



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 16th April, 2024**, Rooms 18.01 & 18.03, 18th Floor, 64 Victoria Street, London, SW1E 6QP.

**Members Present:** Councillors Paul Fisher (Chair), Md Shamsed Chowdhury, Barbara Arzymanow and Nafsika Butler-Thalassis

#### 1 MEMBERSHIP

1.1 It was noted that Councillor Nafsika Butler-Thalassis was substituting for Cllr Ryan Jude.

#### 2 DECLARATIONS OF INTEREST

2.1 Councillor Paul Fisher 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 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.

2.2 Councillor Arzymanow declared that she would be standing down for item 2 as she had submitted comments on this application in support of the comments made by the residents and therefore may not be impartial.

2.3 Councillor Fisher highlighted that application sites for items 3 and 4 fell within his ward, West End.

#### 3 MINUTES

**RESOLVED:** That the minutes of the meeting held on 6<sup>th</sup> February 2024 be signed by the Chair as a correct record of proceedings.

#### **4 PLANNING APPLICATIONS**

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

##### **1 GROUND FLOOR, LORDS CRICKET GROUND, ST JOHN'S WOOD ROAD, LONDON, NW8 8QN**

###### **Application 1 :23/08458/FULL:**

Demolition of the existing Allen stand and the erection of a new stand with a link bridge to the adjacent Pavilion, refurbishment and extension of the Tavern Stand including the provision of new hospitality facilities, retail and food and beverage floorspace. Works also include hard and soft landscaping, servicing facilities, and all necessary ancillary and enabling works, plant and equipment, and installation of PV panels on the Thomas Lord Suite.

###### **Application 2:23/0862/LBC:**

Demolition of existing bridge link and creation of a new bridge link between the Pavilion building and the Allen Stand and restoration of terracotta cladding on the Pavilion Building

Additional representations were received by residents (25.03.24)

An additional representation was received by the Metropolitan Police (04.04.24)

An additional representation was received by TFL (09.04.24)

Late representations received:

Memorandum dated 15 April 2024 in respect of report corrections and changes to the draft planning conditions, namely Condition 8 to be pre-commencement condition, changes to the reason for conditions 20 and 21, changes to wording of Condition 22 attached to the planning permission and updated the reason for condition 1 attached to the draft listed building consent.

The report corrections related to:

The last line of paragraph 2 on page 45 should read:

It is considered that the latest revisions have not addressed how the extended Tavern Stand meets the boundary with St John's Wood Road which is welcomed by officers and addresses the design review panel's comments.

In part 9.1.3 of the Committee report it states that the applicant has advised that the hospitality area in the Tavern Stand is to be open on match days only. This is incorrect- the first floor restaurant with 144 covers will remain open for dining throughout the year .The views of officers with respect to land use and amenity do not alter .

In paragraph 9.55 of the Committee Report, reference is made to the capacity of over 38,000 is incorrect – the current capacity is 31,180 which will increase to 32,287 if the application is approved. This is a typo.

Condition 8 BREEAM

This should read as 'Pre-Commencement'.

Conditions 20 and 21(Design)

The reason for the conditions should read as follows:

To make sure that the appearance of the building is suitable and that it contributes to the character and appearance of this part of the St John's Wood Conservation Area. This is set out in Policies 38, 39 and 40 of the City Plan 2019-2040 (April 2021)

Condition 22 (Statues)

Typo referring to 'statutes' rather than 'statues'.

Listed Building Consent

Condition 1 (plan numbers condition) The reason for the condition should read:

To protect the special architectural or historic interest of this listed building. This is as set out in Policy 39 of the City Plan 2019-2040 (April 2021) and paragraph 2,4 of our Supplementary Planning Guidance: Repairs and Alterations to Listed Buildings.

Late representations were received by residents (14.04.24 & 15.04.24).

A late representation was received by Cllr Swaddle (15.04.24)

A late representation was received by TFL (15.04.24)

A late representation was received by the applicant (15.04.24)

Richard Ward, representing DP9, addressed the Sub-Committee in support of the application.

George Hammer, Chairman of the St John's Wood Court Residents Association, addressed the Sub-Committee in objection to the application.

## **RESOLVED UNANIMOUSLY**

- 1) That conditional permission be granted subject to amended conditions 8, 20, 21 and 22 as tabled –
- 2) That conditional permission be granted subject to the completion of a section 106 agreement.
- 3) That conditional listed building consent be granted with changes as tabled to the reason for condition 1.
- 4) That the reasons for granting conditional listed building consent as set out in Informative 1 on the draft decision letter be agreed

Officer to double check after the committee meeting to ensure that all site notices erected in the light of the comments made by Mr Hammer that no site notices were erected. Received after the meeting, confirmation that all notices were erected.

**2 16-18 MONTAGU PLACE, 3 BRYANSTON MEWS & 21 BRYANSTON SQUARE, LONDON, W1H 2BQ**

Demolition and replacement of the single storey roof structure; infill of a ground floor lightwell to the south of the rear podium section and erection of one additional storey on the podium section; creation of a new internal ground floor courtyard; alterations and recladding of the east façade including PV brickwork; creation of new entrance, access ramps and planters to the west facade on Bryanston Square; incorporation of new solar blinds; and installation of solar panels and green roofs and other planting at roof level; Replacement of main entrance doors and glazing on north and west elevations. Internal alterations at all floor levels.

A late representation was received by the applicant (16.04.24)

Ambassador Markus Leitner from the Swiss Embassy addressed the Sub-Committee in support of the application.

Kevin McGovern, representing DML, addressed the Sub-Committee in support of the application.

Alessandra Coppola addressed the Sub-Committee in objection to the application.

Jonathan Laurence addressed the Sub-Committee in objection to the application.

**RESOLVED UNANIMOUSLY**

Grant conditional planning permission and conditional listed building consent in accordance with the provisions of Section 14 of the Planning (Listed Buildings and Conservation areas) 1990

**3 529-533 OXFORD STREET, LONDON, W1C 2QL**

Use of ground floor and mezzanine level as a food court including provision for on- and off-site consumption of food and drinks (Sui Generis) and external alterations, changing shopfront doors on Oxford Street.

Francois Ziad, representing ZD Design Ltd, addressed the Sub-Committee in support of the application.

Eamonn Thompson, representing the neighbouring Marriott Hotel, addressed the Sub-Committee in objection to the application.

**RESOLVED UNANIMOUSLY**

That conditional permission be granted.

#### 4 19 TO 24 DERING STREET, LONDON, W1

Part demolition, part redevelopment and extension to provide a building of two basements, ground and five upper floors, setback sixth floor and setback seventh floor with roof plant and terraces, accommodating Commercial, business and service (Class E) use and associated ancillary spaces.

Patrick Reich, representing Caleus, addressed the Sub-Committee in support of the application.

Additional changes to the draft decision letter as tabled  
Revised Planning Conditions:

Deletion of condition 4

Condition 5 (samples of materials) add Mayfair Conservation Area to reason for this condition.

Amend the wording of Condition 20 Whole Life Carbon Assessment (amending the kgco2e/m2 to accord with the submission)

**Pre-Commencement Condition.** You must apply to us for approval of an updated version of the Whole Life Carbon Assessment hereby approved at each of the following stages of development:, (a) Prior to commencement of any work on site including all works of deconstruction and demolition, (b) Prior to commencement of any construction works, (c) Within 3 months of first occupation of the development. Where the updated assessment submitted pursuant to (a) or (b) above identifies that changes to the design, procurement or delivery of the approved development will result in an increase in embodied carbon (A1-A5) above ~~463~~ **530** kgCO<sub>2</sub>e/m<sup>2</sup> and/or Whole Life Carbon (A1-C4) above ~~797 kg~~ **880kg** CO<sub>2</sub>e/m<sup>2</sup>, which are the benchmarks established by your application stage Whole Life Carbon assessment, you must identify measures that will ensure that the additional carbon footprint of the development will be minimised., You must not commence any work on site and/or construction works (as appropriate pursuant parts (a) and (b) above) until we have approved the updated assessment you have sent us. You must then carry out works, as permitted by the relevant part of the condition, in accordance with the updated version of the Whole Life Carbon assessment that we have approved. The post construction assessment submitted for our approval pursuant to (c) shall demonstrate how the development has been completed in accordance with the updated benchmarks identified in the updated assessment submitted pursuant to part (b). (C17AB)

Amend the wording of Condition 22(Urban Greening Factor)

You must apply to us for approval of detailed drawings and a bio-diversity management (including details of an Ecological Management Plan) plan **to achieve an urban greening factor of 0.11** in relation to the green roof and terrace planting to include construction method, layout, watering, species and maintenance regime. You must not commence works on the relevant part of the development until we have approved what you have sent us. You must carry out this work according to the

approved details and thereafter retain and maintain in accordance with the approved management plan. (C43GA)  
Amend the wording of Condition 23 roof terrace.

The roof terraces hereby approved shall only be used by users of the office accommodation and only between the hours of 07.00 and 21.00 **on Mondays to Fridays and shall not be used on Saturdays and Sundays.**

## **RESOLVED UNANIMOUSLY**

That conditional permission be granted with the changes to conditions as tabled subject to the completion of a section 106 agreement to secure a) highways works and including all costs associated with stopping up the highway; b) a financial contribution of £195,030 (index linked) towards the Carbon Off-Set Fund ( payable prior to the commencement of the development ;, c) 'Be Seen' monitoring and reporting on the actual energy performance of the building including as-built and in-use stage; d) a financial contribution of £145,287 if the ground floor unit is used for Class E (a) or (Class E (b) purposes or £145,995 ( if the ground floor unit is used for Class E (c) purposes ( index linked ) towards initiatives that provide local employment, training opportunities and skills development and supporting Westminster Employment Service (payable of the commencement of the development and e) Section 106 Monitoring costs.

Agree the draft order under S247 of the Town and Country Planning Act 1990 for the stopping up part of the public highway on Dering Street and Tenterden Street.

## **5 1 BESSBOROUGH GARDENS, LONDON, SW1V 2JQ**

Alterations at roof level including erection of infill extension at fourth floor to provide new office accommodation, erection of rooftop pavilion and terraces and raising height of roof parapet, rationalisation of mechanical plant; modifications to ground floor entrance, refurbishment of external facades including new ventilation grilles and alterations to services at lower ground floor level.

Brian Mullin, representing Marrons, addressed the Sub-Committee in support of the application.

Rob Mason addressed the Sub-Committee in objection to the application.

## **RESOLVED UNANIMOUSLY**

That conditional permission be granted.  
Additional condition 26 to ensure that the disabled parking space be provided with an electric charging point. Members request additional informatives to advise the applicant to consider changes to the existing rear gate arrangements, including improvements to reduce noise when they are in use and removal of the second inner gate, and for the management plan (secured by condition 10) to also address how

the rear yard will be used and managed to prevent noise disturbance from office occupiers.

The Meeting ended at 10.04 pm

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

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