



CITY OF WESTMINSTER

# MINUTES

## Planning Applications Sub-Committee (2)

### MINUTES OF PROCEEDINGS

Minutes of a meeting of the **Planning Applications Sub-Committee (2)** held on **Tuesday 19th September, 2023**, Rooms 18.01 & 18.03, 18th Floor, 64 Victoria Street, London, SW1E 6QP.

**Members Present:** Councillors Paul Fisher (Chair), Barbara Arzymanow, Md Shamsed Chowdhury and Patrick Lilley

**Also Present:** Councillor Karen Scarborough (Item 3)

#### 1 MEMBERSHIP

That Councillor Patrick Lilley had replaced Councillor Ryan Jude on the Planning Applications Sub-Committee (2).

There were no further changes to the membership.

#### 2 DECLARATIONS OF INTEREST

Councillor Paul Fisher 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 email 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.

Councillor Paul Fisher declared an interest in respect to Items 1, 2, 4 and 5, that he is a Ward Member for the West End.

Councillor Patrick Lilley made the same declaration.

Councillor Paul Fisher also declared an interest in Item 1, he organised a public meeting in July 2023 with the help of Motcomb Estates to discuss Shepherd Market. Councillor Fisher advised that he had not held any discussions regarding the application with them.

Councillor Patrick Lilley made the same declaration.

Councillor Paul Fisher also declared an interest in Item 2 that he had sat on a Planning Applications Sub-Committee on 26<sup>th</sup> July 2022 which had considered similar applications for 15 BT Hub structures. He advised he would consider each application on their individual merit.

Councillors Md Shamsed Chowdhury and Barbara Arzymanow made the same declaration.

Councillor Barbara Arzymanow declared an interest in respect to Item 3 and advised that following legal advice she would leave the meeting whilst the item was being considered.

Councillor Md Shamsed Chowdhury declared an interest in Item 2 that Application 5, 19-20 Praed Street, is in his Ward.

Councillor Chowdhury also declared an interest in Item 3, that Councillor Scarborough speaking on the Item, is a Ward resident who he is in contact with, but he had not held any discussions regarding the application with her.

Councillor Chowdhury also declared an interest in Item 5, that he is a Ward Member for Hyde Park which has half of the Royal Park's Hyde Park within it.

Councillor Patrick Lilley declared an interest in Item 3 as an applicant contacted him on it, but he referred them to the council and had no further discussions with them on the application.

Councillor Paul Fisher also advised that one of the applicants for Item 3 is a former Westminster City Councillor for the West End Ward. The Councillor making a representation in support of the application was a former colleague of the applicant. Councillors Fisher and Lilley will have had some dealings with him as he is their predecessor but have not discussed the application with him.

### **3 MINUTES**

**RESOLVED:** That the minutes of the meeting held on 11<sup>th</sup> July 2023 be signed by the Chair as a correct record of proceedings.

### **4 PLANNING APPLICATIONS**

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

**1 100 PICCADILLY LONDON & 5-6 YARMOUTH PLACE, LONDON, W1J 7NH**

Variation of condition 1 of planning permission dated 6th August 2020 (RN:19/08291/FULL) for the Variation of condition 1 and removal of condition 34 of planning permission dated 22nd December 2016 (RN: 15/06446/FULL) for Excavation of a sub-basement, redevelopment of nos. 5 - 6 Yarmouth Place, alterations and extension to provide enlarged sixth and new seventh floor storeys and installation of plant at basement, ground and fourth floor levels. Use of extended and altered building as 36 flats (Class C3), car / cycle parking and a shop (Class A1) or financial and professional institution (Class A2) at part ground floor level. Internal alterations. (Site comprises 96-100 Piccadilly and 5 - 6 Yarmouth Place). NAMELY; alterations and extensions to the rear to provide additional residential floorspace, reconfiguration of residential units from 32 to 36, increase in commercial floorspace (Class E), amendments to the cycle storage, internal alterations at all levels, removal of basement car park and car lifts, addition of screening to rear amenity space, minor design changes to the frontage on 100 Piccadilly including reinstatement of decorative iron balustrading to the former lightwell area, alterations to White Horse Street façade including new residential entrance (Application under S73 of the Act)

**RESOLVED ON THE CHAIR'S CASTING VOTE THAT THE APPLICATION BE GRANTED:** (Agreed: Councillors Fisher and Arzymanow: Agreed subject to capacity conditions: Councillors Patrick Lilley and Md Shamsed Chowdhury)

That conditional permission be granted subject to amended condition 38 requiring service management plan for a restaurant and an additional condition requiring an operational management plan for a restaurant [subsequently agreed with the Chairman to be incorporated as an amendment to condition 36], also to include details of how bottles will be crushed.

**2 AREAS OF PAVEMENT OUTSIDE/NEAR: 70-88 OXFORD STREET; 150-154 OXFORD STREET; JUNCTION OF GREAT PORTLAND STREET AND MARKET PLACE; PAYPHONE SITE OUTSIDE 74 GREAT PORTLAND STREET; OPPOSITE 19-21 PRAED STREET**

Planning permission and advertisement consent for the removal of BT kiosks and installation of a BT Street Hub, incorporating two digital 75" LCD advert screens and telephone, on the pavement (in the above locations).

Application 1. 22/04754/FULL & 22/04755/ADV

**RESOLVED THAT THE APPLICATION BE GRANTED:** (Agreed: Councillors Fisher, Chowdhury and Arzymanow: Refused: Councillor Lilley)

That conditional permission and conditional advertisement consent be granted.

Application 2.- 22/04756/FULL 22/04757/ADV

**RESOLVED THAT THE APPLICATION BE GRANTED:** (Agreed: Councillors Fisher, Chowdhury and Arzymanow: Refused: Councillor Lilley)

That conditional permission and conditional advertisement consent be granted.

Application 3. - 22/04758/FULL 22/04759/ADV

**RESOLVED ON THE CHAIR'S CASTING VOTE THAT THE APPLICATION BE REFUSED:** (Refused: Councillors Fisher and Lilley; Agreed: Councillors Chowdhury and Arzymanow)

Reason: unacceptable visual amenity

Application 4.- 22/04784/FULL 22/04785/ADV

**RESOLVED ON THE CHAIR'S CASTING VOTE THAT THE APPLICATION BE REFUSED:** (Refused: Councillors Fisher and Lilley; Agreed: Councillors Chowdhury and Arzymanow)

Reason: unacceptable visual amenity

Application 5.- 22/04790/FULL 22/04791/ADV

**RESOLVED UNANIMOUSLY**

That conditional permission and conditional advertisement consent be granted.

### **3 45 WELBECK STREET, LONDON, W1G 8DZ**

Conversion of the existing ground and lower ground floor commercial office areas to form a new two bedroom duplex residential apartment with associated alterations.

Late representations were received from Councillor Karen Scarborough (18.09.23) and Marylebone Association (18.09.23)

Councillor Karen Scarborough, in her capacity as Ward Councillor, addressed the Sub-Committee in support of the application.

**RESOLVED THAT THE APPLICATION BE REFUSED:** (Refused: Councillors Paul Fisher and Md Shamsed Chowdhury; Agreed: Councillor Patrick Lilley)

Reason: loss of office in a commercial area of the Central Activities Zone

**RESOLVED UNANIMOUSLY**

That conditional listed building consent be granted.

### **4 1 JAMES STREET, MARYLEBONE, LONDON, W1U 1DR**

Installation of replacement plant at roof level and creation of a new external roof terrace with pergola and green walls and additional landscaping in association with the existing office accommodation

Chris Baker, representing Redevco, addressed the Sub-Committee in support of the application.

**RESOLVED UNANIMOUSLY**

That conditional permission be granted subject to amended condition restricting use of terrace between 8am and 7pm and an informative be added requiring details of the management company be made available to residents.

**5 DORCHESTER HOTEL, 53 PARK LANE, LONDON, W1K 1QA**

Partial demolition of the ninth floor and erection of single storey extensions to the south, north and east (rear) of the ninth floor, erection of new kitchen extract riser, replacement windows, together with replacement plant and equipment to the roof of the ninth floor, and other associated internal and external alterations; includes use of part of the perimeter area of the south-eastern area [opposite the junction with Tilney Street-Deanery Street] of the ninth floor roof as a terrace and use of part of the rear eastern ninth floor wing, parallel to Deanery Street, as a roof terrace, both terraces being used as additional restaurant seating ancillary to the hotel.

Luca Virgilio, representing the Dorchester Hotel, addressed the Sub-Committee in support of the application.

**RESOLVED UNANIMOUSLY**

That conditional permission and conditional listed building consent be granted.

The Meeting ended at 9.35 pm

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

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