



London Borough of Hammersmith & Fulham

# Planning and Development Control Committee Minutes

Wednesday 10 September 2014

## PRESENT

**Committee members:** Councillors Adam Connell (Chair), Iain Cassidy (Vice-Chair), Colin Aherne, Michael Cartwright, Elaine Chumnerly, Lucy Ivimy, Alex Karmel, Robert Lorgan, Natalia Perez Shepherd and Viya Nsumbu

**Other Councillors:** Hannah Barlow, Joe Carlebach, Stephen Cowan, Caroline Ffiske and Wesley Harcourt

## 6. MINUTES

### RESOLVED THAT:

The minutes of the meeting of the Planning Applications Committee held on 15 July 2014 be confirmed and signed as an accurate record of the proceedings.

## 7. APOLOGIES FOR ABSENCE

There were no apologies for absence.

## 8. DECLARATION OF INTERESTS

There were no declarations of interest.

## 9. PLANNING APPLICATIONS

### 9.1 **25 Fitzjames Avenue, W14 0RR, Avonmore and Brook Green 2014/01948/FUL**

The Committee heard representations against the application from Councillors Hannah Barlow, Joe Carlebach and Caroline Ffiske, Ward Councillors for Avonmore and Brook Green.

The Committee heard representations against the application from two local residents outlining their concern on the following issues: the cumulative impact of a large number of additional flats to the area; the noise and disturbance generated by the frequent use of the amenity space; the impact on character and appearance of the Conservation Area; and the impact on the emergency access.

The Committee heard representations in favour of the application from the Agent representative. He noted that the scheme proposed the creation of much needed high quality accommodation.

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

**RESOLVED THAT:**

Planning Application 2014/01948/FUL be refused for the following reasons:

- The poor quality of accommodation;
- Inadequate daylight and sunlight to the accommodation;
- Impact on character and appearance of the Conservation Area;
- Failure to enhance the Conservation Area;
- Precedent and adverse cumulative impact;
- The proposal would increase the density in an already high-density area; and
- The proposal would result in unacceptable noise and disturbance from the amenity space to surrounding residents.

**9.2 35 Fitzjames Avenue, W14 0RR, Avonmore And Brook Green 2014/03423/FUL**

The Committee heard representations against the application from Councillors Hannah Barlow, Joe Carlebach and Caroline Ffiske, Ward Councillors for Avonmore and Brook Green.

The Committee heard representations against the application from two local residents outlining their concern on the following issues: the visual impact of the rooflights and the modification to the roofline; the cumulative impact of a large number of additional flats to the area; and the impact on character and appearance of the Conservation Area.

The Committee heard representations in favour of the application from the Agent representative. He noted that the scheme proposed the creation of much needed high quality accommodation.

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

**RESOLVED THAT:**

Planning Application 2014/03423/FUL be refused for the following reasons:

- The poor quality of accommodation - the floor to ceiling height only meeting the recommended bear minimum due to the pitch of the roof;
- Visual impact of the rooflights and the modification to the roofline;
- Impact on character and appearance of the Conservation Area and the integrity of the building;
- Failure to enhance the Conservation Area;
- Precedent and adverse cumulative impact; and
- The proposal would increase the density in an already high-density area.

**9.3 87 Lime Grove, W12 8EE, Shepherd's Bush Green 2014/01810/FR3**

The Applicant requested to defer application 2014/01810/FR3 from consideration at the Committee.

**9.4 Burlington Danes School, Wood Lane, W12 0HR, College Park And Old Oak 2014/01945/FUL**

The Committee heard representations on the application from Councillor Wesley Harcourt, Ward Councillor for College Park And Old Oak.

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

**RESOLVED THAT:**

That the Executive Director of Transport and Technical Services be authorised to determine application 2014/01945/FUL and grant permission up on the completion of a satisfactory legal agreement and subject to the conditions set out in the report and Addendum.

Meeting started: 7.03 pm  
Meeting ended: 9.10 pm

Chairman .....

Contact officer: Katia Richardson  
Committee Co-ordinator  
Governance and Scrutiny  
Tel 020 8753 2368  
E-mail: [katia.richardson@lbhf.gov.uk](mailto:katia.richardson@lbhf.gov.uk)

---

**PLANNING AND DEVELOPMENT CONTROL COMMITTEE**  
**Addendum 10.09.2014**

Reg ref:	Address	Ward	Page
2014/01948/FUL	25 Fitzjames Avenue, W14 0RR	Avonmore And Brook Green	9

Page 16

Add an additional condition (22) as follows:

'The development hereby approved shall not commence prior to the submission and approval in writing of details to enclose the lightwells. The flat shall not be occupied until the enclosures have been provided in accordance with the approved details; and they shall thereafter be permanently retained as such.

To ensure a satisfactory external appearance, in accordance with Policy BE1 of the Core Strategy (2011) and Policies DM G3 and DM G7 of the Development Management Local Plan (2013).'

Page 17

Justification; delete no.4 and replace with the following:

'Impact on Neighbours: The proposal would, subject to condition, have no adverse impact on the residential amenity of neighbouring occupiers; in accordance with policy DM A9 of the Development Management Local Plan (2013).'

Page 20

Insert a new para '1.11' as follows:

'Officers have since concluded their assessment on the major planning application, and having found the scheme to be unacceptable, refused planning permission on September 4<sup>th</sup> for reasons relating to excessive density/overdevelopment and quality of accommodation; no affordable housing proposed; impact on the visual environment including the buildings of merit and the conservation area; impact on trees; and impact on the highway'.

---

2014/03423/FUL	35 Fitzjames Avenue, W14 0RR	Avonmore And Brook Green	34
----------------	------------------------------	--------------------------	----

Page 35

Description: line 1, delete '1'.

Page 40

Letters of objection have also been received from the following:

6,7,10,11,15,16,20,22,25,26,29(x2),31,38,47,53,56,65,70,1a,11a,15a (x2),16a,20a,21a,23a,43a,51a,54a,57a Fitzgeorge Avenue;  
4,14,16,19,20,21,24,27,33,38,41,45,46,48,53,57,60,1a,14a,25a,47a,5b,58b Fitzjames Avenue; two with no address given

A late letter has been received from 34 Fitzjames Avenue. No new issues have been raised.

Page 41

Para 1.8, line 1; delete 'five' and replace with 'four'

Page 42

Insert a new para '1.14' as follows:

'Officers have since concluded their assessment on the major planning application, and having found the scheme to be unacceptable, refused planning permission on September 4<sup>th</sup> for reasons relating to excessive density/overdevelopment and quality of accommodation; no affordable housing proposed; impact on the visual environment including the buildings of merit and the conservation area; impact on trees; and impact on the highway'.

Page 44

Insert a new para '2.11' as follows:

The Victorian Society have objected to the proposal on the basis that they consider that the proposal would be harmful to the significance of the building and the character of the conservation area. Their view is that the building is characterised by a varied skyline of great interest that remains intact and that any disruption or alteration to the roof would alter the significance of the building. They says that the proposal would be contrary to the Conservation Area Character profile which states that roof extensions are generally considered unacceptable and also says that existing rooflines should not be disturbed. These matters are assessed in the design section of the planning report.'

---

<b>2014/01945/FUL</b>	<b>Burlington Danes School, Wood Lane, W12</b>	<b>College Park &amp; Old Oak</b>	<b>64</b>
-----------------------	--	-----------------------------------	-----------

Page 68

Condition 16: First line delete "Prior to commencement" and replace with "Prior to occupation"

Page 71

Condition 27: Delete "noise output of the proposed" and replace with "noise output of the any proposed"

Page 88

Para 3.59: Delete second sentence and replace with "The proposal will include 30 covered cycle racks and parking for 40 children's scooters"

---