



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 9th November, 2021**, Rooms 18.01 & 18.03, 18th Floor, 64 Victoria Street, London, SW1E 6QP.

Members Present: Councillors Robert Rigby (Chair), Elizabeth Hitchcock, Tim Roca and Mark Shearer.

1 MEMBERSHIP

- 1.1 It was noted that Councillor Elizabeth Hitchcock had replaced Councillor Susie Burbridge.

2 DECLARATIONS OF INTEREST

- 2.1 Councillor 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 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 Shearer declared that in respect of Item 1 he knew one of the Advisors to the Applicant as they used to work together some time ago, however, they have not been in touch frequently.
- 2.3 Councillor Shearer declared that in respect of Item 2, he knew the owner but not very well.
- 2.4 Councillor Rigby declared that in respect of Item 2, he sat on the Sub-Committee when the application was debated on 24 July 2018.

3 MINUTES

3.1 RESOLVED:

That the minutes of the meeting held on 12 October 2021 be signed by the Chair as a correct record of proceedings.

4 PLANNING APPLICATIONS

1 318 OXFORD STREET LONDON W1C 1HF

Installation of new ground floor shopfronts including 2no. new double height entrances; extensive refurbishment of the existing Portland stone facade; replacement of the existing windows between first and fifth floors with new double-glazed units, and modification of the fifth floor windows to increase their height; infill construction along fifth floor Chapel Place in facsimile of the existing facade to provide additional Class E floorspace; installation of ventilation louvres to the Chapel Place elevation at first to fourth levels; demolition of the sixth and seventh floors and erection of replacement sixth and seventh floors (including the creation of new external terrace areas) and new eighth floor roof extension with external terrace areas, all for use within Class E; and consolidation of roof level plant within a single enclosure and provision of a new building maintenance unit at roof level.

An additional representation was received from the Place Shaping and Town Planning Team (05/11/2021).

A late representation was received from the Applicant (09/11/2021).

Jace Tyrrell addressed the Sub-Committee in support of the application.

Chris Beard addressed the Sub-Committee in support of the application.

Councillor Tim Barnes addressed the Sub-Committee in support of the application.

RESOLVED UNANIMOUSLY (Councillors Rigby, Shearer and Hitchcock voted to remove Condition 8. Councillor Roca voted in favour of keeping Condition 8).

1. That conditional permission be granted subject to a legal agreement to secure the following:

- a) A financial contribution of £225,000 towards the Carbon Offset Fund (payable prior to commencement of development).
- b) Undertaking of highways works to Chapel Place, Oxford Street, Old Cavendish Street and Henrietta Place. Highway works be agreed and alterations to traffic orders to have been confirmed prior to commencement of

development. If undertaken by the owner (by agreement with the City Council), highway works be completed prior to occupation of any part of the new floorspace at sixth, seventh and eighth floors.

- c) A financial contribution of £41,000 to support the Westminster Employment Service (payable prior to commencement of development).

2. If the S106 legal agreement has not been completed within six weeks of the date of this resolution then:

- 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;
- 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.

3. That Condition 8 be deleted.

4. That Condition 7 to be amended to include the requirement for detailed drawings of the windows shown on the approved drawings to be submitted for the City Council's approval.

2 48 - 58 HUGH STREET LONDON SW1V 4ER

Erection of mansard roof extensions on Nos 48-58 Hugh Street to create additional residential accommodation in connection with each property.

Additional representations were received from a local resident (29/10/2021) and Councillor Jacqui Wilkinson (31/10/2021).

Late representations were received from the Pimlico Neighbourhood Forum, (05/11/2021).

Councillor Christabel Flight addressed the Sub-Committee in support of the application.

RESOLVED UNANIMOUSLY

That permission be refused.

Reason for refusal:

Because of their design, height, location and loss of original roofscape, the proposed mansard extensions would be visually intrusive and harm the appearance and architectural integrity of this group of buildings and would fail to maintain or improve (preserve or enhance) the character and appearance of the Pimlico Conservation Area. This would not meet Policies 38, 39 and 40 of the City Plan 2019-2040 (April 2021). It would also fail to comply with the guidance set out in the Pimlico Conservation Area Audit (April 2016).

3 29 NORTHUMBERLAND PLACE LONDON W2 5AS

Excavation to lower level of lower ground floor and excavation of rear garden to full length and width; extension under front garden with alterations to front lightwell. Demolition of rear closet wing and erection of replacement at lower ground, ground and first floor level; erection of two storey side infill extension at lower ground and ground floor levels. Erection of mansard roof extension. Alterations to front and rear boundaries. Alterations to windows and doors.

Additional representations were received from residents (29/10/2021 and 02/11/2021).

Michael Glazebrook addressed the Sub-Committee in support of the application.

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

RESOLVED UNANIMOUSLY

That conditional permission be granted.

4 96 HAMILTON TERRACE LONDON NW8 9UP

Complaint about a high hedge at the boundary between the rear gardens of 20A Alma Square and 96 Hamilton Terrace made under Part 8 of the Anti-Social Behaviour Act 2003.

RESOLVED UNANIMOUSLY

1. That the complaint be upheld.
2. That a remedial notice be issued requiring:
 - (a) Hedge A (as specified in Fig. 1 and 2 of this report) to be reduced to a height not exceeding 4.6m above the garden level of 96 Hamilton Terrace and Hedge B (as specified in Fig. 1 and 2 of this report) to be reduced to a height not exceeding 3.5m above the garden level of 96 Hamilton Terrace.

- (b) Hedge A to be maintained so that at no time does it exceed 5.2m above the garden level of 96 Hamilton Terrace and Hedge B to be maintained so that at no time does it exceed 4.1m above the garden level of 96 Hamilton Terrace.

PART 2 (CONFIDENTIAL)

The Chair moved and it was

RESOLVED: That under Section 100 (a) (4) and Paragraph 3 of Part 1 of Schedule 12A of the Local Government Act 1972 (as amended), the public and press be excluded from the meeting for the following Item of Business because it involves the likely disclosure of exempt information relating to the financial or business affairs of any particular person (including the Authority holding that information) and it is considered that, in all the circumstances of the case, the public interest in maintaining the exemption outweighs the public interest in disclosing the information.

5 5 RANDOLPH GARDENS LONDON

1 x lime (front): fell

RESOLVED UNANIMOUSLY

1. That conditional consent be granted.
2. That an informative be added to suggest that there be a tree planted on the street if possible.

6 30 SUTHERLAND AVENUE LONDON W9 2HQ

T1 London plane: fell

RESOLVED UNANIMOUSLY

That consent be refused on the grounds that felling the tree will have an adverse effect on amenity and on character and appearance of conservation area.

7 TREE PRESERVATION ORDER NO. 681 – 50 SPRINGFIELD ROAD LONDON NW8 0QN - WITHDRAWN

8 TREE PRESERVATION ORDER NO. 678 – ST GABRIEL'S CHURCH WARWICK SQUARE LONDON - WITHDRAWN

The Meeting ended at 20:41.

CHAIRMAN: _____

DATE _____