



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 19th January, 2021**, Please note that this will be a virtual meeting.

Members Present: Councillors James Spencer (Chairman), Matt Noble, Antonia Cox and Richard Elcho

Also Present: Councillor Iain Bott

1 MEMBERSHIP

- 1.1 There were no changes to the membership.

2 DECLARATIONS OF INTEREST

- 2.1 The Chairmen explained that a week before the meeting, all four Members of the Sub-Committee were provided with a full set of papers including a detailed officer's report; together with bundles of the letters or e-mails received in respect of this application containing objections or giving support. 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 has been ignored.

3 MINUTES

3.1 RESOLVED:

That the minutes of the meeting held on 15 December 2020 be signed by the Chairman as a correct record of proceedings.

4 PLANNING APPLICATIONS

1 48-56 EBURY BRIDGE ROAD, LONDON, SW1W 8QF

Demolition of the existing building and erection of a new building comprising basement, ground and five upper floors levels to provide a dementia care facility (Use Class C2) comprising suites, communal, staffing and servicing areas.

One Additional representation was received from Integrity International Group (14.1.2021).

One Late representation was received from Loveday & Co. (19.1.2021).

James Cook addressed the committee in support of the application.

RESOLVED UNANIMOUSLY:

1. That conditional permission be granted subject to completion of a Section 106 Legal Agreement to secure the following:
 - i) Provision of all highway works immediately surrounding the site required for the development to occur, including reinstatement of the redundant crossovers and relocation/increase of on-street residential parking, dedication of the highway (as shown on submitted plans) and associated work at the applicant's expense; and for the developer to enter into a 'Way Leave for Street Light' agreement;
 - ii) Provision of a financial contribution of £18,851.44 (index linked) to the Westminster Employment Service;
 - iii) Provision of a financial contribution of £14,600 (index linked) towards the maintenance of the existing tree on Ebury Bridge Road;
 - iv) A Carbon Offset Contribution £122,400 (index linked) payable prior to the commencement of development; and
 - v) The costs of monitoring the S106 legal agreement.
2. If the S106 legal agreement has not been completed within six weeks of the date of the Sub-Committee's resolution, then:
 - a) The Director of Place Shaping and Town Planning shall consider whether it would be possible and appropriate to issue the permission with additional conditions attached to secure the benefits listed above. If so, the Director of Place Shaping and Town Planning is authorised to determine and issue the decision under Delegated Powers; however, if not;
 - b) The Director of Place Shaping and Town Planning shall consider whether the permission should be refused on the grounds that the proposals are unacceptable in the absence of the benefits which would have been secured; if so, the Director of Place Shaping and Town Planning is authorised to determine the application and agree appropriate reasons for refusal under Delegated Power

2 50 HAMILTON GARDENS, LONDON, NW8 9PX

Extension and lowering of an existing basement, including increasing the size of lightwell to the rear (Hamilton Garden elevation) and provision of new lightwell to the front (Alma Square elevation), alterations to rear access at ground floor, new slate roof incorporating one dormer to each elevation and one skylight and replacement double glazed timber frame windows throughout.

One Additional written representation was received from WCC Tree Section (17.12.20)

RESOLVED UNANIMOUSLY:

That conditional permission be granted,

3 15 WIMPOLE STREET, LONDON, W1G 9SU

Installation of a lift from lower ground floor to second floor in the stairwell.

One Late representation was received from Donald Insall Associates (18.02.20).

Bruce Flatt addressed the Sub-Committee in support of the application.

Councillor Iain Bott addressed the Sub-Committee in his capacity as Ward Councillor in support of the application.

RESOLVED:

(Councillor Antonia Cox -approved, Councillor Matt Noble -approved. Councillor Richard Elcho -refused, Councillor Spencer- refused, which led to a tied vote. Councillor Spencer then used the Chair's casting vote and refused the Application)

That listed building consent be refused.

The Meeting ended at 8.00 pm

CHAIRMAN: _____

DATE _____