

Planning and Development Control Committee Minutes

Tuesday 4 February 2020

PRESENT

Committee members: Councillors Rachel Leighton (Chair), Matt Uberoi (Vice-Chair), Colin Aherne, Wesley Harcourt, Natalia Perez, Asif Siddique, Alex Karmel and Matt Thorley

Other Councillors: Cllr Guy Vincent

38. APOLOGIES FOR ABSENCE

There were no apologies for absence.

39. DECLARATION OF INTERESTS

Councillor Matt Uberoi declared a non-pecuniary interest in respect 25 Thames Reach, 80 Rainville Road, as he knew the original architect socially/politically (Lord Richard Rogers) and had met with his family at their home recently. As he had not discussed the application with the original architect, or indeed with the current applicant or any related parties, he remained in the meeting and voted on the item.

40. DECISION TO RE-ORDER THE AGENDA

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

41. 25 THAMES REACH, 80 RAINVILLE ROAD LONDON W6 9HS, FULHAM REACH, 2019/03091/FUL

Please see the Addendum attached to the minutes which made minor changes to the report.

The Committee heard a representation from two residents in objection to the application. The Committee also heard a representation from a representative of the applicant in support of the application.

Councillor Guy Vincent spoke as ward Councillor in objection to the scheme. The Committee voted on the recommendations for application 2019/03091/FUL as follows:

Officer Recommendation 1

For:
4
Against:
0
Not Voting:
4

Officer Recommendation 2

For:
8
Against:
0
Not Voting:
0

RESOLVED THAT:

- 1) The Strategic Director, The Economy Department, be authorised to grant permission subject to the condition(s) listed in the report.
- 2) The Strategic Director, The Economy Department, after consultation with the Borough Solicitor and the Chair of the Planning and Development Control Committee be authorised to make any minor changes to the proposed conditions, which may include the variation, addition or deletion of the conditions, any such changes shall be within their discretion.

42. ELYSIUM GATE, 126 - 128 NEW KING'S ROAD LONDON SW6 4LZ, TOWN, 2019/02239/FUL

Please see the Addendum attached to the minutes which amended the report.

The Committee heard a representation from a representative of the applicant in support of the application.

The Committee voted on application 2019/02239/FUL and whether to agree the two officer recommendations. This was put to the vote and the result was as follows:

Officer recommendation 1:

For:
4
Against:
3

Not Voting:

1

Officer recommendation 2:

For:

8

Against:

0

Not Voting:

0

RESOLVED THAT:

- 1) The Strategic Director, The Economy Department, be authorised to grant planning permission subject to the planning conditions listed in the report.
- 2) The Strategic Director, The Economy Department, after consultation with the Borough Solicitor and the Chair of the Planning and Development Control Committee is authorised to make any minor changes to the proposed conditions, which may include the variation, addition or deletion of the conditions, any such changes shall be within their discretion.

43. MAISONETTE FIRST AND SECOND FLOORS 111 STEPHENDALE ROAD LONDON SW6 2PS, SANDS END, 2019/02422/FUL

Please see the Addendum attached to the minutes which amended the report.

The Committee heard a representation from the applicant in support of the application.

The Committee voted on application 2019/02422/FUL as follows:

Officer recommendation

For:

7

Against:

1

Not Voting:

0

RESOLVED THAT:

That the application be refused for the following reason(s):

- 1) The proposed development is considered to be unacceptable on visual grounds. More particularly, the proposed front roof extension would represent a visually dominant and discordant feature, out of keeping with the architectural character of the application property, and would disrupt the uniform appearance of the subject terrace, which remains significantly unimpaired by such

extensions. In this respect, the proposal is contrary to Policies DC1 and DC4 of the Local Plan 2018.

44. 142 COLWITH ROAD LONDON W6 9EZ, FULHAM REACH, 2019/02681/FUL

Please see the Addendum attached to the minutes which amended the report.

Cllr Colin Aherne proposed that Condition 11 be amended to include 'Bank Holidays'. This was seconded by Cllr Alex Karmel.

The Committee voted on the proposed amendment to Condition 11 and the vote was as follows:

For:
8
Against:
0
Not Voting:
0

The Committee voted on the change to the head of terms in respect of application 2019/02681/FUL. This was put to the vote and the result was as follows:

Officer recommendation:

For:
8
Against:
0
Not Voting:
0

RESOLVED THAT:

- 1) The Strategic Director, The Economy Department, be authorised to grant permission subject to the conditions listed in the report.
- 2) The Strategic Director, The Economy Department, after consultation with the Borough Solicitor and the Chair of the Planning and Development Control Committee be authorised to make any minor changes to the proposed conditions, which may include the variation, addition or deletion of the conditions, any such changes shall be within their discretion.

45. ADDENDUM

Meeting started: 7:00 pm
Meeting ended: 9:14 pm

Chair

Contact officer: Charles Francis
Committee Co-ordinator
Governance and Scrutiny
Tel 07776 672945
E-mail: charles.francis@lbhf.gov.uk

Minute Item 45

PLANNING AND DEVELOPMENT CONTROL COMMITTEE
Addendum 04.02.2020

REG REF.	ADDRESS	WARD	PAGE
2019/02239/FUL	Elysium Gate, 126-128 New King's Rd	Town	12
Page 6	Delete Drawing numbers and replace with: 19001_20_010 Rev B; 19001_20_100 Rev B; 19001_20_104 Rev B; 19001_20_200 Rev A; 19001_20_300 Rev A; 19001_90_100 Rev B		
Page 6	Condition 2, delete drawing numbers and replace with 19001_20_010 Rev B; 19001_20_100 Rev B; 19001_20_104 Rev B; 19001_20_200 Rev A; 19001_20_300 Rev A; 19001_90_100 Rev B		
Page 7	Condition 8, delete first sentence and replace with: The applicant shall notify the Council in writing when the development reaches 90% occupancy and within 6 months of that date, a revised Travel Plan (which should update the Travel Plan required under Condition 10 of the planning permission 2017/04309/FUL) and travel survey shall have been submitted to and approved in writing by the Local Planning Authority.		
Page 11	Condition 19, delete 'not' from second line		
Page 12	Condition 26, delete first paragraph and replace with: Prior to occupation, a Delivery and Servicing Plan shall be submitted in writing to the Council for approval. The Plan should include servicing and delivery arrangements including the prevention of vehicles from reversing onto or from the public highway (and measures to mitigate personal deliveries), and once approved the provisions of the Plan shall remain in place for the life of the development.		
Page 22	Para 5.42, delete last sentence.		
Page 23	Para 5.53, last line delete 'gas fired boilers' and replace with 'air sourced heat pumps and electric boilers'		
2019/02681/FUL	142 Colwith Road W6	Fulham Reach	25
Page 26	Delete the drawing numbers and replace with 'PO1 Rev B' and 'PO3 Rev A' and replace with 'P01 Rev C' and 'P03 Rev B'		
Page 31	Add new condition 21: Prior to occupation of the development, details of the installation of the Air Source Heat Pumps or Electric Boilers to be provided for space heating and hot water shall be submitted to and approved in writing by the Local Planning Authority. Approved details shall be fully implemented prior to the occupation/use of the development and thereafter permanently retained and maintained. To comply with the requirements of the NPPF (2018), Policies 7.14a-c of the London Plan (2016), Policy CC10 of the Local Plan 2018.		
Page 35	Para 3.11, after 'would be' at the end of third line insert 'partially'		
2019/02681/FUL	125 Thames Reach, 80 Rainville Road	Fulham Reach	47

Page 52 Para 2.2, two late letters have been received from Tony Boys and the Fulham Society which raise the following additional summary points:

- Increased roofline and bulk which reduces the impact of the lift and stair towers
- Overlooking
- Hazard to bird species originating from the Wetlands Nature Reserve across the river

Page 55 Para 4.8, at the end add:
'The development would also complement and in part be screened by the height and design of the existing adjacent King Henry's Reach development, situated north of the Thames Reach development.'