed the Sub-Committee in objection to the application.

Melville Haggard in his capacity as Chair of the Knightsbridge Association addressed the Sub-Committee in objection to the application.

Simon Birkett in his capacity as Chair of the Knightsbridge Neighbourhood Forum addressed the Sub-Committee in objection to the application.

Councillor Tony Devenish in his capacity as Ward Councillor addressed the Sub-Committee in objection to the application.

Councillor Elizabeth Hitchcock in her capacity as Ward Councillor addressed the Sub-Committee in objection to the application.

RESOLVED (AGAINST Councillors Robert Rigby, Mark Shearer and Susie Burbridge: FOR Councillor Guthrie McKie)

Application 1

That conditional permission be refused.

Reasons for refusal:

That intensification of restaurant would be harmful to neighbouring residential amenity.

Application 2

That conditional permission be refused.

Reasons for refusal:

That intensification of restaurant would be harmful to neighbouring residential amenity.

Application 3

That planning permission and listed building consent be refused.

Reasons for refusal:

1. That intensification of restaurant would be harmful to neighbouring residential amenity.
2. Design grounds as per the officer's recommendation.

8 56 WESTBOURNE GROVE LONDON W2 5SH

Replacement shopfront and architectural mouldings; replacement of all windows with double-glazed timber windows; replacement of rear conservatory and restaurant refurbishment; demolition of existing rear extensions at mezzanine and 1st floors and replacement with two storey rear extension to form an additional residential unit (Class C3); provision of amenity space for flats; installation of two rear conservation rooflights; replacement of existing restaurant extraction duct to the rear with new duct; replacement of 2 x existing air-conditioning units with 2 x new air-conditioning units; and general internal refurbishment and upgrade.

An Additional representation was received from the South East Bayswater Residents Association (SEBRA) (16.06.21).

A Late representation was received from a local resident (20.06.21)

The presenting officer tabled the following amendments to the report and additional condition.

PLANNING APPLICATIONS SUB COMMITTEE 22 June 2021

Item 8 – 56 Westbourne Grove

Revisions to Plan No's.

SW318/01 Rev A; SW318/04; SW318/10 Rev A; SW318/20 Rev C; SW318/21 Rev D; SW318/33 Rev A; SW318/39; SW318/16 Rev F; SW318/11 Rev C; SW318/12 Rev D; SW318/13 Rev F; SW318/15 Rev E; SW318/22 Rev F; SW318/23 Rev H; SW318/24 Rev F; SW318/25 Rev G; SW318/26 RevH; SW318/41 Rev A; SW318/14 Rev D; SW318/19 Rev C; Design & Access Statement dated March 2021; Simon Pryce Arboriculture Report dated 3 December 2020; Daylight & Sunlight Internal Illuminance & Overshadowing Analysis by Richard Staig dated February 17 2021; ; Appendix C: ENV-08777 1 of 3 Rev A; ENV-08777 2 of 3 Rev A; ENV-08777 3 of 3

Rev A;

Appendix F: Restaurant kitchen proposed extraction system; FUJITSU Air Conditioning Brochure - Simultaneous Twin, Triple & Quad Systems; Specifications for Model: AUYG12LVLB/AUYG14LVLB/AUYG18LVLB/AUYG24LVLB/; Results of a double 24-hour Noise Level Survey Carried out at the Front and Rear of the Building by Emtec Products Ltd dated 10 March 2021; For Info Only: B-01; B-02 Rev A; B-03 Rev B; B-04 Rev B; TW-01; SEBRA comments and replies to Application; Comments on Objection;

Clarification on Increase in restaurant size

The report omitted that the restaurant is to be increased in size by 12.5m (following demolition of existing restaurant floorspace)

Clarification to point 8.6 Access (page 367)

Level access is proposed from the street to the restaurant, as a result of the shopfront alterations. The report incorrectly stated that access is to remain as existing.

Addition of Condition 23

You must use the commercial floor space at part ground/ part basement for retail/ offices or a medical/health facility (as defined under Class Ea, c, e, g) only. You must not use it for any other purpose, including any within Class E of the Town and Country Planning (Use Classes) Order 2020 (or any equivalent class in any order that may replace it).

Reason:

We cannot grant planning permission for unrestricted Class E use because it would harm the amenity of neighbouring occupiers and would not meet Policies 7, 14 and 33 of the City Plan 2019 - 2040 (April 2021). (R05JA)

Stephen Wax addressed the Sub-Committee in support of the application

Marcos Pavlides addressed the Sub-Committee in objection to the application

Adib Arabi addressed the Sub-Committee in objection to the application

John Zamit in his capacity as Chair of The South East Bayswater Residents' Association addressed the Sub-Committee in support of the application.

RESOLVED

That the Application be deferred for rear extension to be re-designed with Non-openable doors, except for a fire door/ door to access refuse storage.

9 THE AUDLEY 34 SOUTH AUDLEY STREET 41 - 42 MOUNT STREET LONDON W1K 2RX

Use of the basement, ground and first floor as a public house, and the second, third and fourth floors as meeting rooms / events space (Sui Generis). External alterations including removal and rebuilding of part of the main roof, infilling of the rear lightwell to provide a new lift, alterations to windows; large balcony on the Mount Street elevation; installation of plant at main roof level, within the pavement vaults and at rear second floor level within an enclosure with green roof. Installation of platform hoist and vent grilles in the Mount Street lightwell and a new high level extract duct at rear second and third floor levels to terminate at roof level.

Additional representation were received from Goldsmith Art Advisory (10.06.21), local resident (15.06.21) and a local resident (04.06.21).

A Late representation was received from Artfarm (18.06.21).

Colum Kelly addressed the committee in support of the application.

Resolved

1. That conditional planning permission be granted
2. That conditional listed building consent be granted
3. That Condition 18 be amended to 23:00 closing on Sundays and Bank Holidays

10 1-3 MOUNT STREET, LONDON W1K 3NB

Use of the basement, ground and mezzanine floors as a restaurant (Class E), alterations to shopfronts and the installation of awnings on both the Mount Street and Davis Street frontages, installation of air conditioning units at rear first floor level and the provision of a full height extract duct running up the rear elevation and terminating above main roof level.

Late representations were received from Caprice Restaurants (Unknown), Pioneer Point Partners LLP (21.06.21), Grosvenor Developments Limited (14.06.21), WCC City Highways (17.06.21).

George Jones addressed the Sub-Committee in support of the application.

RESOLVED

That conditional permission be granted with an additional informative encouraging staff to be recruited locally.

The Meeting ended at 11.45 pm

CHAIRMAN: _____

DATE _____