



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 23rd August, 2022**, Rooms 18.01 & 18.03, 18th Floor, 64 Victoria Street, London, SW1E 6QP.

Members Present: Councillors Jason Williams (Chair), Md Shamsed Chowdhury, Jim Glen and Ruth Bush

Also Present: Councillors Small-Edwards (Item 2)

1 MEMBERSHIP

1.1 There were no changes to the membership.

2 DECLARATIONS OF INTEREST

2.1 Councillor Jason Williams 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 Williams declared that in respect of Item 1 he had attended a site visit with Councillor Glen.

2.3 Councillor Bush declared that she was a friend with Councillor Carman and Councillor Small-Edwards as members of the Majority party who were Ward Councillors for Item 2. With regards to Item 4, one objector was known to her, but she clarified that she had not discussed the application with them.

- 2.4 Councillors Bush and Glen declared that they were trustees of the Westminster Tree Trust with respect to Items 5 and 6.

3 MINUTES

3.1 RESOLVED:

That the minutes of the meeting held on 9 August 2022 be signed by the Chair as a correct record of proceedings with one amendment, that Cllr Paul Dimoldenberg represented Hyde Park ward, and this was not accurately recorded.

4 PLANNING APPLICATIONS

1 13 - 17 MONTPELIER STREET, LONDON, SW7 1HQ

1.1 Application 1

Details of all new windows showing traditional joinery details and new internal doors, which on the first and second floors should be traditional panelled doors pursuant to condition 7 of the listed building consent dated 20 July 2021 (RN:21/01234/LBC)

1.2 Application 2

Details of all new windows showing traditional joinery details and new internal doors, which on the first and second floors should be traditional panelled doors pursuant to condition 7 of the listed building consent dated 20 July 2021 (RN:20/07401/LBC)

1.3. Application 3

Detailed drawings of the new shopfronts pursuant to Condition 9 of the listed building consent dated 20 July 2021 (RN: 20/07401/LBC)

1.4 Late representations were received from the Knightsbridge Neighbourhood Forum (21.08.22) and from Turley Associates LTD on the (23,08.22)

1.6 Ravi Bulchandani addressed the Sub-Committee in objection of the application.

Melville Haggard from the Knightsbridge Association addressed the Sub-Committee in objection of the application.

Simon Birkett from the Knightsbridge Neighbourhood Forum had a statement read to the Sub-Committee in objection to the application.

Applications 1, 2 and 3:

RESOLVED (Grant: Councillors Bush, Williams, and Glen; Refuse: Councillor Chowdhury):

Had appeals against non-determination not been lodged then the approval of details applications would have been approved.

2 22 HEREFORD ROAD, LONDON, W2 4AA

2.1 Amalgamation of two flats in association with the use of the building as a single-family dwelling and the addition of cycle and waste stores

2.2 Emily Ingram addressed the Sub-Committee in support of the application.

Mark Wassouf addressed the Sub-Committee in support of the application.

Cllr James Small-Edwards addressed the Sub-Committee in his capacity as Ward Councillor in support of the application.

Additional representations were received from the Bayswater Residents Association. (17.08.22)

Late representations were received from the South-East Bayswater Residents Association (19.08.22)

RESOLVED UNANIMOUSLY:

That conditional permission, be granted on the grounds of the exceptional circumstances of the applicant. Conditions and reasons for conditions to be cleared with the Chair and via delegated powers.

3 BASEMENT PARTS AND GROUND FLOOR PARTS, 190 - 196 PICCADILLY, LONDON, W1J 9EY

Use of part ground and lower ground floors as a mixed use working, social, exhibition, event, and production space (sui generis) for a temporary period of four years (Site includes 190-196 Piccadilly, Princess Arcade, and 35-38 Jermyn Street)

Cymon Eckel addressed the Sub-Committee in support of the application.

Additional representations were received from Gala Casino (01.08.22)

Late representations were received from Bidwells (22.08.22).

The presenting officer tabled the following amendments to the conditions:

In the verbal presentation tonight, officers will refer to the requirement for amendments (**in bold text**) to the conditions to this case:

Condition 4

You must not allow more than **410** customers into the property at any one time.

Condition 10

The use hereby permitted **can continue until** 31 August 2026. Thereafter, the basement and ground floor subject to this change of use must revert back to restaurant use (Class E) in accordance with planning permission dated 11 November 2014 (RN: 14/06743).

RESOLVED UNANIMOUSLY:

That conditional permission, as amended, be granted.

4 WILLIAM COURT, 6 HALL ROAD, LONDON, NW8 9PA

4.1 Erection of a two-storey single family dwelling house (Class C3) and associated private amenity space

No additional representations were received.

Late representations were received from a local resident (22.08.22)

The presenting officer tabled the following amendments to the conditions:

Amend condition 4 from:

You must provide each cycle parking space shown on the approved drawings prior to occupation. Thereafter the cycle spaces must be retained and the space used for no other purpose without the prior written consent of the local planning authority.

To:

You must apply to us for approval of details of secure cycle storage for the residential use. 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 residential property. You must not use the cycle storage for any other purpose.

Delete condition 8:

You must apply to us for approval of detailed drawings of a soft landscaping and planting scheme which includes the number, size, species and position of shrubs and also details of the volumes of soil provided within the scheme. You must not start work on the relevant part of the development until we have approved what you have sent us. You must then carry out the landscaping and planting within 1 planting season of completing the development (or within any other time limit we agree to in writing) and retain (and maintain) it thereafter. You must also include a maintenance plan of the sedum roof.

Move condition 18 to condition 8

Amend condition 15

You must apply to us for approval of detailed drawings of a ~~soft landscaping and planting scheme for the biodiverse/blue roof together with a maintenance strategy and details of SUDS which includes the number, size, species and position of shrubs and also details of the volumes of soil provided within the scheme and plans for maintenance and~~ . You must not start work on the relevant part of the development until we have approved what you have sent us. You must then carry out the **biodiverse/blue roof in accordance with the approved details prior to occupation of the development and maintained thereafter** landscaping and planting within 1 planting season of completing the development (or within any other time limit we agree to in writing) and retain (and maintain) it thereafter.

Reason:

To **reduce the chances of flooding** ~~improve the appearance of the development and its contribution to biodiversity and the local environment, as set out in Policy 35 34 of the City Plan 2019 - 2040 (April 2021).~~

Amend condition 17 – deletion shown as strike through. New text in **bold**
You must apply to us for approval of detailed drawings showing the following alteration to the scheme:-

- 1) Redesign bronze areas of front elevation to have a greater degree of decorative detail and texture;
- 2) ~~Relocate air source heat pump and enclosure from the main roof to within the courtyard;~~ **the air source heat pump and enclosure**

You must not start on these parts of the work until we have approved in writing what you have sent us. You must then carry out the work according to the approved drawings. **The air source heat pump must not operate until the enclosure has been installed.**

**RESOLVED: (Grant: Councillors Chowdhury, Williams, and Glen;
Refuse: Councillor Bush):**

That conditional permission as amended be granted.

5 ST AUGUSTINES VICARAGE, KILBURN PARK ROAD, LONDON, NW6 5XB

5.1 T5 1x London plane: fell

RESOLVED: (Grant: Councillors Bush, Williams. Refuse: Councillor Glen, Chowdhury. Chairman Williams casting vote to grant):

That T5 be felled.

**6 APPLICATION 1: 86 HAMILTON TERRACE, LONDON, NW8 9UL;
APPLICATION 2: 84 HAMILTON TERRACE, LONDON, NW8 9UL**

6.1 Application 1:
86 Hamilton Terrace London NW8 9UL. T3 False Acacia: fell

6.2 Application 2:
84 Hamilton Terrace London NW8 9UL.T5 Sycamore: fell

Application 1:

**RESOLVED (Grant: Councillors Bush, Williams, and Chowdhury;
Refuse: Councillor Glen):**

That T3 be felled.

Application 2:

RESOLVED UNANIMOUSLY

Agree recommendation for T5 be felled.

The Meeting ended at 9.20 pm

CHAIRMAN: _____

DATE _____