



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 15th October, 2024**, 18th Floor, 64 Victoria Street, London, SW1E 6QP.

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

Also Present: Councillor Patrick Lilley (Item 3)

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' presentations 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 Jason Williams declared an interest in Item 1 in that he was formerly a Ward Councillor for Churchill Ward and had campaigned to stop the closure of the former Belgravia Police Station but had made no comments on this application.

2.3 Councillor Rachael Robathan also declared an interest in Item 1 as she is a Ward Councillor for Knightsbridge and Belgravia and had campaigned to keep the former police station open. She had also attended a stakeholder meeting on 8 March 2024 and had visited The Other House regarding the previous application at the site but had not made any comments on the merits of the application.

2.4 Councillor Jim Glen also declared an interest in Item 1 as he had campaigned to stop the closure of the former Belgravia Police Station. He had also attended a public exhibition on the previous application at the site but had not discussed the merits of the application.

2.5 Councillor Paul Fisher declared an interest in Item 3 as he had sat on the original application in 2022 and had had correspondence with residents regarding the consultation as it was situated in his Ward but he had made no comments on the merits of the application.

2.6 Councillor Nafsika Butler-Thalassis also declared an interest in Item 3 as she had also sat on the previous Committee which considered the previous application.

2.7 Councillors Ruth Bush and Jim Glen declared an interest in Item 1 as they were both trustees of the Westminster Tree Trust.

3 MINUTES

3.1 That the Minutes of the meetings held on 25 June 2024 and 3 September 2024 be signed by the Chair as a correct record of proceedings.

4 PLANNING APPLICATIONS

4.1 The items were taken in the following order: 1, 3 and 2

1 202-206 BUCKINGHAM PALACE ROAD, LONDON, SW1W 9SX

Part demolition, part retention (of existing basement and structural frame) and redevelopment to create a building of basement, ground and seven upper floors with rooftop plant and two storey building and single storey infill to courtyard, to provide new hotel with ancillary uses, including restaurant, bar, gym and spa facilities; cycle parking, landscaping and associated works. (Site of former Belgravia Police Station).

Additional representations were received from a resident (4.10.24).

Late representations were received from four residents (10.10.24), (14.10.24), (14.10.24), (14.10.24), The Other House (11.10.24) and the Belgravia Residents Association (14.10.24).

Paul Gallacher, representing EPR Architects, addressed the Sub-Committee in support of the application.

Naomi Heaton, representing The Other House, addressed the Sub-Committee in support of the application.

Lorna McMahon addressed the Sub-Committee in objection to the application.

Thomas Rossiter addressed the Sub-Committee in objection to the application.

Monica Lucas, representing Belgravia Neighbourhood Forum, addressed the Sub-Committee in support of the application.

RESOLVED THAT THE APPLICATION BE APPROVED (Approve: Councillors Bush, Butler-Thalassis, Fisher and Glen, Approve with conditions: Williams and Robathan)

1. That Conditional Permission be granted, subject to the completion of a S106 legal agreement to secure the following:
 - i. Financial contribution of £491,910 towards the Council's Carbon offset fund (Index linked and payable on commencement of development).
 - ii. 'Be Seen' monitoring and reporting on the actual operational energy performance of the building, including as-built and in-use stage data.
 - iii. Employment and Skills Plan including operational phase employment targets and financial contribution of £35,226.00 to support the Westminster Employment Service (index linked and payable on commencement of development).
 - iv. Highway Works including repaving of footways, on street cycle parking, access and egress to off-street servicing area on Semley Place, movement of bus stop and changes to on-street restrictions, including the relocation of parking and associated highway work (legal, administrative and physical).
 - v. Monitoring costs.
2. That if the S106 legal agreement has not been completed within 3 months of the Committee resolution, then:
 - a) The Director of Planning 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 Planning is authorised to determine and issue such a decision under Delegated Powers; however, if not
 - b) The Director of Planning shall consider whether 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 Planning is authorised to determine the application and agree appropriate reasons for refusal under Delegated Powers.

2 61-71 VICTORIA STREET, LONDON

Partial demolition, refurbishment and extension of existing building; including external alterations for new facades to all elevations; to provide a ground plus eight storey hotel (Class C1); including ancillary restaurant at ground and 8th floor levels, two levels of basement including health and wellness facilities and plant equipment; rooftop plant equipment; and other associated external works.

Additional representations were received from three residents (26.08.24), (9.10.24), (9.10.24), the Metropolitan Police Service (11.10.24) and a memo from the Case Officer (11.10.24).

Late representations were received from Maples Teesdale representing 25 flats and the freeholder owner of 55 Victoria Street (14.10.24), and Paul Brackley (11.10.24)

Paul Brackley, representing Kinsfolk and Co. (Hospitality) Ltd, addressed the Sub-Committee in support of the application.

Sean Sulley, representing Trehearne Architects, addressed the Sub-Committee in support of the application.

Robin Barnes, of Maples Teesdale representing 25 flats and the freeholder owner of 55 Victoria Street, addressed the Sub-Committee in objection to the Sub-Committee.

RESOLVED UNANIMOUSLY

1. That conditional permission be granted, subject to completion of a S106 legal agreement to secure the following obligations:

- a) A financial contribution of £157,944 (index linked) towards the Carbon Off Set Fund (payable prior to the commencement of the development);
- b) 'Be Seen' monitoring and reporting on the actual operational energy performance of the building, including as-built and in-use stage data;
- c) A financial contribution of £26,848 (index linked) towards initiatives that provide local employment, training opportunities and skills development and supporting the Westminster Employment Service (payable prior to the commencement of the development);
- d) The costs of monitoring the S106 agreement.

2. If the S106 legal agreement has not been completed within 3 months from the date of the Committee's resolution then:

- a) The Director of Town Planning & 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 & Building Control is authorised to determine and issue such a decision under Delegated Powers; however, if not
- b) The Director of Town Planning & Building Control shall consider whether 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 & Building Control is author

3. That Condition 5 be amended to restrict hours to non-guests only: 07.00-23.30 Monday to Thursday; 07.00-midnight Friday and Saturday and Sundays immediately before Bank Holidays; and 07.00-22.30 Sundays.

4. That Condition 10 be amended to allow the use of the eighth floor terrace between 08.00-21.00.

3 WEST ONE SHOPPING CENTRE, 381 OXFORD STREET, LONDON, W1C 2JS

Variation of Conditions 1, 7, 28 and 29 of planning permission dated 6th March 2024 (RN:21/06879/FULL) for the Part demolition and alterations to existing building comprising demolition of second to fifth floor level, part demolition of ground and first floor at south eastern corner, removal of existing facades at ground and first floor level, erection of new second to seventh floors with setback eighth floor plant level to provide office (Class E) accommodation, new and replacement façades, installation of entrance canopies along Oxford Street and Davies Street, provision of terraces at third, fifth, sixth and seventh floor levels including greening, installation of plant and enclosure at second floor level, provision of cycle parking spaces and facilities and associated works; NAMELY, to enable the use of the first floor as either Class E office or Class E retail use, to revise the waste store layout, and associated façade changes to enable either an office or retail use. [Application under S73].

Late representations were received from the Case Officer which submitted an amendment to the recommendation **by removing “b) Provision of and adherence with an Employment and Skills Plan for the construction and operational phases of the development;”** (15.10.24)

David Bloy, representing British Land, addressed the Sub-Committee in support of the application.

Tom Pocock addressed the Sub-Committee in objection to the application.

Cllr Patrick Lilley, in his capacity of Ward Member, addressed the Sub-Committee in objection to the application.

RESOLVED UNANIMOUSLY:

1. That conditional permission be granted subject to a deed of variation to the legal agreement to secure the following:
 - a) A financial contribution of £162,450 (index linked) towards the City Council's Carbon Off Set fund (payable prior to the commencement of the development);
 - b) Monitoring and reporting on the actual operational energy performance of the building, including as-built and in-use stage data;
 - c) A financial contribution of £137,094 (index linked) towards initiatives that provide local employment, training opportunities and skills development and supporting the Westminster Employment Service (payable prior to the commencement of the development);
 - d) A financial contribution of £35,000 (index linked) to provide an extension to a nearby Cycle Hire docking station;
 - e) All highway works immediately surrounding the site required for the development to occur prior to occupation of the development, including reinstatement of redundant crossovers in Weighhouse Street. All of the above to the Council's specification, at full cost (administrative, legal and physical) of the developer;
 - f) Costs of the stopping-up process; and
 - g) The costs of monitoring the S106 agreement.

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

a) The Director of 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 Planning and Building Control is authorised to determine and issue such a decision under Delegated Powers; however, if not

b) The Director of 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 Planning and Building Control is authorised to determine the application and agree appropriate reasons for refusal under Delegated Powers.

3. Authorise the making of a draft Order pursuant to Section 247 of The Town and Country Planning Act (1990) (as amended) for the stopping up of parts of the public highway to enable this development to take place. That the Director of Planning and Building Control, Executive Director of Environment and City, Director of City Highways or other such proper officer of the City Council responsible for highway functions, be authorised to take all necessary procedural steps in conjunction with the making of the order and to make the order as proposed if there are no unresolved objections to the draft order

3. That an informative to be added requesting the applicant to set up a community liaison group during construction works and to provide public toilets within the West One Centre.

The Meeting ended at 10.01 pm

CHAIR: _____

DATE _____