



CITY OF WESTMINSTER

# MINUTES

## Planning Applications Sub-Committee (3)

### MINUTES OF PROCEEDINGS

Minutes of a virtual meeting of the **Planning Applications Sub-Committee (3)** held on **Tuesday 1st September, 2020**

**Members Present:** Councillors Jim Glen (Chairman), Guthrie McKie, Robert Rigby and Elizabeth Hitchcock

#### 1 MEMBERSHIP

- 1.1 It was noted that Councillors Robert Rigby and Elizabeth Hitchcock had replaced Councillors Eoghain Murphy and Louise Hyams.
- 1.2 **RESOLVED:** That Councillor Robert Rigby be elected as the substitute Chairman for the meeting in the event that the Chairman loses connection or needs to stand down for an item.

#### 2 DECLARATIONS OF INTEREST

- 2.1 The Chairman explained that a week before the meeting, all four Members of the 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 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 Committee, it did not mean that the issue had been ignored. Members will have read about the issue and comments made by correspondents in the papers read prior to the meeting.
- 2.2 Councillor Glen declared, in respect of Item 2, that the application site is in his ward. He further declared that he knows the applicants and some of the supporters and objectors and that he would stand down during the consideration of the application.
- 2.3 Councillor McKie declared in respect of Item 5, that he will need to stand down from the committee. This property abacks his property and he has been involved in discussions with neighbours on the application.

- 2.4 Councillor Hitchcock declared in respect of Item 3 that the application site is in her ward but that she had not commented on the application prior to the meeting.

### **3 MINUTES**

- 3.1 **RESOLVED:** That, with the consent of the members present, the Chairman signed the minutes of the meeting held on 7 July 2020 as a correct record of proceedings.

### **4 PLANNING APPLICATIONS**

#### **1 51 - 53 EASTCASTLE STREET, LONDON W1W 8ED**

Dual/alternative use of the basement and ground floors as either an e-gaming facility with restaurant, bar and retail functions (Sui Generis) or for continued use of the basement and ground floor of No. 51 as retail (Class A1) and the basement and ground floor of Nos. 52-53 as a restaurant (Class A3).

#### **RESOLVED:**

That conditional permission be granted.

#### **2 55 MORETON STREET, LONDON, SW1V 2NY**

Use of basement and ground floors as a Community Cat Cafe (sui generis use).

Having declared an interest Councillor Glen stood down from the Sub-committee during the consideration of the application.

Councillor Rigby acted as the substitute Chairman for this item.

Late representations were received from the occupier of 24e Lupus Street, London, SW1V 3DZ (31.8.2020); Khallouk & Taylor Deli, 36 Moreton Street, London SW1V 2PD (undated) and the Chairman, Moreton Triangle Residents' Association (MTRA) (31.8.2020)

#### **RESOLVED UNANIMOUSLY (Councillors Rigby, Hitchcock and McKie):**

That conditional permission be granted.

#### **3 4 HALKIN MEWS, LONDON SW1X 8JZ**

Demolition of existing two storey dwelling and erection of new dwelling over ground, first and second floors (Class C3).

The Presenting Officer tabled the following amended Condition to the Draft Decision Notice:

Revised condition 11 – Partial obscure/ limited opening windows

The glass that you put in the first and second floor windows in the north west/ rear elevation and the second floor windows in the north east/ side elevation must not be clear glass up to a height of 1.8 metres and the sash windows must be installed with limiters to restrict top and bottom opening by 200mm. The limiters must be retained and only removed for maintenance or emergency purposes.

Additional Informative:

Condition 11 does not relate to the new second floor window proposed in the corner/ angle of the building as shown on both the north east/ side elevation and south east/ front elevation drawings.

Additional condition 14 – Code of Construction Practice

Prior to the commencement of any:

- (a) Demolition, and/or
- (b) Earthworks/piling and/or
- (c) Construction

On site you must apply to us for our written approval of evidence to demonstrate that any implementation of the scheme hereby approved, by the applicant or any other party, will be bound by the council's Code of Construction Practice. Such evidence must take the form of the relevant completed Appendix A checklist from the Code of Construction Practice, signed by the applicant and approved by the Council's Environmental Sciences Team, which constitutes an agreement to comply with the Code of Construction Practice and requirements contained therein. Commencement of the relevant stage of demolition, earthworks/piling or construction cannot take place until the City Council as local planning authority has issued its written approval through submission of details prior to each stage of commencement. (C11CD).

Giorgio Simioni, applicant, addressed the Sub-committee in support of the application.

## **RESOLVED UNANIMOUSLY**

That conditional permission be granted subject to the changes to the draft decision letter as tabled and set out above.

### **4 35-38 DORSET SQUARE, LONDON, NW1 6QN**

Erection of a single storey rear extension at lower ground floor level to create a self contained residential unit (Class C3) and associated works

The Presenting Officer tabled the following Additional Condition to the Draft Decision Notice.

Condition 13:

In accordance with drawing SK02B, prior to the occupation of the residential unit hereby approved, the rear fence spanning with width of the property in Dorset Close shall be removed in its entirety and no other means of enclosure along that boundary shall be erected.

To protect the environment of people in neighbouring properties as set out in S29 of Westminster's City Plan (November 2016) and ENV 13 of our Unitary Development Plan that we adopted in January 2007. (R21AC)

**RESOLVED UNANIMOUSLY:**

1. That conditional planning permission be granted subject to the additional condition as tabled and set out above and a further informative requesting the applicant to explore further greening measures on the rear elevation of the extension to improve outlook to residents of Dorset Close.
2. That conditional listed building consent be agreed.
3. That the reasons for granting conditional listed building consent as set out in Informative 1 on the draft decision letter be agreed.

[The committee subsequently agreed to amend condition 13 so that the removal of the rear fence should take place prior to the commencement of any works.]

**5 39 NORTHUMBERLAND PLACE, LONDON, W2 5AS**

Erection of two storey infill extension to the rear of the building at lower ground and ground floor levels.

Having declared an interest, Councillor Guthrie McKie stood down from the Sub-committee during the consideration of the application.

**RESOLVED UNANIMOUSLY: (Councillors Rigby, Hitchcock and Glen):**

That conditional permission be granted.

The Meeting ended at 8.34 pm

**CHAIRMAN:** \_\_\_\_\_

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