



CITY OF WESTMINSTER

MINUTES

Planning Applications Sub-Committee (3)

MINUTES OF PROCEEDINGS

Minutes of a meeting of the **Planning Applications Sub-Committee (3)** held on **Tuesday 14th September, 2021**, Rooms 18.01 & 18.03, 18th Floor, 64 Victoria Street, London, SW1E 6QP.

Members Present: Councillors Jim Glen (Chair), Selina Short, Mark Shearer and Guthrie McKie

1 MEMBERSHIP

- 1.1 It was noted that Councillor Shearer had replaced Councillor Murphy.

2 DECLARATIONS OF INTEREST

- 2.1 There were no declarations of interest from Councillors or Officers.

3 MINUTES

3.1 RESOLVED:

That the minutes of the meeting held on 20 July 2021 be signed by the Chair as a correct record of proceedings.

4 PLANNING APPLICATIONS

Before consideration of the planning applications, the presiding officer informed the Committee that the Government had updated the National Planning Policy Framework (NPPF) today and all the Committee reports referred to the previous guidance. All applications had been re-assessed in the light of the new NPPF.

1 DEVELOPMENT SITE AT 117 125 BAYSWATER ROAD, 2 TO 6 QUEENSWAY, CONSORT HOUSE AND 7 FOSBURY MEWS LONDON

Variation of condition 1 (Approved drawings) of planning permission dated 27 November 2017 (RN 17/02957/FULL) which was a Variation of Conditions 1 and 6 of planning permission dated 2 March 2017 (RN 15/10671/FULL) for the demolition and redevelopment of 117 to 125 Bayswater Road, together with 2 to 6 Queensway and 7 Fosbury Mews for a new building comprising 3 basements, ground and 9 upper storeys to include 55 residential units and ancillary residential facilities (class C3), together with retail (class A1) unit, a retail (class A1) and/or restaurant (class A3) unit, a dentist (class D1) and a spa use (class D2), highway works and the use of car parking within the basement of Consort House.

To vary the approved drawings to amend the ground floor frontage to allow the existing bureau de change to remain in situ and be part of the scheme temporarily and to extend the spa over all three basement levels rather than two. NAMELY, to vary the approved drawing numbers for Removal of the Building Maintenance Unit (BMU) and re-location of plant at Level 9 to ground and lower ground floors, reconfiguration of Levels 8 and 9; passenger lift access to all floors, lift overruns at roof level; north façade rationalisation; alterations to the external materiality of the building and incorporating a higher percentage of stone in the proposals.

Additional representation:

1. John Zamit (SEBRA) 08.09.21

Late representations:

1. Cllr Burbridge Email 09.09.2021
2. Fenton Whelan Letter to Cllr Burbridge 10.09.2021
3. Email exchange Cllr Burbridge, SEBRA & Officers 13.09.2021
4. Fenton Whelan letter 13.09.2021
5. Officer Email to John Zamit (SEBRA) in response to their queries 13.09.2021
6. John Zamit (SEBRA) 14.09.2021
7. Officer Memo 14.09.2021

Colin Bartlett addressed the Sub-Committee in support of the application.

Elline Demetriou addressed the Sub-Committee in objection to the application.

John Zamit addressed the Sub-Committee in objection to the application.

Councillor Burbridge addressed the Sub-Committee in objection to the application.

RESOLVED UNANIMOUSLY:

- 1) That conditional permission, as amended by officers in their late memo (to delete condition 17, amend condition 32 to replace wording “Class D2” with “Class E”, new condition 17 requiring details of plant box & associated louvres & screening) be granted, subject to 2 additional informatives:

1.Informative: That the applicant be advised to consult with the local community including Ward Councillors, South East Bayswater Residents Association and local residents on their proposals to discharge condition 8 relating to Operational Management Plan and servicing hours etc for the commercial uses. Full consultation to be undertaken by the City Council on receipt of this approval of details application and the application thereafter be reported to the Planning Applications Sub-Committee (3) for determination.

2.Informative: The applicant is encouraged to bring forward proposals for the adjacent site at Consort House, by way of a planning application for works/proposals to improve the appearance of the rear elevation and undercroft of Consort House.

a) The completion of a Deed of Variation to the earlier legal agreement dated 27 November 2017 to link those obligations to this permission.

b) A new additional planning obligation to secure a carbon off-set contribution of £821,819 (index linked and payable on commencement), as required to be amended in the event of further reductions in carbon emissions being evidenced.

c) An additional financial contribution of £TBC towards the Westminster Employment Service (index linked and payable on commencement of development)

d) A new additional planning obligation to make available the servicing turntable within the development for the benefit of those servicing Consort House in accordance with the Servicing Plan and at Nil cost and for the owner of Consort House to use all reasonable endeavours to encourage tenants of exists leases to undertake servicing in this way and to negotiate new leases to require servicing to be undertaken in this way

- 2) If the s106 agreement 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) the Director of Place Shaping and Town 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 benefits that 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 Powers.
- 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 36 LINHOPE STREET LONDON NW1 6HU

Change of use of building from office (Class E) to educational use (Class F1).

Late representations:

Email from Jane Bussmann 14.09.21

Charles Fillingham addressed the Sub-Committee in support of the application.

Jane Bussmann addressed the Sub-Committee in objection of the application.

RESOLVED UNANIMOUSLY:

That conditional permission, be granted: subject to an informative to advise the applicant to consult with the local community including Ward Councillors, Amenity Society and local residents on proposals to discharge condition 8 relating to School Travel Plan. Full consultation to be undertaken by the City Council on receipt of this approval of details application. The application may thereafter be reported to the Planning Applications Sub-Committee (3) for determination.

3 FLAT 1 WILLIAM COURT 6 HALL ROAD LONDON NW8 9PA

Conversion of ground floor two-bedroom apartment and basement area to form two 2- bedroom maisonettes. Associated external works including,

creation of lightwells with railings, installation of new side windows and door access to the new apartment, and double doors to the rear elevation.

Patrick Arthurs addressed the Sub-Committee in support of the application

RESOLVED UNANIMOUSLY:

That conditional permission, be granted.

4 FLAT 2 121 SUTHERLAND AVENUE LONDON W9 2QJ

Amalgamation of flats 2 and 4 to create a 4 bedroom family dwelling.

Daniel Gore addressed the Sub-Committee in support of the application

Councillor Lorraine Dean addressed the Sub-Committee in support of the application

RESOLVED UNANIMOUSLY:

That officers recommendation to refuse permission was not agreed. That conditional permission, be granted on the basis that the departure from policy and officer's recommendation was justified as the existing 1 bedroom flat was small and did not meet current minimum floorspace standards.

5 49 NEWMAN STREET LONDON W1T 3DZ

Partial demolition including rear facades and fourth floor mansard roof; a new brick elevation at fourth floor and mansard roof at fifth floor; rear extension; installation of new shopfront and windows; re-configuration of entrances; repair of retained elevations; extension of the chimney stack; basement excavation; connection of the basement, ground and fifth floors to 50-57 Newman Street in connection with hotel use (Class C1), continued use of the first, second, third and fourth floors as self-contained residential flats (Class C3); private terrace at rear fifth floor level in connection with the hotel use and associated external works.

Additional representation

Mehmet Cicek from Fitzrovia Property Ventures 10.09.21

RESOLVED UNANIMOUSLY:

- 1) That conditional permission be granted.

6 13 - 15 RATHBONE STREET LONDON W1T 1NB

Erection of rear second floor extension to existing office building, amendments to existing rear terrace and creation of new terrace space at third floor level on top of new extension, erection of new roof terrace space with associated balustrade and access at main roof level.

Late representations:

Ed Hawley from Creative Debuts 13.09.21

Tom Vernon addressed the Sub-Committee in support of the application.

James Gleeson addressed the Sub-Committee in objection of the application.

Gabrielle Greer addressed the Sub-Committee in objection of the application.

RESOLVED UNANIMOUSLY:

- 1) That conditional permission, as amended and additional conditions, be granted.
 - a) Amended Condition 7: These times only apply to the top (roof) terrace.
 - b) Additional Condition: The second and third roof terraces can only be used between 08:00 and 20:00 Monday to Friday.
 - c) Additional Condition: An operational management plan is required
 - d) Additional Condition: To restrict smoking to roof terrace only
 - e) Additional Condition: A telephone number is provided for residents to call if the above conditions are breached

7 32 BUCKINGHAM PALACE ROAD LONDON SW1W 0RE

Use of an area of the highway measuring 9.8m x 1.65m for the placing of 8 tables, 16 chairs and 1 planter in connection with the existing ground floor use.

RESOLVED UNANIMOUSLY:

- 1) That conditional permission, as amended be granted.

The layout is to be revised to provide temporary tables and chairs licence but only for a 9m x 1.65m area - reduced at the southern end from the original 9.8m, and for a planter to be included within this 9m permitted area to prevent encroachment into the adjacent residential doorway and entry system.

The Meeting ended at 9.50pm.

CHAIRMAN: _____

DATE _____