



CITY OF WESTMINSTER

MINUTES

Planning Applications Sub-Committee (1)

MINUTES OF PROCEEDINGS

Minutes of a meeting of the **Planning Applications Sub-Committee (1)** held on **Tuesday 28th June, 2022**, Rooms 18.01 & 18.03, 18th Floor, 64 Victoria Street, London, SW1E 6QP.

Members Present: Councillors Jason Williams (Chair), Md Shamsed Chowdhury, Jim Glen and Ruth Bush

Also Present: Councillors Rachel Robathan and Paul Dimoldenberg

1 APPOINTMENT OF CHAIR

1.1 RESOLVED:

That Councillor Jason Williams be elected as Chair of the Planning Applications Sub-Committee (1)

2 MEMBERSHIP

2.1 It was noted that Councillor Ruth Bush was substituting for Councillor Ellie Ormsby.

2.2 There was no further changes to the Membership.

3 DECLARATIONS OF INTEREST

2.1 The Chair explained that a week before the meeting, 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 Councillor Jason Williams declared in respect of Item 1, he had attended a site visit with officers, Applicant, and objectors. Councillor Williams advised that he had not expressed a view during the visit.

Hannah Cates addressed the Sub-Committee in support of the application.

Ravi Bulchandani addressed the Sub-Committee in objection of the application.

Melville Haggard in his capacity as Chair of the Knightsbridge Association addressed the Sub-Committee in objection of the application.

Simon Birkett in his capacity as Chair of the Knightsbridge Neighbourhood Forum addressed the Sub-Committee in objection of the application.

Councillor Rachael Robathan in her capacity as Ward Councillor for Knightsbridge and Belgravia addressed the Sub-Committee in objection of the application.

RESOLVED UNANIMOUSLY:

1. That Applications 1, 2 and 3 be deferred until the works that require planning permission have been decided at the upcoming planning appeal.
2. That Applications 4 and 5 be approved.

2 THE COLONNADES 34 PORCHESTER SQUARE LONDON W2 6AP

Variation of condition 12 of planning permission granted on appeal dated 23 June 2017 (RN: 16/09313/FULL and appeal reference APP/X5990/W/17/3168220) which in itself varied conditions 16 and 17 of planning permission dated 9 October 2014 (RN: 13/12442/FULL) for reconfiguration of the ground and first floors to provide a supermarket (Class A1) at part ground floor and first floor levels with three retail shop units (Class A1) and two restaurant/ cafe units (Class A3) at ground floor level, extension to Porchester Road and Bishop's Bridge Road elevations to infill existing colonnade and create entrance lobby to supermarket, infilling of basement vents to Bishop's Bridge Road, alterations to street facades, amendments to rear service yard, installation of mechanical plant and associated public realm works. NAMELY, amendments to the servicing management plan to reflect current delivery and servicing arrangements.

An Additional Representation was received from Councillor Maggie Carman (20.06.22)

Late Representations were received from Councillor David Boothroyd (27.06.22) and TR Property Investment Trust PLC (date unknown).

The presenting officer tabled the following changes to the Report and Condition 9.

PLANNING APPLICATIONS SUB COMMITTEE 28 June 2022

Item 2 – The Colonnades

Description of Development: This has been amended to refer to the addition of Conditions 31 and 32. It should now read:

Variation of condition 12 of planning permission granted on appeal dated 23 June 2017 (RN: 16/09313/FULL and appeal reference APP/X5990/W/17/3168220) which in itself varied conditions 16 and 17 of planning permission dated 9 October 2014 (RN: 13/12442/FULL) for reconfiguration of the ground and first floors to provide a supermarket (Class A1) at part ground floor and first floor levels with three retail shop units (Class A1) and two restaurant/ cafe units (Class A3) at ground floor level, extension to Porchester Road and Bishop's Bridge Road elevations to infill existing colonnade and create entrance lobby to supermarket, infilling of basement vents to Bishop's Bridge Road, alterations to street facades, amendments to rear service yard, installation of mechanical plant and associated public realm works. NAMELY, amendments to wording of condition 12 to allow the review of the operation and management of the servicing area at the Colonnades and to reflect current delivery and servicing arrangements. Addition of Conditions 31 and 32 relating to the acoustic matting and pedestrian clear route plan.

Change to Condition 9

Condition should read:

The design and structure of the development shall be of such a standard that it will protect residents within the same building or in adjoining buildings from noise and vibration from the development, so that they are not exposed to noise levels indoors of more than 35 dB LAeq 16 hrs daytime and of more than 30 dB LAeq 8 hrs in bedrooms at night.

Instead of the published condition:

The design and structure of the building shall be of such a standard that it will protect residents within it from existing external noise so that they are not exposed to levels indoors of more than 35 dB LAeq 16 hrs daytime and of more than 30 dB LAeq 8 hrs in bedrooms at night.

Rebecca Amos addressed the Sub-Committee in support of the application.

Alan Ogilvie addressed the Sub-Committee in objection of the application.

RESOLVED: (For Councillors Jason Williams and Councillor Jim Glen. Against Councillor Ruth Bush and Councillor Md Shamsed Chowdhury) Councillor Williams used his casting vote)

1. That conditional permission, as amended, be granted subject to a deed of variation to the original legal agreement dated 9 October 2014 to secure the originally agreed planning obligations.
2. If the deed of variation has not been completed within six weeks of the date of the Committee 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 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 Place Shaping and Town Planning is authorised to determine the application and agree appropriate reasons for refusal under Delegated Powers.

3. That the Service Management Plan (SMP) provide contact details for the Facilities Manager to the Residents Association; requires the regular servicing of the scissor lift at intervals justified by a lift engineer; reinstate requirement that delivery drivers call 10 minutes ahead unless extenuating circumstances prevent it. Once amended the SMP be dealt with by delegated powers with the agreement of the Chairman.

3 MEWS HOUSE 1 CONNAUGHT CLOSE LONDON W2 2AD

Excavation of a basement beneath dwelling and rear yard, erection of extension at ground floor level to rear and installation of area of green roof to main roof.

Rhys Ferguson addressed the Sub-Committee in support of the application.

Councillor Paul Dimoldenberg in his capacity as Ward Councillor for Lancaster Gate addressed the Sub-Committee in objection of the application.

RESOLVED UNANIMOUSLY:

That conditional permission be granted.

4 19 UPBROOK MEWS LONDON W2 3HG - WITHDRAWN

The Meeting ended at 8.40 pm

CHAIRMAN: _____

DATE _____

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