



CITY OF WESTMINSTER

# MINUTES

## Planning Applications Sub-Committee (3)

### MINUTES OF PROCEEDINGS

Minutes of a meeting of the **Planning Applications Sub-Committee (3)** held on **Tuesday 21st December, 2021**, Rooms 18.01 & 18.03, 18th Floor, 64 Victoria Street, London, SW1E 6QP.

**Members Present:** Councillors Jim Glen (Chairman), Eoghain Murphy, Selina Short and Guthrie McKie

**Also Present:** Councillor Jacquie Wilkinson addressed the Sub-Committee on Item 4 in her capacity as Ward Councillor.

#### 1 MEMBERSHIP

1.1 There were no changes to the membership.

#### 2 DECLARATIONS OF INTEREST

2.1 Councillor Glen 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 would have read about the issue and comments made by correspondents in the papers read prior to the meeting.

2.2 Councillor Jim Glen declared that in respect of Item 4 the application site was not in his Ward but located close to his residence. Councillor Glen declared that he had held no discussions with anyone regarding the application and would approach it with an open mind.

### **3 MINUTES**

#### **3.1 RESOLVED:**

That the minutes of the meeting held on 14 September 2021 be signed by the Chair as a correct record of proceedings.

### **4 PLANNING APPLICATIONS**

#### **1 DEVELOPMENT SITE AT 87 - 125 CLEVELAND STREET LONDON**

Variation of condition 1 on planning permission dated 13th May 2021 (RN 19/09996/FULL) which varied condition 1, and removal of conditions 20, 26 and 27 of planning permission dated 10 November 2015 (RN: 14/11837/FULL) for the: Demolition of existing building and redevelopment to provide a building of three blocks (Block A comprising ground and nine upper floors, Block B ground and three upper floors and Block C ground and three upper floors) with basement and smaller sub-basement below and each separated by landscaped areas. For a mix of up to 105 residential units, provision of a mix of retail (Class A1), restaurant (Class A3), drinking establishment (Class A4), office (Class B1), non-residential institution (Class D1) and assembly and leisure (Class D2) floorspace and associated landscaping, and provision of 46 residential parking spaces and associated plant space across sub-basement, basement and ground floor levels ( amended description of development pursuant to NMA's 20/2/2020 RN 19/10073/NMA) NAMELY to allow i) the installation of additional plant at roof level on Block B and ii) amalgamation of retail units in connection with the use of ground floor units 3B, 5A, 5B, 6 and basement floor of unit 6 as commercial offices.

Application is made under S73 of the Act.

Daniel Browne addressed the Sub-Committee in support of the application.

#### **RESOLVED UNANIMOUSLY:**

- 1) That subject to the views of the Mayor of London, conditional permission be granted subject to:
  - a) An additional condition requiring all active frontages proposed by the applicant to provide shopfront displays; and
  - b) The completion of a deed of variation to a legal agreement to secure the following:
    - i) The provision of 15 on site affordable housing units;
    - ii) Provision of car club membership for residents of the building for 25 years.

- 2) That if the s106 agreement had not been completed within eight weeks of the Sub-Committee resolution, then:
- a) The Director of Place Shaping and Town Planning should consider whether the permission can be issued with additional conditions attached to secure the benefits listed above. If this was possible and appropriate, the Director of Place Shaping and Town Planning was authorised to determine and issue such a decision under Delegated Powers; however, if not;
  - b) The Director of Place Shaping and Town Planning should consider whether permission should be refused on the grounds that it had not proved possible to complete an undertaking within the appropriate timescale, and that the proposals were unacceptable in the absence of the benefits that would have been secured; if so, the Director of Place Shaping and Town Planning was authorised to determine the application and agree appropriate reasons for refusal under Delegated Powers.

## **2 TEMPLAR COURT 43 ST JOHN'S WOOD ROAD LONDON NW8 8QJ**

Erection of a single storey roof extension above the existing circular parapet to provide one self-contained flat (Class C3) with associated roof terrace.

The presenting officer tabled the following amendments to the draft decision notice:

1. AMEND condition 6 to the Draft Decision Notice (Page 71) appended to the officer report to state the following:

6 *“You must apply to us for approval of details of secure cycle storage for the flat hereby approved. You must not start any work on this part of the development until we have approved in writing what you have sent us. You must then provide the cycle storage in line with the approved details prior to occupation and make it available at all times to everyone using the flat. You must not use the cycle storage for any other purpose. (C22HA)*

*REASON:*

*To provide cycle parking spaces for people using the development in accordance with Policy 25 of the City Plan 2019 - 2040 (April 2021).”*

### **REASON FOR AMENDMENT**

It is unclear from the submitted drawings whether cycle parking can be provided in the basement where the applicant has shown. However, the applicant should be able to accommodate two cycle parking spaces somewhere within the application site given its size.

2. ADD the following condition 9 to the Draft Decision Notice (Page 72):

9. *“You must apply to us for approval of detailed drawings of a barrier to prevent access to the roof area to the north of the terrace shown on drawing number TCT\_PL\_201 rev A. You must not start any work on these parts of the development until we have approved what you have sent us. You must then carry out the work according to these detailed drawings. You must not use the roof area to the north of the approved barrier for sitting out or for any other purpose.*

**REASON:**

*To protect the privacy and environment of people in neighbouring properties. This is as set out in Policies 7, 33 and 38 of the City Plan 2019 - 2040 (April 2021).”*

**REASON FOR AMENDMENT**

Although the proposed floor plan shows this area as not being part of the terrace, it is unclear from the drawings how this will be prevented. The drawings do show that it is unlikely that views from the roof to the terrace of the flat below are possible. However, the roof area may give rise to a perception of overlooking that would be detrimental to the privacy of the occupier below and this would be mitigated through this condition.

Daniel James addressed the Sub-Committee in support of the application.

Gail Collins addressed the Sub-Committee in objection to the application.

**RESOLVED UNANIMOUSLY:**

That conditional permission, as amended, be granted subject to condition 9 being amended to prohibit the use of the main roof level as a terrace.

**3 14 ST PETERSBURGH PLACE LONDON W2 4LB**

The application was withdrawn from the agenda to clarify technical points around the daylight/sunlight assessment submitted.

**4 PIMLICO CAR PARK CUMBERLAND STREET LONDON SW1V 4NH**

Change of use of part of existing car park to an electric vehicle charging hub comprising 16 charging points and the installation of substation within landscaped area adjacent to car park entrance.

An additional representation was received from a local resident (13.12.21).

A late representation was received from Councillor Robert Rigby (18.12.21).

Marlon Deam addressed the Sub-Committee in support of the application.

Councillor Jacqui Wilkinson addressed the Sub-Committee in her capacity as Ward Councillor in objection to the application.

**RESOLVED UNANIMOUSLY:**

That conditional permission be granted subject to an additional condition requiring a post-commissioning noise survey to be submitted for approval prior to use of the charging points. If mitigation works were required consequently, they must be implemented prior to the use of the charging points.

**5 162-172 WARDOUR STREET LONDON W1F 8ZX**

Installation of rear full height extract duct from first floor to roof level.

**RESOLVED UNANIMOUSLY:**

That conditional permission be granted subject to an additional condition requiring the submission of details to mitigate odours including a maintenance regime for approval prior to operation of the duct.

The Meeting ended at 8.22 pm

**CHAIRMAN:** \_\_\_\_\_

**DATE** \_\_\_\_\_