



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 14th November, 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

1 MEMBERSHIP

There were no changes to the membership.

2 DECLARATIONS OF INTEREST

There were no declarations of interest.

3 MINUTES

RESOLVED: That the minutes of the meeting held on 19th September 2023 be signed by the Chair as a correct record of proceedings.

4 PLANNING APPLICATIONS

1 1 CHILTERN STREET, LONDON, W1U 7PA

Variation of Condition 9 and 21 of planning permission dated 24th November 2021 (RN: 21/05449/FULL) for "Use of the fire station as a 26 bed hotel (Class C1). Demolition of part of the existing building at the rear, including demolition of enclosures in the ground floor and basement courtyards and demolition of the steel practice tower. Erection of a part three and five-storey wing to main building. Excavation of courtyard to create basement level accommodation, including plant room. Rear extensions to main building. External and internal alterations; NAMELY, to permanently extend the opening hours of the courtyard to 22:00 on Thursdays, Fridays and Saturdays.

Additional representations were received from a resident (8.11.23), Environmental Health Consultation Team (7.11.23), a copy of WCC License and Full Decision (8.4.22 and 2.2.22).

Late representations were received from Councillors Karen Scarborough and Ian Rowley (13.11.23), a resident (10.11.23) and Chiltern Firehouse (14.11.23).

Hamish Thompson, representing Chiltern Firehouse, addressed the committee in support of the application.

Richard Vivian, representing Big Sky Acoustics, addressed the committee in support of the application.

David Cook addressed the committee in objection of the application.

Janet Lee, member of the public and separately representing Wendover Court Management, addressed the committee in objection of the application.

RESOLVED ON THE CHAIR'S CASTING VOTE THAT THE APPLICATION BE GRANTED (Agreed: Cllrs Fisher and Arzymanow voted to grant in line with recommendation. Cllrs Lilley and Chowdhury voted to grant for a temporary period of one year only. Chair had the casting vote)

1. That conditional permission be granted, subject to a deed of variation to the existing legal agreement dated 24 November 2021 to ensure the continued provision of the previously secured planning obligations.
2. That if the legal agreement has not been completed within six weeks of the date of the Committee resolution, then:
 - a) The Director of Town Planning and Building Control shall consider whether the permission can be issued with additional conditions attached to secure the benefits listed above. If this is possible and appropriate, the Director of Town Planning and Building Control is authorised to determine and issue such a decision under Delegated Powers; however, if not
 - b) The Director of Town Planning and Building Control shall consider whether permission should be refused on the grounds that it has not proved possible to complete an agreement within the appropriate timescale, and that the proposals are unacceptable in the absence of the benefits that 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.

2 21A WARLOCK ROAD, LONDON, W9 3LP

Demolition of garage and construction of new residential dwelling house (Class C3). (Application is for Outline Planning permission for access, scale and landscaping and with some matters reserved namely appearance and layout).

Additional representations were received from Environmental Health (2.11.23), Walterton & Elgin Community Homes (8.11.23) and a resident (8.11.23).

An amendment was recommended for the draft decision letter:

Additional condition 14

{b Construction works shall not begin} until a detailed surface water drainage scheme for the site has been submitted to and approved in writing by the Local Planning Authority. The surface water drainage scheme must prioritise the use of Sustainable Drainage Systems (SuDS) in consideration of the Non-Statutory Technical Standards for SuDS. The SuDS scheme shall subsequently be implemented in accordance with the approved prior to occupation, and maintained and retained thereafter.

Reason:

To alleviate and manage flood risk. This is as set out in Policy 35 of the City Plan 2019 - 2040 (April 2021).

Late representations were received from the JAS Design (14.11.23).

The Presenting Officer tabled the following amendment to the draft decision letter:

Additional condition 15

The roof of the building must not be used for sitting out or for any other purpose. The roof can however be used to escape in an emergency and for maintenance purposes.

Reason

To protect the privacy and environment of people in neighbouring properties, as set out Policies 7 and 38 of the City Plan 2019 - 2040 (April 2021). (R21AD)

Simon Kaplan addressed the committee in objection of the application.

Gordon Quinlan, representing the Walterton & Elgin Community Homes, addressed the committee in objection of the application.

RESOLVED UNANIMOUSLY

That conditional outline permission be granted.

The Meeting ended at 8.13 pm

CHAIR: _____

DATE: _____