



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 March, 2021**, Please note that this will be a virtual meeting.

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

Also Present: Councillors David Boothroyd, Adam Hug, Pancho Lewis and Timothy Barnes

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.
- 2.2 The Chair declared an interest in Item 4 and advised that he was a member of a committee which considered the application and commented that this did not preclude him for considering the Item.
- 2.3 Councillor Richard Elcho declared an interest in Item 4 and advised that he was a member of a committee which considered the application and commented that this did not preclude him for considering the Item.
- 2.4 Councillor Antonia Cox declared an interest in Item 4 and advised that she was a member of a committee which considered the application and commented that this did not preclude her for considering the Item

3 MINUTES

RESOLVED:

That the minutes of the meeting held on 19 January 2021 be signed by the Chair as a correct record of proceedings.

4 PLANNING APPLICATIONS

1 WESTMEAD, 4 TAVISTOCK ROAD, LONDON, W11 1BA

Redevelopment of site to provide residential building with plant room (Use Class C3), together with associated landscaping, refuse storage, car and cycle parking and alterations to public realm.

An additional representation was received from Westminster Employment Service (Unknown).

Late representations were received from Hereward & Co Solicitors (15.03.21) and Karen Buck MP (Unknown)

The presenting officer tabled the following amendments to the Recommendation and Draft Decision Notice:-

PLANNING APPLICATIONS SUB COMMITTEE – 16 March 2021

Item 1 – Westmead, 4 Tavistock Road W11

Amendments to Recommendation and Draft Decision Notice.

Amend recommendation obligations (new text in **bold**):

- i. Provision of affordable housing equating to 41% of floorspace prior to the occupation of any of the market housing. **The obligation to be subject to early and late stage viability review mechanisms.**
- ii. ~~Submission of an early viability review if the works have not been substantially implemented within 24 months of permission being granted.~~
- ii. A financial contribution of £47,068 towards Carbon Offset Payments (index linked and payable on commencement).
- iii. Lifetime Car Club membership (25 years minimum) for the self-contained residential units provided on occupation.
- iv. Highways works to facilitate the proposed development, including reinstatement of and alterations to the existing vehicle access and adjoining footway in Tavistock Crescent and Tavistock Road and associated works (legal administrative and physical)
- v. Prior to commencement of development, the provision of an employment training, skills and apprenticeships opportunities for residents of Westminster in relation to the **demolition and construction** phases of the development
- vi. **Payment of a contribution of £20,556.51 (index linked) to support the Westminster Employment Service prior to commencement.**
- vii. Tree planting contribution of £10000 index linked to be used for the purpose of tree planting and maintenance within the vicinity, provided prior to commencement.

- viii. **Prior to occupation, details of the provision of the open space and its future maintenance.**
- ix. **Prior to occupation, the provision of details (including artist) of public art within the open space.**
- x. **Prior to occupation, details of improvements to street lighting in the vicinity.**
- xi. **The costs of monitoring the Unilateral Undertaking payable on completion of the deed.**

Chris Hicks addressed the Sub-Committee in support of the application.

Christine Hereward addressed the Sub-Committee in objection to the application.

Harriet Manners addressed the Sub-Committee in objection to the application.

Councillor David Boothroyd in his capacity as Ward Councillor addressed the Sub-Committee in objection to the application.

Councillor Adam Hug in his capacity as Ward Councillor addressed the Sub-Committee in objection to the application.

RESOLVED

(FOR Councillors Spencer, Elcho and Cox. AGAINST Councillor Noble)

1. That conditional permission, as amended, be granted under Regulation 3 of the Town and Country Planning General Regulations 1992, subject to the completion of a Unilateral Undertaking to secure the following obligations:
 - i. Provision of affordable housing equating to 41% of floorspace prior to the occupation of any of the market housing. The obligation to be subject to early and late stage viability review mechanisms.
 - ii. A financial contribution of £47,068 towards Carbon Offset Payments (index linked and payable on commencement).
 - iii. Lifetime Car Club membership (25 years minimum) for the self-contained residential units provided on occupation.
 - iv. Highways works to facilitate the proposed development, including reinstatement of and alterations to the existing vehicle access and adjoining footway in Tavistock Crescent and Tavistock Road and associated works (legal administrative and physical)
 - v. Prior to commencement of development, the provision of an employment training, skills and apprenticeships opportunities for residents of Westminster in relation to the **demolition and** construction phases of the development
 - vi. Payment of a contribution of £20,556.51 (index linked) to support the Westminster Employment Service prior to commencement.
 - vii. Tree planting contribution of £10000 index linked to be used for the purpose of tree planting and maintenance within the vicinity, provided prior to commencement.
 - viii. Prior to occupation, details of the provision of the open space and its future maintenance.
 - ix. Prior to occupation, the provision of details (including artist) of public art within the open space.

- x. Prior to occupation, details of improvements to street lighting in the vicinity.
 - xi. The costs of monitoring the Unilateral Undertaking payable on completion of the deed.
2. That If the Unilateral Undertaking has not been completed within 3 months from the date of the Committee's resolution then: (a) the Director of Place Shaping and Town 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 Place Shaping and Town Planning is authorised to determine and issue such a decision under Delegated Powers; however, if not (b) If it has not been possible to complete the Unilateral Undertaking within an appropriate timescale, the application shall be reported back to Sub-Committee.
 3. That Sub-Committee authorises the making of a draft order pursuant to s247 of the Town and Country Planning act 1990 for the stopping up of parts of the public highway to enable this development to take place.
 4. That the Director of Place Shaping and Town Planning, or other such proper officer of the City Council responsible for highway functions, be authorised to take all necessary procedural steps in connection with the making of the orders and to make the orders as proposed if there are no unresolved objections to the draft orders. The applicant is to cover all costs of the Council in progressing the stopping up orders.

2 69 CHILTERN STREET, LONDON, W1U 6NL

Erection of a mansard roof extension and extension of existing rear closet wing at second floor. Excavation/lowering of the existing basement floor level and rear courtyard to basement level and installation of retractable glass roof above at first floor. Installation of new windows to front and rear elevations and a flush walk-on rooflight over one of the existing front lightwells, and associated works, all in association with the continued use of the property as a single-family dwelling (Class C3)

Anna Beard addressed the Sub-Committee in objection to the application.

RESOLVED UNANIMOUSLY:

That conditional permission be granted

3 17 NEW CAVENDISH STREET, LONDON, W1G 9UA

Variation of Condition 1 and Condition 2 of planning permission dated 2 February 1998 (RN: 97/05508/FULL) for, use of basement and ground floor for class A3 food & drink purposes and installation of full height extract duct to rear; NAMELY, to vary Condition 1 to allow for the opening hours to change to 08:00 - 22:30 (Monday - Sunday), and to vary the wording of Condition 2 to allow for a food takeaway service

to operate for a temporary period of two years, between the hours 08:00 - 22:30 (Monday - Sunday).

RESOLVED UNANIMOUSLY:

That conditional permission be granted

4 9 SLINGSBY PLACE, LONDON, WC2E 9AB

Use of the ground floor and basement as a flexible alternative use comprising retail (Class A1), restaurant (Class A3), drinking establishment (Class A4), assembly and leisure (Class D2), and live music venue (Sui Generis).

Late Representations were received from Resident (16.03.21) and Covent Garden Community Association (Unknown)

John Osborn addressed the Sub-Committee in support of the application.

Kester Robinson addressed the Sub-Committee in objection to the application.

David Kaner (Covent Garden Community Association) addressed the Sub-Committee in objection to the application.

RESOLVED UNANIMOUSLY:

That conditional permission be granted

5 13 SOHO SQUARE, LONDON, W1D 3QF

Demolition of the existing rear extension and erection of replacement new extension with terrace at rear third floor level and creation of a new roof terrace and installation of plant both at main roof level. Use of the building as a residential dwelling (Class C3) with associated internal and external works.

Pelham Olive addressed the Sub-Committee in support of the application.

Graeme Warriner addressed the Sub-Committee in support of the application.

Matthew Bennett (The Soho Society) addressed the Sub-Committee in support of the application.

Councillor Pancho Lewis in his capacity as Ward Councillor addressed the Sub-Committee in support of the application.

Councillor Tim Barnes in his capacity as Ward Councillor addressed the Sub-Committee in support of the application.

RESOLVED UNANIMOUSLY:

The Committee unanimously considered that the less than substantial harm caused by the alterations to the listed building would be outweighed by the public benefits of

achieving a scheme of excellence sustainability and this would contribute positively towards addressing the climate emergency. Condition to be drafted by Officers under delegated authority.

6 17 LEITH MANSIONS, GRANTULLY ROAD, LONDON, W9 1LQ

Timber garden room in rear garden.

Additional Representations were received from resident (02.03.21) & (02.03.21), resident (03.03.21) & (07.03.21) and Resident (05.03.21)

RESOLVED UNANIMOUSLY:

That conditional permission be granted

The Meeting ended at 8.45 pm

CHAIRMAN: _____

DATE _____