



London Borough of Hammersmith & Fulham

Planning Applications Committee Minutes

Wednesday 11 May 2011

PRESENT

Committee members: Councillors Alex Chalk (Chairman), Victoria Brocklebank-Fowler (Vice-Chairman), Colin Aherne, Michael Cartwright, Oliver Craig, Rachel Ford, Wesley Harcourt, Lucy Ivimy, Andrew Johnson and Alex Karmel

Other Councillors: Belinda Donovan (for item 42.4) and Lisa Homan (for item 42.3)

39. MINUTES

RESOLVED THAT:

The minutes of the meeting of the Planning Applications Committee held on 6 April 2011 be confirmed and signed as an accurate record of the proceedings.

40. APOLOGIES FOR ABSENCE

There were none.

41. DECLARATION OF INTERESTS

The following declarations of interests were received:

- (1) Imperial Wharf, Townmead Road, Sands End 2010/02484/VAR – Councillor Karmel declared a personal interest as he had received hospitality from the developer during his time as Mayor.
- (2) Walkabout Inn, 56 Shepherd's Bush Green, W12 8QE, Shepherd's Bush Green 2011/00105/VAR – Councillor Brocklebank-Fowler declared a personal and prejudicial interest due to her role in the Licensing Committee.
- (3) 2 Askew Crescent, W12 9DP, Askew 2011/00297/FUL
 - Councillors Chalk, Brocklebank-Fowler, Craig, Ford and Ivimy all declared personal interests as they knew either one or some of the objectors.
 - Councillor Johnson declared a personal and prejudicial interest as a number of the objectors were very well known to him particularly during his role as Mayor.

- Councillor Karmel declared a personal and prejudicial interest as one of the objectors was a close personal friend.

42. PLANNING APPLICATIONS

In view of members of the public present for particular applications the Chairman proposed that the agenda be re-ordered, with which the Committee agreed, and the minutes reflect the order of the meeting.

42.1 The Wormholt Centre, 60 Hemlock Road, W12 0QT, Wormholt and White City 2011/00357/FUL and 2011/00358/LBC

The above two applications were considered together.

Please see the Addendum attached to the minutes for further details.

Planning officers agreed to talk to the legal department to discuss the feasibility of including in the terms of the sale that the Wormholt Estate Tenants and Residents Association and local residents be able to use the building out of school hours for community use.

Councillor Harcourt proposed a condition, seconded by Councillor Karmel, that the cupola be replaced with its original material of copper to preserve the character of the building, which was agreed by the Committee.

The Committee voted on applications 2011/00357/FUL and 2011/00358/LBC and the results were as follows:

For: 7

Against: 3 (Councillor Aherne)

Councillor Aherne requested that his name be recorded against his vote.

RESOLVED THAT:

- (1) the Director of the Environment Department be authorised to determine Planning Application 2011/00357/FUL and grant permission up on the completion of a satisfactory legal agreement and subject to:
 - (1) an additional condition be included to request that the cupola be replaced with its original material of copper, in order to preserve the character of the building; and
 - (2) the conditions set out in the report and Addendum.
- (2) application 2011/00358/LBC be approved subject to the conditions set out in the report and Addendum.

42.2 Land to Rear of 44 - 74 Emlyn Road, Ravenscourt Park 2010/03996/FUL and 2010/03997/CAC

The above two applications were considered together.

Please see the Addendum attached to the minutes for further details.

The Committee voted on applications 2010/03996/FUL and 2010/03997/CAC and the results were as follows:

For: 7

Against: 3

RESOLVED THAT:

- (1) the Director of the Environment Department be authorised to determine Planning Application 2010/03996/FUL and grant permission up on the completion of a satisfactory legal agreement and subject the conditions set out in the report and Addendum; and
- (2) application 2010/03997/CAC be approved subject to the conditions set out in the report and Addendum.

42.3 2 Askew Crescent, W12 9DP, Askew 2011/00297/FUL

Councillors Chalk, Brocklebank-Fowler, Craig, Ford and Ivimy all declared personal interests in this item as they knew either one or some of the objectors. Councillor Johnson declared a personal and prejudicial interest as a number of the objectors were very well known to him particularly during his role as Mayor. Councillor Karmel declared a personal and prejudicial interest as one of the objectors was a close personal friend. Councillor Johnson and Karmel both left the room during this item and took no part in the discussion or the voting.

Please see the Addendum attached to the minutes for further details.

The Committee heard representations against the application from Councillor Lisa Homan, Ward Councillor for Askew.

The Committee voted on planning application 2011/00297/FUL and the results were as follows:

For: 5

Against: 3

RESOLVED THAT:

Planning Application 2011/00297/FUL be approved subject to the conditions set out in the report and Addendum.

42.4 Walkabout Inn, 56 Shepherd's Bush Green, W12 8QE, Shepherd's Bush Green 2011/00105/VAR

Councillor Brocklebank-Fowler declared a personal and prejudicial interest in this item due to her role in the Licensing Committee. She left the room during this item and took no part in the discussion or the voting.

Please see the Addendum attached to the minutes for further details.

Councillor Belinda Donovan, Ward Councillor for Addison, was in attendance in favour of the officers recommendation of refusal for the item.

RESOLVED THAT:

Application 2011/00105/VAR be refused for the reasons set out in the report and Addendum.

42.5 120 Broughton Road, SW6 2LB, Sands End 2010/01498/FUL

Please see the Addendum attached to the minutes for further details.

The Committee was informed of a correction to page 20 of the report, paragraph 3.25, which should refer to condition 18 not 20.

The Committee voted on planning application 2010/01498/FUL and the results were as follows:

For: 8

Against: 2

RESOLVED THAT:

The Director of the Environment Department be authorised to determine Planning Application 2010/01498/FUL and grant permission up on the completion of a satisfactory legal agreement and subject the conditions set out in the report and Addendum.

42.6 RMC House, 15 Townmead Road, SW6 2RZ, Sands End 2010/01792/FUL and 2010/01895/CAC

Applications 2010/01792/FUL and 2010/01895/CAC were withdrawn from this meeting's agenda by officers.

42.7 Imperial Wharf, Townmead Road, Sands End 2010/02484/VAR

Councillor Karmel declared a personal interest in this item as he had received hospitality from the developer during his time as Mayor.

Please see the Addendum attached to the minutes for further details.

The Committee was informed of corrections to the report on page 48, paragraph 1.7 and page 51, paragraph 3.27, to replace the figure "180" with "108".

The Committee voted on application 2010/02484/VAR and the results were as follows:

For: 7

Against: 3

RESOLVED THAT:

The Director of the Environment Department be authorised to determine Application 2010/02484/VAR and grant permission up on the completion of a satisfactory legal agreement and subject the conditions set out in the report and Addendum.

42.8 Regulation 7 Report on Estate Agents Boards, Addison, Avonmore & Brook Green, North End

The Committee considered a report on the planning enforcement initiative to retain and to widen the area under local authority control of the display of estate agents' boards within streets located in three of the boroughs conservation areas (Baron's Court, Brook Green and Lakeside/Sinclair/Blythe Road) through an application to the Secretary of State for Communities and Local Government under Regulation 7 of the Town and Country Planning (Control of Advertisements) Regulations 2007.

RESOLVED THAT:

The Director of the Environment Department be authorised to seek the Secretary of State for Communities and Local Government's approval for the renewal and expansion of two Directions under Regulation 7 of the Town and Country Planning (Control of Advertisements) Regulations 2007 to control the display of "For Sale", "To Let" and similar advertisements as specified in Class 3A, Schedule 3, Part 1 of the Town and Country Planning (Control of Advertisements) Regulations 2007 in the streets in the Baron's Court, Brook Green and Lakeside/Sinclair/Blythe Road Conservation Areas (as outlined in the report).

42.9 Enforcement Performance Review October 2010 to March 2011

RESOLVED THAT:

The report be deferred to the next meeting.

42.10 Confirmation of Tree Preservation Order T370/12/10 - Land at 529-531 Fulham Road, SW6, Parsons Green and Walham

RESOLVED THAT:

The Tree Preservation Order T370/12/10 be confirmed without modification.
Addendum

Meeting started: 7.00 pm
Meeting ended: 9.48 pm

Chairman

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PLANNING APPLICATIONS COMMITTEE
Addendum 11.05.2011

<u>Reg. No:</u>	<u>Site Address:</u>	<u>Ward</u>	<u>Page</u>
2010/01498/FUL	120 Broughton Road, SW6	Sands End	5
Page 12	Delete condition 22 and replace with the following revised wording: "22) The development shall not commence prior to the submission and approval in writing by the Council of a scheme of flood mitigation measures. No part of the development shall be used or occupied prior to the implementation of the flood mitigation measures in accordance with the approved details. To ensure the provision of satisfactory flood mitigation measures and minimise the risk of flooding, in accordance with Planning Policy Statement 25".		
Page 12	Add the following condition: "23) The development hereby approved shall not commence prior to the submission and approval in writing by the Council of details of the extent and form of the proposed demolition of/alterations to the existing wall on the party boundaries with the rear gardens of the residential properties in Hazlebury Road (Nos.129-139). These details shall include drawings showing the finished heights, design and appearance of the sections of wall relative to each of the rear gardens concerned and relative to the existing wall. No part of the development shall be used or occupied prior to the implementation of the approved details. The remaining section of wall shall thereafter be retained, and shall not be demolished, all or in part, or altered prior to the submission and approval in writing by the Council of a further planning application. To ensure a satisfactory external appearance and to safeguard the amenities of the occupiers of adjoining residential properties, in accordance with Policies EN8 and EN21 Standard S13 of the Unitary Development Plan, as amended 2007."		
2010/02484/VAR	Imperial Wharf, Townmead Road	Sands End	42
Page 53	Add additional wording to Paragraph 4.1, third line (shown in bold): "...towards physical/social infrastructure in the South Fulham regeneration area, including studies to determine these infrastructure needs , approve the application for ...".		
Page 53	Add additional wording to the end of Paragraph 4.2 (shown in bold): "...wider physical/social infrastructure, including studies to determine these infrastructure needs ."		
2010/03996/FUL	Land to the rear of 44 – 74 Emlyn Road, W12	Ravenscourt Park	54
Page 55	Add additional drawing no. 1019 PL(2-)-102		
Page 63	Para 1.4, line 2: After 'erection of 4 x three storey buildings' insert the following: '3 x three storey buildings (plus basements)'. Also, line 8 delete the words 'a terrace of'.		
Page 59	Add an extra condition as follows: 'The development hereby permitted shall not commence prior to the submission and approval in writing by the Council of details in plan, section and elevation (at a scale of not less than 1:20) of a typical bay of each dwelling type. The development shall thereafter be carried out in accordance with the approved plans.'		

To ensure a satisfactory external appearance, in accordance with Policies EN8 and EN2 of the Unitary Development Plan, as amended 2007.'

Page 69

Para 3.20, line 6; Delete '(Conditions 16-18)' and replace with '...by way of a Legal Agreement'.

2011/00105/VAR

Walkabout Inn, 56 Shepherd's Bush Green, W12 Shepherd's Bush Green

75

Page 85

Para 3.29, line 2. After '...that this would....' Insert the word 'not'

2011/00297/FUL

2 Askew Crescent, W12

Askew

87

Page 88

Condition 4, delete and replace with the following replacement condition: The new windows to the front bay window at basement level shall match the existing windows.

To ensure a satisfactory external appearance and to prevent harm to the street scene, in accordance with Policy EN8 of the Unitary Development Plan as amended 2007.'

Page 92

Additional objection letter received from 14 Askew Crescent

Para 1.1, line 3; Delete '2' and replace with '4'.

Page 94

Para 3.4, line 2: Replace 'dormer window' with 'door and two dormer windows, one each side of the door'.

2011/00357/FUL

The Wormholt Centre, 60 Hemlock Road, W12 Wormholt & White City W12

98

Page 100

Condition 5, delete and replace with the following replacement condition:

'The development hereby permitted shall not be occupied until details of the landscaping of all areas external to the building, including any planting, paving and hard surfaces have been submitted to and approved in writing by the Council. The development shall thereafter be carried out in accordance with the approved details.

To ensure a satisfactory external appearance, in accordance with Policies EN2, EN3 and EN8 of the Unitary Development Plan as amended 2007.'

Page 101

Condition 12, line 1: Replace '...shall not commence...' with '...shall not be occupied...'

Page 102

Justification 1) 1, line 2: Delete 'redevelopment ' and replace with re-use'
