



CITY OF WESTMINSTER

# MINUTES

## Planning Applications Sub-Committee (3)

### MINUTES OF PROCEEDINGS

Minutes of a meeting of the **Planning Applications Sub-Committee (3)** Committee held on **Tuesday 8th August, 2023**, Rooms 18.01 & 18.03, 18th Floor, 64 Victoria Street, London, SW1E 6QP.

**Members Present:** Councillors Nafsika Butler-Thalassis (Chair), Md Shamsed Chowdhury and Jason Williams

**Also Present:** Councillor Laila Cunningham (Item 3) and Councillor Jessica Toale (Item 5).

#### 1 MEMBERSHIP

- 1.1 It was noted that Councillors Md Shamsed Chowdhury and Jason Williams were substituting for Councillors Ryan Jude and Cara Sanquest.
- 1.2 Apologies were received from Councillor Amanda Langford.

#### 2 DECLARATIONS OF INTEREST

- 2.1 The Chair 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 Jason Williams declared that in respect of Item 4 he had previously been a Member of the Covent Garden Area Trust, he was no longer a Member however and he had not discussed the application with any parties.

- 2.3 Councillor Jason Williams and Md Shamsed Chowdhury both declared that in respect of Item 5 Councillor Jessica Toale, who was making a deputation at the meeting, was a colleague of theirs but they had held no discussions regarding the application with her.

### **3 MINUTES**

- 3.1 **RESOLVED:** That the minutes of the meeting held on 30 May 2023 be signed by the Chair as a correct record of proceedings.

### **4 PLANNING APPLICATIONS**

- 4.1 The Sub-Committee heard the applications in the following order: 5, 3, 2, 1, 4, 6 and 7.

#### **1 5 BALFOUR PLACE, LONDON, W1K 2AU**

Erection of a single storey extension at sixth floor level with a terrace to the rear. Demolition of existing rear lower ground floor extension and erection of an alternate extension in the northern portion of the rear garden with a terrace above. Partial infilling of internal lightwell from first to fifth floor level adjacent to No. 4 Balfour Place to accommodate a lift. External alterations including modifications to the rear fenestration, replacement window and installation of railing detailing to the front elevation, modifications to main entrance portico, alteration to fire access arrangement and associated works. Reconfiguration of existing building, and together with the proposed extensions to provide six residential units (one additional unit) (Class C3).

Brian Abel, a local resident, addressed the Sub-Committee in objection to the application.

#### **RESOLVED UNANIMOUSLY:**

That conditional permission be granted.

#### **2 OSLO COURT, PRINCE ALBERT ROAD, LONDON, NW8 7EN**

Erection of a single storey roof extension to provide four new residential units (Class C3) with external terraces, green roof and PV panels, installation of associated plant equipment, extension of main stair tower and existing lifts, replacement of existing restaurant extension and provision of separate restaurant entrance. (Linked with 21/06286/LBC)

Additional representations were received from Lambert Smith Hampton (13.07.23) and the Leaseholders Association of Oslo Court (03.08.23). The planning officer had also circulated clarifications and corrections to the report (04.08.23).

Late representations were received from Airspace (04.08.23), the Twentieth Century Society (11.01.23), KM Heritage (undated).

Tom Grey, representing Airspace Advisory, addressed the Sub-Committee in support of the application.

Milton Woolf, representing the Leaseholders Association of Oslo Court, addressed the Sub-Committee in support of the application.

Ashok Ghosh, a local resident, addressed the Sub-Committee in objection to the application.

**RESOLVED (Councillors Chowdhury and William – Refuse; Councillor Butler-Thalassis – Grant):**

- 1) That planning permission be refused on the grounds that the proposals would harm the special architectural and historic interest of the grade II listed building, in addition to failing to maintain or improve (preserve or enhance) the character and appearance of the St John's Wood Conservation Area. The Sub-Committee also considered that Insufficient information had been provided to confirm that the proposed development would not cause harm to protected trees.
- 2) That listed building consent be refused on the grounds that the proposals would harm the special architectural and historic interest of the grade II listed building, in addition to failing to maintain or improve (preserve or enhance) the character and appearance of the St John's Wood Conservation Area.

**3 40 EASTBOURNE TERRACE, LONDON, W2 6LG**

Servicing Management Plan and Operational Management Plan for the hotel and restaurant uses, and details of how a no Coach/no group bookings policy will be managed, pursuant to condition 10A (OMP) and 10B (No coach or Group booking policy) and 32 (SMP) of planning permission dated 1 November 2019 (19/03058/FULL)

Additional representations were received from two local residents (28.07.23, 01.08.23 and 02.08.23), South-East Bayswater Residents Association (03.08.23) and Gerald Eve (01.08.23).

Late representations were received from Whitbread (04.08.23), Yard Nine (04.08.23) and one local resident (04.08.23).

Mark Younger, representing CSHV IUK ET Propco Limited, addressed the Sub-Committee in support of the application.

Amy Rogers, a local resident, addressed the Sub-Committee in objection to the application.

David Hugh-Jones, a local resident, addressed the Sub-Committee in objection to the application.

The Committee Clerk read out the deputation from John Walton, representing the South East Bayswater Residents Association, in objection to the application.

Councillor Laila Cunningham, in her capacity as Ward Councillor, addressed the Sub-Committee in objection to the application.

**RESOLVED (Councillor Chowdhury and Williams – Defer; Councillor Butler Thalassis – Grant):**

That the application be deferred for a site visit to enable the Sub-Committee to observe the delivery bay in operation.

**4 35 THE MARKET, COVENT GARDEN, LONDON, WC2E 8RF**

Use of an area of public highway measuring 6.5m x 10.5m for the placing of 26 tables, 52 chairs, 10 stools, 13 planters, 2 parasols, external bar area, service station and associated works in connection with Sushi Samba for a temporary period until 24 March 2024.

Miriam Holland, representing the Covent Garden Area Trust addressed the Sub-Committee in objection to the application.

**RESOLVED UNANIMOUSLY:**

That conditional planning permission be granted for a temporary period until 24 March 2024.

**5 16 BOURDON STREET, LONDON, W1K 3PH**

Use of the ground floor as a retail unit (Class E(a)), alterations to the ground floor front elevation including the installation of a louvre to serve an air conditioning unit, and internal alterations.

A late representation was received from a local resident (07.08.23).

Lyndsey Ingram, representing the Lyndsey Ingram Gallery, addressed the Sub-Committee in support of the application.

Diana Dennis, a local resident, addressed the Sub-Committee in support of the application.

Craig Marks, a local resident, addressed the Sub-Committee in objection to the application.

Peter Clifford, a local resident, addressed the Sub-Committee in objection to the application.

Belinda Harley, representing the Residents Association of Mayfair and St James, addressed the Sub-Committee in objection to the application.

Councillor Jessica Toale, in her capacity as Ward Councillor, addressed the Sub-Committee in objection to the application.

**RESOLVED UNANIMOUSLY:**

- 1) That conditional permission and conditional listed building consent be granted subject to:
  - i) The introduction of an operational management plan to mitigate the impact on residents, to be agreed with officers under delegated powers;
  - ii) An amendment to Condition 10 to ensure it referred to Class E(a); and
  - iii) An amendment to Condition 13 to ensure that the hours permitted included events being held at the gallery.
- 2) That the reasons for granting conditional listed building consent as set out in Informative 1 on the draft decision letter be agreed.

**6 15 CLIVEDEN PLACE, LONDON, SW1W 8LA**

Application 1

Variation of condition 1 of planning permission dated 7 July 2020 (RN: 20/01382/FULL) for: Retention of an air conditioning unit in an acoustic enclosure within the rear garden and rear double-doors to rear elevation at lower ground floor level. Namely, to change the acoustic enclosure to a louvred system (retrospective).

Application 2

Installation of louvred acoustic housing under stairs in rear garden (retrospective).

An additional representation was received from one local resident (04.08.23).

Michael Nathan, a local resident, addressed the Sub-Committee in objection to the application.

**RESOLVED (Councillors Butler-Thalassis and Williams – Grant; Councillor Chowdhury – Refuse):**

Application 1:

- 1) That conditional permission be granted.

Application 2:

- 1) That conditional listed building consent be granted.
- 2) That the reasons for granting conditional listed building consent as set out in Informative 1 of the draft decision letter be agreed.

**7 7 CAROLINE PLACE, LONDON, W2 4AW**

Installation of 1 air conditioning unit in the rear garden, housed in an acoustic enclosure.

An additional representation was received from one local resident (03.08.23).

Late representations were received from a local resident (03.08.23), Councillor Cunningham (7.8.23) and the Bayswater Residents Association (07.08.23).

Duncan McLeod, representing McLeod Studio, addressed the Sub-Committee in support of the application.

Frances Hunter Gordon, a local resident, addressed the Sub-Committee in objection to the application.

**RESOLVED UNANIMOUSLY:**

That conditional permission be granted.

The Meeting ended at 10.16 pm

**CHAIR:** \_\_\_\_\_

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