

PRESENT

Members of the Committee

Councillor James Husband (Chairman)
Councillor Mohammed Bakhtiar
Councillor Tom Bennett
Councillor Josh Rendall
Councillor Malcolm Spalding

Officers in Attendance

Ross Fletcher - Solicitor
Fiona Rae – Development Management Team Leader, South
Cheryl Saverus - Development Management Team Leader, North
Derek Taylor - Deputy Head of Development Management
Jerome Treherne and Anne Wright - Governance Services

A1 APOLOGIES FOR ABSENCE

There were none.

A2 MEMBERS' DECLARATIONS OF INTEREST

There were none.

A3 MINUTES OF THE MEETING HELD ON 4 FEBRUARY 2020

The minutes of the meeting held on 4 February 2020 were approved as a correct record and signed by the Chairman.

A4 REPORTS OF THE DIRECTOR, PLANNING AND PLACE

With the permission of the Chairman, the Director, Planning and Place, provided a sheet of amendments to the reports before the Committee, a copy of which has been placed on the Minute Book.

The Chairman introduced the Council's first virtual Planning Applications Committee and explained proceedings. The Committee introduced themselves along with the presenting officers and Deputy Head of Development Management. The Chairman confirmed that no interested parties had registered to speak at the meeting.

Agenda Items N16 and N17. The Old Dance Studio, 42D Linden Gardens, W2 4ER

Officer Introduction

Cheryl Saverus (Team Leader, North) introduced the report, summarising the application which sought to rearrange the internal layout; install new windows and doors within the

enclosed courtyard; form two infill extensions at first floor above the entrance hall to the north and study to the south side; remove a roof lantern, install an air conditioner condenser unit within acoustic enclosure and install rooflights at roof level. The Team Leader advised that the proposals would preserve the heritage significance of the Grade II listed building, preserve the character or appearance of the Pembridge Conservation Area, and would have an acceptable impact on neighbouring living conditions.

Committee Discussion and Decision

The Committee asked about the enclosure for the proposed air-conditioning unit and the Team Leader confirmed that the details for the siting, dimensions, design and materials of the enclosure for the air conditioning condenser unit were reserved in recommended Condition 3.

The Chairman commented that the removal of the prominent roof lantern could potentially be considered a benefit to surrounding properties. The importance of consultation with surrounding neighbours was highlighted.

In relation to Agenda Item N16, the Committee voted unanimously, and RESOLVED:

- that the recommendation to grant planning permission be adopted subject to all the conditions.

Action by: DP&P

In relation to Agenda Item N17, the Committee voted unanimously, and RESOLVED:

- that the recommendation to grant listed building consent be adopted subject to all the conditions.

Action by: DP&P

Agenda item N18. 23 Palace Gardens Terrace, W8 4SA

Officer Introduction

The Team Leader (North) introduced the application for the erection of a rear garden studio outbuilding. The Team Leader advised that the proposal would preserve the character or appearance of the conservation area, and would have an acceptable impact on neighbouring living conditions and on flooding and drainage. She presented a series of slides to the Committee and highlighted the pre-Committee memorandum which set out an additional Informative stipulating that the proposed garden outbuilding would be for use in connection with the existing lower ground floor flat. She highlighted that the use of the garden outbuilding as a self-contained dwelling would not be permitted and would require a separate application for planning permission. She confirmed that an additional letter of objection had been received.

Committee Discussion and Decision

The Committee questioned the proposed material of the roof, namely: zinc. They expressed their concerns about this reflective, shiny material that could negatively impact the Conservation Area. The Team Leader said that there would be downward views of the proposed zinc roof but it would not be considered visually obtrusive by planning officers. The Committee discussed the possibility of a 'green' roof instead of a zinc one but the Deputy Head of Development Management explained that it would not be advisable to stipulate a specific material for the roof, but a condition could be added to ensure that the

material for the roof would not be zinc or glass and any proposed material would need approval prior to commencement of the development.

In relation to questions about sustainable drainage, the Team Leader confirmed that recommended Condition 5, as updated in the pre-Committee memorandum, would secure sustainable drainage and that these requirements must be met prior to commencement of the development.

The Committee voted unanimously, and RESOLVED:

- that the recommendation to grant planning permission be adopted subject to all the conditions and the new proposed condition discussed in relation to the material of the roof.

- *Action by: DP&P*

Agenda item S25. 4 and 4A Netherton Grove, SW10 9TQ

Officer Introduction

Fiona Rae (Team Leader South) introduced the report, summarising the application for: the erection of side extension with skylights, glazed roof, and smoke vent, rebuilding of existing rear extension and closet extension, with skylight and proposed roof terrace, erection of subservient rear extension which is lower in height, proposed basement to extend both 4 and 4A Netherton Grove, rationalise rear and side downpipe arrangement, replacement of windows and doors to front elevation, and rear doors, with double glazed traditional timber framed windows and doors, two additional windows to side elevation, to re-configure internal layout to provide larger home with garden for no.4 Netherton Grove, and a smaller apartment with separate access at no.4a Netherton Grove. Demolition required to facilitate the proposed extension with rebuilding of flank wall. Reconfigure front garden wall and bin store, with railings and electric gate added. Two air-conditioning units are proposed with acoustic enclosure and timber screening for rear air-conditioning unit.

The Team Leader noted the extra informative in the Addendum Report. She drew attention to the elements of the proposals before the Committee that has already been granted planning permission and the significant weight these elements should have on the Committee's assessment of the current proposals.

Committee Discussion and Decision

The Committee discussed the application. It noted that, in regard to the location of the air conditioning unit to be located at the back of the application site's garden, a condition was attached which would enable enforcement and the switching off of the unit if noise was audible from neighbouring properties. The Committee noted that a previous planning permission had granted permission to alterations to the front elevation as seen from the Netherton Grove.

The Committee voted unanimously and RESOLVED:

- That the recommendation to grant planning permission be adopted subject to all the conditions and to an additional condition that the roof light in the new side/rear extension was required to be obscurely glazed, and so maintained in order to safeguard the privacy of neighbouring property and reduce light spillage in accordance with policy CL5 of the Local Plan 2019.

Action by: DP&P

Agenda item S26. 25 Wetherby Gardens, London

Officer Introduction

The Team Leader (South) introduced the report on the Proposed landscaping and removal of trees within rear garden.

Committee Discussion and Decision

The Committee noted that the proposal to remove some good quality trees which had formed part of the previous planning permission had not been included in the current application.

The Committee voted unanimously, and RESOLVED:

- that the recommendation to grant planning permission be adopted subject to all the conditions.

Action by: DP&P

Agenda Item S27. 76 Stanhope Mews East, SW7 5QT

Officer Introduction

The Team Leader (South) introduced the report, outlining the application which was for the retention of amendments to the sun room to the rear of roof terrace as approved under PP/16/06388. She drew attention to the Addendum Report and the additional letter of support.

Committee Discussion and Decision

The Committee discussed the application and noted the Deputy Head of Development Management's advice that planning officers when faced with cases where applicants had built out a proposal not strictly in accordance with the planning permission, considered if the development in point of fact had created demonstrable harm in planning terms before determining if enforcement action was required. The Committee took the view that the extra height of the construction would not lead to a material increase in overlooking.

The Committee voted unanimously and RESOLVED:

- that the recommendation to grant planning permission be adopted subject to all the conditions.

Action by: DP&P

The meeting finished at 7.47pm

Chairman