



CITY OF WESTMINSTER

# MINUTES

## Planning (Major Applications) Sub-Committee

### MINUTES OF PROCEEDINGS

Minutes of a meeting of the **Planning (Major Applications) Sub-Committee** held on **Tuesday 20th February, 2024**, 18th Floor, 64 Victoria Street, London, SW1E 6QP.

**Members Present:** Councillors Ruth Bush (Chair), Nafsika Butler-Thalassis, Jason Williams, Paul Fisher, Robert Rigby and Jim Glen

#### 1 MEMBERSHIP

1.1 There were no changes to the membership.

#### 2 DECLARATIONS OF INTEREST

2.1 The Chair explained that a week before the meeting, all 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. Councillors Ruth Bush and Jim Glen declared that they are both trustees of the Westminster Tree Trust.

2.3 Councillor Robert Rigby declared that he was Chair of the Planning Applications Sub Committee (1) that the original planning and listed building consent applications were heard at in June 2021.

#### 3 MINUTES

## **RESOLVED:**

- 3.1 That the minutes of the meeting held on 9 January 2024 be signed by the Chair as a correct record of proceedings.

## **4 PLANNING APPLICATIONS**

### **1 DEVELOPMENT SITE AT OLYMPIA MEWS AND 28-34 QUEENSWAY, LONDON**

#### **Application A**

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 & 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.

#### **Application B**

Minor alterations to the rear boundary wall to Olympia Mews and details of wall treatment.

Additional representations (blues) were provided in the form of a officer memo (15.02.24)

Late representations (reds) were received from the applicant (16.02.24), WCC'S Arboricultural Manager (16.02.24), and the Presenting Officer submitted a memo and a revised decision letter (19.02.24)

Jeremy Spencer, representing Vabel Ltd, addressed the Sub-Committee in support of the application.

John Zamit, representing SEBRA, addressed the Sub-Committee in support of the application.

The presiding officer verbally revised the officer recommendation in agreement with the members as set out below:-

## **RESOLVED UNANIMOUSLY:**

#### **Application A**

1. That conditional planning permission be granted, 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:

- a) Amendment to reflect reduction in car parking provision in Q Park.
- 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.
- c) The making of a revised 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.

2. If the S106 legal agreement has not been completed within six weeks of the date of this resolution then:

- 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 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**

3. That conditional listed building consent be granted.

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

The Meeting ended at 7.39 pm

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

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