

CITY OF WESTMINSTER  
 PLANNING (MAJOR) APPLICATIONS SUB COMMITTEE – 20th February 2024  
 SCHEDULE OF APPLICATIONS TO BE CONSIDERED

Item No	References	Site Address	Proposal	Applicant
1.	<p><b>RN(s):</b>  <b>Application A</b>            23/07119/FULL</p> <p><b>Application B</b>            23/07823/LBC</p> <p>Lancaster Gate</p>	<p>Developme            nt Site At            Olympia            Mews And            28 To 34            Queensway            London</p>	<p><b>Application A</b>            Variation of Condition 1 (approved plans) of planning permission dated 11 May 2022 (RN:18-09727-FULL) as amended by two non-material amendments (23/04588/NMA &amp; 23/06258/NMA) for Demolition of existing buildings at Nos 28-34 Queensway and Olympia Mews and redevelopment of site by erection of a six storey, plus basement level, building comprising Class E retail floor space and residential flats (Class C3) and erection of a replacement two storey building for use as Class E office floorspace, together with associated landscaping; NAMELY, to allow amendments to the approved development including reconfiguration of the internal layout of the residential units; internal cores, service risers, evacuation lobbies and escape routes; bays into the rear façade and semi recessed balconies for residential accommodation, reduction in the massing of Olympia Mews to provide external residents amenity space; revised massing; energy and sustainability strategy; landscaping and urban greening approach; external facade materials and form; and relocation and increase in size of the affordable housing units and number of habitable rooms.</p> <p><b>Application B</b>            Minor alterations to the rear boundary wall to Olympia Mews and details of wall treatment.</p>	<p><b>Application A</b>            Greenfour Ltd and Rapport Ltd</p> <p><b>Application B</b>            Vabel Queensway Limited</p>
<p><b>Recommendation</b></p> <p><b>Application A</b></p> <p>1. Grant conditional permission, subject to a Deed of Variation to the original S106 legal agreement dated 11 May 2022 (18/09727/FULL) to link this current S73 application to ensure that the obligations, as varied below, are triggered by this application:</p> <ul style="list-style-type: none"> <li>a) Amendment to highways obligation to reflect reduction in car parking provision in Q Park.</li> <li>b) Amendment to Carbon Off-set contribution to reflect improved on-site carbon reductions and a carbon offset payment for this site (application 3) of £31,404.</li> <li>c) The making of a draft order be authorised pursuant to s247 of the Town and Country Planning Act 1990 for the stopping up of parts of the public highway.</li> </ul> <p>2. If the S106 legal agreement has not been completed within six weeks of the date of this resolution, then:</p> <ul style="list-style-type: none"> <li>a) The Director of Town Planning and Building Control shall consider whether it will be possible or appropriate to issue the permission with additional conditions attached to secure the benefits listed</li> </ul>				

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above. If so, the Director of Town Planning and Building Control is authorised to determine and issue the decision under Delegated Powers; however, if not;

- b) The Director of Town Planning and Building Control shall consider whether the permission should be refused on the grounds that it has not proved possible to complete an agreement within an 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.

**Application B**

1. Grant conditional listed building consent.
2. Agree reasons for granting conditional listed building consent as set out in Informative 1 of the draft decision letter.