

CITY OF WESTMINSTER
 PLANNING APPLICATIONS SUB COMMITTEE – 30th May 2023
 SCHEDULE OF APPLICATIONS TO BE CONSIDERED

Item No	References	Site Address	Proposal	Applicant
1.	RN(s): 21/04039/FULL Abbey Road	Langford Court 22 Abbey Road London NW8 9DN	Erection of mansard roof extension with green roof and lift overrun with communal satellite dish, 4 rooftop air source heat pumps within green wall enclosure with bird and bat boxes, in association with the provision of four additional residential flats and associated cycle and waste storage at basement level.	Langford Court Developments Ltd
	Recommendation Grant conditional permission, subject to a Grampian condition to secure lifetime (25 years) car club membership for the future occupiers of the four flats.			
Item No	References	Site Address	Proposal	Applicant
2.	RN(s): 23/01606/FULLM St. James's	Rupert House 19 Rupert Street London W1D 7PA	Use of upper and lower basements and ground floor as a place of worship and community centre.	Aziz Foundation
	Recommendation Grant conditional permission, including a Grampian condition to secure hostile vehicle mitigation measures on the public highway in Rupert Street.			
Item No	References	Site Address	Proposal	Applicant
3.	RN(s): Application 1: 22/07960/FULL – 5 Passmore Street Application 2: 22/07964/FULL – 7 Passmore Street Application 3: 22/07966/FULL – 9 Passmore Street Application 4: 22/07969/FULL – 11 Passmore Street Application 5: 22/07971/FULL – 13 Passmore Street Application 6: 22/07972/FULL – 15 Passmore Street Application 7: 22/07962/FULL – 17 Passmore Street Application 8:	5, 7, 9, 11, 13, 15, 17 and 19 Passmore Street, London, SW1W 8HR Passmore Street London SW1W 8HR	5, 7, 9, 13, 15 and 17 Passmore Street Demolition and rebuilding behind retained front facade and party walls with alterations to front fenestration, provision of a new basement, mansard roof, extensions at rear ground and first floor level and installation of air source heat pump in rear basement lightwell. (Applications 1, 2, 3, 5, 6 and 7) 11 and 19 Passmore Street Alterations to front fenestration, the provision of a new basement, mansard roof, extensions at rear ground and first floor level and installation of air source heat pump in rear basement lightwell. (Applications 4 and 8)	5-19 Passmore Street Limited

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22/07967/FULL– 19 Passmore Street Knightsbridge & Belgravia			
<p>Recommendation</p> <p>Application 1:</p> <p>1. Grant conditional permission - subject to completion of a legal agreement to secure the following:</p> <ul style="list-style-type: none"> i) ensuring that the building contract entered into by the owners of the buildings at 5 to 19 Passmore Street requires that the construction works (to build the mansards and alterations to front facade) are carried out as a single operation; and ii) cost of monitoring agreement. <p>Application 2:</p> <p>1. Grant conditional permission - subject to completion of a legal agreement to secure the following:</p> <ul style="list-style-type: none"> i) ensuring that the building contract entered by the owners of the buildings at 5 to 19 Passmore Street requires that the construction works (to build the mansards and alterations to front facade) are carried out as a single operation; and ii) cost of monitoring agreement. <p>Application 3:</p> <p>1. Grant conditional permission - subject to completion of a legal agreement to secure the following:</p> <ul style="list-style-type: none"> i) ensuring that the building contract entered by the owners of the buildings at 5 to 19 Passmore Street requires that the construction works (to build the mansards and alterations to front facade) are carried out as a single operation; and ii) cost of monitoring agreement. <p>Application 4:</p> <p>1. Grant conditional permission - subject to completion of a legal agreement to secure the following:</p> <ul style="list-style-type: none"> i) ensuring that the building contract entered by the owners of the buildings at 5 to 19 Passmore Street requires that the construction works (to build the mansards and alterations to front facade) are carried out as a single operation; and ii) cost of monitoring agreement. <p>Application 5:</p> <p>1. Grant conditional permission - subject to completion of a legal agreement to secure the following:</p> <ul style="list-style-type: none"> i) ensuring that the building contract entered by the owners of the buildings at 5 to 19 Passmore Street requires that the construction works (to build the mansards and alterations to front facade) are carried out as a single operation; and ii) cost of monitoring agreement. <p>Application 6:</p> <p>1. Grant conditional permission - subject to completion of a legal agreement to secure the following:</p> <ul style="list-style-type: none"> i) ensuring that the building contract entered into by the owners of the buildings at 5 to 19 Passmore Street requires that the construction works (to build the mansards and alterations to front facade) are carried out as a single operation; and ii) cost of monitoring agreement. 			

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Application 7:

1. Grant conditional permission - subject to completion of a legal agreement to secure the following:
 - i) ensuring that the building contract entered into by the owners of the buildings at 5 to 19 Passmore Street requires that the construction works (to build the mansards and alterations to front facade) are carried out as a single operation; and
 - ii) cost of monitoring agreement.

Application 8:

1. Grant conditional permission - subject to completion of a legal agreement to secure the following:
 - i) ensuring that the building contract entered into by the owners of the buildings at 5 to 19 Passmore Street requires that the construction works (to build the mansards and alterations to front facade) are carried out as a single operation; and
 - ii) cost of monitoring of this agreement.
2. If the S106 legal agreement has not been completed within 3 months of the date of the Committee's resolution, then:
 - a) The Director of Town Planning and Building Control shall consider whether it would be possible and appropriate to issue the permission with additional conditions attached to secure the benefits listed above. If so, the Director Town Planning and Building Control is authorised to determine and issue the decision under Delegated Powers; however, if not;

The Director of Town Planning and Building Control shall consider whether the permission should be reused on the grounds that the proposals are unacceptable in the absence of the benefits which would have been secured; if so, the Director of Town Planning and Building Control is authorised to determine the application and agree appropriate reasons for refusal under Delegated Powers.

Item No	References	Site Address	Proposal	Applicant
4.	RN(s): 22/05869/FULL St James's	19 Villiers Street London WC2N 6ND	Installation of kitchen extract duct to rear elevation.	K Food London Ltd
Recommendation Grant conditional permission.				
Item No	References	Site Address	Proposal	Applicant
5.	RN(s): 23/00188/FULL & 23/00189/LBC Marylebone	42 Wigmore Street London W1U 2RY	Alterations to 42 Wigmore Street at front elevation and rear (Welbeck Way) elevation at ground to fourth floor level. Roof terraces at third and fourth floor level for use by the existing office. Reconfiguration of mechanical plant area with associated machinery at fourth floor level. Enlargement of existing glass roof, installation of PV panels and green roof at main roof level. Re-landscaping of front courtyard including installation of green wall. Alterations to Wigmore Street arcade entrance (which forms part of 44-46 Wigmore Street).	Standard Life Assurance Limited

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	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 of the draft decision letter.			
Item No	References	Site Address	Proposal	Applicant
6.	RN(s): 22/08684/FULL Marylebone	77 - 78 Marylebone High Street London W1U 5JW	Variation of Condition 14 of planning permission dated 7 December 2022 (RN: 22/04052/FULL) for, 'Use of the basement, ground, and part first floor as a restaurant (Class E(b)), installation of air conditioning units within acoustic enclosures at roof level and new full height extract ducting (kitchen extract duct and pizza oven flue) to west elevation'; NAMELY, to extend the opening hours of the restaurant use to customers between 08.00 hours and 23.30 hours on Monday to Thursday, 08.00 hours to 00.00 hours on Friday and Saturday, and 08.00 hours to 22.30 hours on Sundays, bank holidays and public holidays. (Application under Section 73 of the Act).	Big Mamma Group
	Recommendation Grant conditional permission.			
Item No	References	Site Address	Proposal	Applicant
7.	RN(s): 22/03136/FULL West End	3 Bateman Street London W1D 4AE	Use of the ground floor as a drinking establishment (sui generis use) as an extension to the existing bar at 2 Bateman Street.	Simmons Bars
	Recommendation Grant conditional permission.			