

CITY OF WESTMINSTER
 PLANNING APPLICATIONS SUB COMMITTEE – 25th January 2022
 OF APPLICATIONS TO BE CONSIDERED

Item No	References	Site Address	Proposal	Applicant
1.	RN(s): 21/01633/FULL West End	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.	Publica Properties Limited
<p>Recommendation</p> <p>1. Grant conditional permission subject to a legal agreement to secure the following:</p> <p>a) A financial contribution of £225,000 towards the Carbon Off-Set Fund (payable prior to commencement of development).</p> <p>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: (i) Works to construct the replacement sixth and seventh floor levels and new eighth floor level; or (ii) The installation of the replacement windows at first to fifth floor levels. 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.</p> <p>c) A financial contribution of £41,000 to support the Westminster Employment Service (payable prior to commencement of development).</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): 21/03569/FULL	5-7 Carnaby Street London W1F 9PB	Alterations and extensions to the existing building comprising a rear extension at the third floor level and front and rear extensions at the fourth floor level, the erection of a single storey extension to create a new fifth floor level for additional commercial floorspace, including the creation of new living walls on the front façade of the building and to the upper floor extensions, the creation of new terrace spaces, new fire escape staircase, a new rooftop plant enclosure, green roofs and PV Panels, and other associated works.	Shaftesbury Carnaby PLC
	West End			
Recommendation Grant conditional permission.				
Item No	References	Site Address	Proposal	Applicant
3.	RN(s): 21/01066/FULL	127-139 Knightsbridge London SW1X 7PA	Demolition of dome and erection of single storey extension for Class E use at first floor level within lightwell. (Site includes 2-12 Brompton Road)	Knightsbridge Freehold Company Limited
	Knightsbridge And Belgravia			
Recommendation Grant conditional permission.				
Item No	References	Site Address	Proposal	Applicant
4.	RN(s): 21/03530/FULL	Arthur Court Car Park Queensway London W2 5HW	Use of the former car park on the lower ground (basement) and upper ground (ground) floors of the building to self-storage use (Class B8), ancillary office space, internal car parking, internal and external cycle parking, associated external alterations to the facade, forecourt and pavement.	Berkshire Western Bayswater Ltd
	Bayswater			
Recommendation 1. Grant conditional permission subject to a legal agreement to secure the following: <ul style="list-style-type: none"> a) Highway works outside the site in Queensway to facilitate access to the development. 2. If the S106 legal agreement has not been completed within six weeks of the date of this resolution then: <ul style="list-style-type: none"> 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. 				

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5.	RN(s): 21/06514/FULL Maida Vale	23 Essendine Road London W9 2LT	Use of the lower ground floor as a self-contained flat with associated extensions and alterations including erection of lower ground floor rear extension with green roof, lowering of lower ground floor, new front lightwell, alterations to fenestration including enlargement of lower ground floor windows, new upper ground floor rear balcony and staircase to garden level.	MayPay Ltd
Recommendation Grant conditional permission.				
Item No	References	Site Address	Proposal	Applicant
6.	RN(s): 21/06200/FULL & 21/06201 /LBC Bayswater	1 - 2 Albion Street London W2 2AS	Lowering of part of the lower ground floor slab and excavation to provide a swimming pool to the lower ground floor; rebuilding and repair of part of the existing rear facade with new sash windows; first floor rear terrace; use of rear mews upper floors as a separate residential unit with new access from the side elevation; addition of roof lights to both the main house and mews house flat roofs; and associated external alterations and internal alterations including new lift. (Linked with 21/06201/LBC).	Tigg Coll Architects
Recommendation 1. Grant conditional permission 2. Grant conditional listed building consent 3. Agree reasons for granting conditional listed building consent as set out in Informative 1 attached to the draft decision letter.				
Item No	References	Site Address	Proposal	Applicant
7.	RN(s): 21/04145/FULL St James's	32 Gerrard Street London W1D 6JA	Use of basement and ground floors as Adult Gaming Centre (Sui Generis).	Silvertime Amusements Ltd
Recommendation Grant conditional permission.				