



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 18th April, 2023**, Rooms 18.01 & 18.03, 18th Floor, 64 Victoria Street, London, SW1E 6QP.

Members Present: Councillors Ruth Bush (Chair), Md Shamsed Chowdhury, Sara Hassan and Robert Rigby

1 MEMBERSHIP

That Councillor Ruth Bush was substituting for Councillor Jason Williams and that Councillor Robert Rigby was substituting for Councillor Jim Glen.

There were no further changes to the membership.

2 DECLARATIONS OF INTEREST

Councillor Ruth Bush 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 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 Sub-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 Sub-Committee, it did not mean that the issue had been ignored. Members would have read about the issue and comments made by correspondents in the papers read prior to the meeting.

Councillor Bush declared an interest in respect of Item 2 and informed that she was acquainted with the chair of the Pimlico Neighbourhood Forum and advised that the individual was also the chair of the Westminster Tree Trust of which she was also a member. She advised that the individual was objecting to the application and would be addressing the meeting. Councillor Bush advised that she had not held any discussions regarding the application with the speaker.

3 MINUTES

3.1 RESOLVED:

That the minutes of the meeting held on 21 February 2023 be signed by the Chair as a correct record of proceeding be agreed subject to the resolution for Item 3 on Pg 11 be amended and the words 'permission subject to' be deleted.

4 PLANNING APPLICATIONS

1 17-19 DENMAN STREET, LONDON, W1D 7HW

Installation of art work on flank party walls above 17 Denman Street.

Jessica White addressed the Sub-Committee in support of the Application.

RESOLVED UNANIMOUSLY

That conditional permission be granted subject to a legal agreement to ensure that the public art is secured, retained and maintained (to include an Operation and Maintenance Strategy).

2 BASEMENT AND GROUND FLOOR, 79 WILTON ROAD, LONDON, SW1V 1DL

Use of basement and ground floors as restaurant/hot food takeaway (sui generis) with installation of extraction flue system to roof at rear.

An additional representation was received from Councillor Jim Glen (13.04.23)

The presenting officer tabled the following amendment to Condition 12

Item 2: Basement and Ground Floor, 79 Wilton Road

Amendment to Condition:

12. No deliveries of any takeaway food or drink shall be permitted from the premises, even as an ancillary part of the primary restaurant/ takeaway use.

Peter Ruback addressed the Sub-Committee in objection to the Application.

RESOLVED UNANIMOUSLY

That conditional permission, as amended, be granted.

3 11 CHURTON PLACE, LONDON, SW1V 2LN

Formation of new entrance door and access staircase to basement front light well, erection of single storey rear extension with a rear ground floor roof terrace and use of the lower-ground floor as a 1x bed flat and the ground, first and second floor as a 4x bed maisonette.

Ivan Coffey addressed the Sub-Committee in support of the Application.

John Tetzlaff addressed the Sub-Committee in support of the Application.

RESOLVED UNANIMOUSLY

1. That conditional permission be granted.
2. That conditions be included which require the details of noise mitigation measures to minimise noise from use of metal staircase to basement and to ensure that the gates open inwards.

4 10 UPBROOK MEWS, LONDON, W2 3HG

Erection of roof extension with associated terrace; Conversion of garage to habitable space; Formation of new windows and doors; and associated external alterations.

An additional representation was received from a resident (12.04.23)

RESOLVED UNANIMOUSLY

1. That conditional permission be granted.
2. That an Informative be included which encourages the applicant to use timber in the replacement of the windows and to “tooth-in” the raising of the rear wall.

5 VERNON HOUSE, 40 SHAFTESBURY AVENUE, LONDON, W1D 7ER

Use of basement and ground floors as a drinking establishment (Sui Generis).

An additional representation was received from the Soho Society (Date unknown)

Christian Fisk addressed the Sub-Committee in support of the Application.

RESOLVED UNANIMOUSLY

That conditional permission be granted.

6 24-31 GROSVENOR SQUARE, LONDON, W1K 6AH

Amendments to planning permission dated 18th February 2021 (RN:20/06601/FULL) for Variation of condition 1 of planning permission dated 21.5.20 (RN:19/07406/FULL), which itself varied condition 1 and 9 of planning permission dated 20.11.18 (RN: 18/03520/FULL) which itself varied condition 1 of planning permission dated 12 September 2017 (RN: 16/06423/FULL) for, 'Alterations to the existing building including retention & repair of the front and side facades, part demolition & replacement of the rear facade, rear extension of the 2nd-5th floors, removal of existing & introduction of a new 6th floor, introduction of a new set-back 7th floor, extension of the existing basement levels to include two additional

basement levels (including one mezzanine level), installation of roof plant & plant screen, public realm works including hard & soft landscaping, removal of the security kiosks, fencing, bollards & gates/barriers to Blackburne's Mews & Culross Street, removal & replacement of 6 No. trees in front of the Grosvenor Square elevation & re-opening of the road on the western side of the Square, all in connection with the use of the building as a hotel (Class C1) with flexible retail/restaurant use at 1st floor, ground floor and basement 1 (Class A1/Class A3/Class C1), flexible restaurant/bar use at 7th floor (Class A3/Class A4/Class C1), leisure/spa facilities within the basement (Class D2/Class C1) & an ancillary ballroom, event spaces, back of house facilities & associated car, cycle parking & servicing facilities accessed from Blackburne's Mews, & other associated works' - NAMELY, to amend Condition 17 to remove reference to the seventh-floor level [requiring public access] to provide the hotel operator with greater discretion as to its use in light of the sensitivities around access and operation and the focus of the public offer at ground and first floor level.

A late representation was received from Gerald Eve LLP (17.04.23).

Tom Eyres addressed the Sub-Committee in support of the Application.

RESOLVED THAT THE APPLICATION BE REFUSED. (Refuse: Councillors Ruth Bush, MD Shamsed Chowdhury, and Sara Hasan: Agreed: Councillor Robert Rigby)

Reason

The proposal is not considered to be a non-material alteration.

The Meeting ended at 10.30 pm

CHAIRMAN: _____

DATE _____