London Borough of Hammersmith & Fulham

Planning and Development Control Committee

Minutes

Wednesday 9 March 2016

PRESENT

Committee members: Councillors Adam Connell (Chair), Iain Cassidy (Vice-Chair), Colin Aherne, Michael Cartwright, Elaine Chumnery, Alex Karmel, Robert Largan, Natalia Perez and Viya Nsumbu

Other Councillors: Councillors Ben Coleman and Wesley Harcourt

38. MINUTES

RESOLVED THAT:

The minutes of the meeting of the Planning and Development Control Committee held on 10 February 2016 be confirmed and signed as an accurate record of the proceedings, subject to the following amendments:

It was proposed by Councillor Connell that on page two of the minutes (ii) **Impact on residents' amenity** - Adverse impact on daylight. One of the reasons for refusal be removed. This was seconded by Councillor Aherne.

The Committee voted on this proposal and it was unanimously agreed.

Councillor Karmel on behalf of Councillor Ivimy who could not be at the meeting requested that the following be changed on page two of the minutes to read (iii) **Highways** - Unacceptable pick-up and drop-off arrangements for students generally as well as at the start and end of terms.

39. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor Lucy Ivimy.

40. DECLARATION OF INTERESTS

Councillor Alex Karmel declared a significant interest in respect of 3 St Peter's Square, W6 9AB, Ravenscourt Park, 2015/01357/FUL and 2015/01358/LBC, as he personally knew the parties involved but had not discussed these applications with them. He considered that this did not give rise to a perception of a conflict of interests and, in the circumstances it would be reasonable to participate in the discussion and vote thereon.

Councillor Alex Karmel declared a significant interest in respect of 9, Delaford Street, London, SW6 7LT, Fulham Broadway, 2015/05604/FUL, as he personally knew some of the objectors and was an LEA appointed governor of Sir John Lillie School but had not discussed these applications with them. He considered that this did not give rise to a perception of a conflict of interests and, in the circumstances it would be reasonable to participate in the discussion and vote thereon.

Councillor Robert Largan declared a significant interest in respect of 3 St Peter's Square, W6 9AB, Ravenscourt Park, 2015/01357/FUL and 2015/01358/LBC, as he knew one objector but had not discussed these applications with him. He considered that this did not give rise to a perception of a conflict of interests and, in the circumstances it would be reasonable to participate in the discussion and vote thereon.

Councillor Viya Nsumbu declared a significant interest in respect of 3 St Peter's Square, W6 9AB, Ravenscourt Park, 2015/01357/FUL and 2015/01358/LBC, as she knew the Applicant and one objector but had not discussed these applications with them. She considered that this did not give rise to a perception of a conflict of interests and, in the circumstances it would be reasonable to participate in the discussion and vote thereon.

41. PLANNING APPLICATIONS

41.1 3 St Peter's Square , London W6 9AB, Ravenscourt Park, 2015/0137/FUL and 2015/01358/LBC

The above two applications were considered together.

Councillor Alex Karmel declared a significant interest in respect of 3 St Peter's Square, W6 9AB, Ravenscourt Park, 2015/01357/FUL and 2015/01358/LBC,
as he personally knew the parties involved but had not discussed these applications with them. He considered that this did not give rise to a perception of a conflict of interests and, in the circumstances it would be reasonable to participate in the discussion and vote thereon.

Councillor Robert Largan declared a significant interest in respect of 3 St Peter's Square, W6 9AB, Ravenscourt Park, 2015/01357/FUL and 2015/01358/LBC, as he knew one objector but had not discussed these applications with him. He considered that this did not give rise to a perception of a conflict of interests and, in the circumstances it would be reasonable to participate in the discussion and vote thereon.

Councillor Viya Nsumbu declared a significant interest in respect of 3 St Peter's Square, W6 9AB, Ravenscourt Park, 2015/01357/FUL and 2015/01358/LBC, as she knew the Applicant and one objector but had not discussed these applications with them. She considered that this did not give rise to a perception of a conflict of interests and, in the circumstances it would be reasonable to participate in the discussion and vote thereon.

The Committee heard representations in support of the application from the architect for the scheme who was representing the applicant. He said there were two main points. That the setting was not that of an unaltered building in a preserved state and that the design would improve the flat and enhance the listed building work.

The Committee heard representations against the application from a local resident. He stated that the consistent proportions of the properties in the street made it special. That the proposed application would spoil what remained and that officers should attach greater emphasis on conservation concerns.

Discussing the application, a number of members of the Committee expressed concern at the lack of comments in the report regarding the judicial review findings on the conservation area. That the application did not favour the conservation area, was of poor design and did impact unacceptably on neighbouring properties.

The Committee voted on the planning application

The Committee voted on planning applications 2015/01357/FUL and 2015/01358/LBC and the results were as follows:
For: 1
Against: 8
Not Voting: 0

RESOLVED THAT:

That planning applications 2015/01357/FUL and 2015/01368/LBC be refused on the grounds:

(i) The design would not enhance or preserve the character/appearance of the property or the conservation area
(ii) The proposal would adversely affect the setting of the property and neighbouring (listed) buildings
(iii) The proposal would adversly impact on the neighbours' amenity – unneighbourghly (bedroom window at no.4)

41.2 9 Delaford Street, London, SW6 7LT, Fulham Broadway, 2015/ 05604/FUL

Councillor Alex Karmel declared a significant interest in respect of 9, Delaford Street, London, SW6 7LT, Fulham Broadway, 2015/05604/FUL, as he personally knew some of the objectors and was an LEA appointed governor of Sir John Lillie School but had not discussed these applications with them. He considered that this did not give rise to a perception of a conflict of interests and, in the circumstances it would be reasonable to participate in the discussion and vote thereon.

The Committee heard representations in support of the application from the architect on behalf of the applicant. He said that the scheme benefited the area with additional housing and was of a suitable quality design. He also stated that it was sensitive to neighbours concerns and satisfied the local planning policy.

The Committee heard representations against the application from a local resident. She stated that it was an overdevelopment of the area and that the street was at tipping point. That family homes were needed in the area and that the proposal would add to the decimation of back gardens and also present an additional parking issue.

The Committee heard representations on the application from Councillor Ben Coleman who was concerned about the additional recycling and refuse and bike storage. He also expressed concern regarding the 2nd floor flat roof being used as a terrace and potential overlooking as well as the loss of family homes. That there would be an impact on the local school roll and an increase in the risk of traffic accidents from the building work. He felt the outcome for the street would not be positive.

Councillor Alex Karmel proposed, seconded by Councillor Michael Cartwright, an amendment the condition 10. To reflect the flat roof was on the 2nd floor.

- Condition 10, on page 10 of the report, first line, to read. No alterations shall be made to the roof of the rear extension on the 2nd floor herby approved.

Discussing the application, a number of members of the Committee expressed concern that more family homes were needed and not poor standard small flats. That the bike storage and refuse and recycling arrangements were inadequate and that the obscured glazing living conditions were not ideal.

The Committee voted on planning application 2015/05604/FUL and the results were as follows:
For: 1
Against: 8
Not Voting: 0

RESOLVED THAT:

That planning application 2015/05604/FUL be refused on the grounds:

(i) Lack of emergency egress from lightwell

(ii) Overdevelopment of application property
(iii) Poor quality of living accomodation in first floor flat because glazed with obscured glass
(iv) Inadequate provision for refuse and recycling

41.3 1A Grimston Rd, London, SW6 3QP, Town, 2015/ 05053/FUL

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

During discussions regarding the application Members clarified some of the details of the proposal with officers.

The Committee voted on the planning application 2015/05053/FUL and the result was that Members unanimously agreed.

RESOLVED THAT:

Application 2015/05053/FUL be approved subject to the conditions set out in the report.

41.4 58 - 76 Willow Vale, London, W12 0PB, Wormholt and White City, 2015/04568/VAR

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

During discussions regarding the application Members clarified some of the details of the proposal with officers.

The Committee voted on the planning application 2015/04568/VAR and the result was that Members unanimously agreed.

RESOLVED THAT:

Application 2015/04568/VAR be approved subject to the conditions set out in the report.

Meeting started: 7.00 pm
Meeting ended: 8.50 pm

Chair .....

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PLANNING AND DEVELOPMENT CONTROL COMMITTEE
Addendum 09.03.2016

Reg ref:	Address	Ward	Page
2015/04568/VAR	**58-76 Willow Vale, W12 0PB**	**Wormholt and White City**	**34**
Page 35	Officer Recommendation: line 1, delete 'Executive Director of Transport and Technical Services' and replace with 'Director for Planning & Growth'.		
Page 35	Condition 1 – delete 'The development hereby permitted shall not commence later than the expiration of 3 years beginning with the date of this planning permission.' Replace with 'The development hereby permitted shall not commence later than the expiration of 3 years beginning with the date of the original planning permission, 7th March 2014 (Ref.2013/00063/FUL).'		
Page 39	Condition 18, line 4 – delete condition, and replace with the following condition: 'Prior to occupation of the dwellinghouses hereby permitted, the bottom section of the windows to the bedrooms at first floor rear (east) elevation of the development shall have been fitted with non-openable obscure glazing, as indicated on the approved drawing nos. 1027 P20 and 1027 P23, a sample of which shall have been submitted to and approved in writing by the Council prior to any development on site. The windows shall be provided and retained in the approved form. To prevent overlooking to protect the amenity of the occupants of adjacent residential properties in accordance with Policies DM A9, H9, H11 of the Development Management Plan 2013 and SPD Housing Policy 8 of the Planning Guidance Supplementary Planning Document 2013'.		
Page 43	Justification 5 – line 1, delete 'paring' and replace with 'parking'		
Page 44	Para 1.1 – line 5, delete 'is occupied' and replace with 'was occupied (until recently demolished)'		
Page 48	Para 3.16 – line 2, delete 'is currently' and replace with 'was until recently'; and delete 'present' and replace with presented'		
Page 49	Para 3.25 – line 5, after '52A' insert '54 and 56'.		
Page 52	Para 3.39 – Delete '7 person' replace with '8 person'; delete '121 sq.m' and replace with '133 sq.m.'		
2015/05053/FUL	**1A Grimston Road, SW6**	**Town**	**59**
Page 60	Alter officer recommendation to read "That Committee resolve that the Director for Planning and Growth be authorised"		
Page 63	Delete Condition 17 and re-number subsequent condition numbers		
Page 64	Delete condition 21, re-number subsequent condition numbers		

Page 67 Add the following additional conditions.

'The development shall not commence until detailed drawings of a typical bay on the elevations of all the proposed buildings in plan, section and elevation at a scale of not less than 1:20 to be submitted in writing for the Council's approval prior to construction commencing and built in accordance with the approved drawings.

To ensure a satisfactory external appearance and to prevent harm to the street scene, in accordance with Policies DM G1, DM G3 and G7 of the Development Management Local Plan 2013, and Policy BE1 of the Core Strategy 2011'.

'The noise level in habitable rooms at the development hereby approved shall meet the noise standard specified in Table 4 of BS8233:2014 'Guidance on sound insulation and noise reduction for buildings'.

To ensure that the amenity of occupiers of the development site and surrounding premises is not adversely affected by vibration, in accordance with Policies DM H9 and H11 of the Development Management Local Plan'.

'Façade sound insulation including glazing shall be of a standard to achieve noise levels within bedrooms and living rooms of the proposed residential dwellings as recommended in Table 4 of BS 8233: 2014 'Guidance on sound insulation and noise reduction for buildings'. Details of the facade construction, including glazing, with commensurate composite sound insulation performance predictions shall be submitted to and approved in writing by the Local Planning Authority, in consultation with the Director of Environmental Health prior to the commencement of the relevant part of the development and shall be installed prior to occupation of the relevant part of the development and be so retained.

To ensure that the amenity of occupiers of the development site is not adversely affected by noise from transport noise sources, in accordance with Policies DM H9 and H11 of the Development Management Local Plan'.

'No development shall take place until details of the ventilation scheme (including acoustic trickle vents, passive and mechanical ventilation systems) for the habitable rooms within the proposed development, including details of how the sound reduction levels of the scheme will achieve the noise levels within bedrooms and living rooms of the proposed residential dwellings as recommended in Table 4 of BS 8233: 2014 'Guidance on sound insulation and noise reduction for buildings', its appearance and finish have been submitted to and been approved in writing by the Local Planning Authority. The approved scheme shall be installed before the use hereby permitted commences and thereafter shall be permanently retained.

To ensure that the amenity of occupiers of the development site is not adversely affected by noise from transport noise sources, in accordance with Policies DM H9 and H11 of the Development Management Local Plan'.

Page 67 Add Justification to read

1. Land Use: The redevelopment of the site for residential is considered acceptable, in accordance with the NPPF, Policies 3.3 and 4.4 of the London Plan (2015), Policies H1 and H4 of the Core Strategy (2011), and Policy DM A1 and DM A3 of the DM LP (2013). The density, housing mix, internal design and layout of the new residential units are considered satisfactory having regard to Policies 3.4, 3.5 and 3.16 of the London Plan (2015), Policies H2 and H3 of the Core Strategy (2011), Policies DM A2, DM A3 and DM A9 of the DM LP (2013), and SPD Housing Policy 8 of the Planning Guidance SPD (2013); and the amenity space provision is also considered satisfactory, having regard to the physical constraints of the site, judged against Policy DM A2 of the DM LP (2013) and SPD Housing Policies 1 and 3 of the Planning Guidance SPD (2013).

2. Design: The proposed development would be a high quality development which would make a positive contribution to the urban environment in this part of the Borough. The development would therefore be acceptable in accordance with the NPPF, Policies 7.1, 7.2, 7.4, 7.5 and 7.6 of the London Plan (2015), Policy BE1 of the Core Strategy (2011), Policy DM G1, DM G3 and DM G7 of the DM LP (2013), which seek a high quality in design and architecture, requiring new developments to have regard to the pattern and grain of existing development.

3. Residential Amenity and Impact on Neighbouring Properties: The impact of the proposed development upon adjoining occupiers is considered acceptable in terms of noise, overlooking, loss of sunlight or daylight or outlook to cause undue detriment to the amenities of neighbours. In this regard, the development would respect the principles of good neighbourliness. The development would therefore be acceptable in accordance with Policies DM G1, DM G3, DM G7, DM H9, DM H11 and DM A9 of the DM LP (2013) and SPD Housing Policy 8 of the Planning Guidance SPD (2013).

4. Transport: Subject to conditions there would be no adverse impact on traffic generation and the scheme would not result in congestion of the road network. Conditions will also secure satisfactory provision cycle and refuse storage. The development would therefore be acceptable in accordance with the NPPF, Policies 6.1, 6.3, 6.9, 6.10, 6.11, 6.13, and 6.16 of the London Plan (2015), Policies T1 and CC3 of the Core Strategy (2011), Policies DM J1, DM J2, DM J3, DM J5, DM A9 and DM H5 of the DM LP (2013), and SPD Transport Policies 3, 7 and 12 and SPD Sustainability Policies 3, 4, 7, 8, 9 and 10 of the Planning Guidance SPD (2013).

5. Flood Risk: A Flood Risk Assessment (FRA) has been submitted and has considered risks of flooding to the site and adequate preventative measures have been identified. In this respect the proposal is therefore in accordance with the NPPF, Policies 5.11, 5.12, 5.13, 5.14 and 5.15 of the London Plan (2015), Policies CC1 and CC2 of the Core Strategy (2011), Policy DM H3 of the DM LP (2013) and SPD Sustainability Policies 1 and 2 of the Planning Guidance SPD (2013).

6. Land Contamination: Conditions will ensure that the site would be remediated to an appropriate level for the sensitive residential use. The proposed development therefore accords with Policy 5.21 of the London Plan (2015), Policy CC4 of the Core Strategy (2011) and Policies DM H7 and H11 of the DM LP (2013).

Page 72	Following Para 3.14, insert new paragraph and renumber subsequent paragraphs 'The development would result in a minor change to the character and appearance of the conservation area, which would not be visible from the street and which would not cause harm to its character or appearance. The scale and massing of the proposed buildings are considered to be compatible with the scale and character of the surroundings. Similarly, the design of the proposed buildings would not be out of keeping with the existing character and appearance of the application site or surroundings. Officers consider that although the development would not enhance the character and appearance of the conservation area, it would preserve it'.
Page 75	Following paragraph 3.36 insert new paragraph and renumber subsequent paragraphs 'The modelled air quality at this location has been reviewed, which shows that the location does not exceed the values set by the air quality objectives and therefore it is considered that an air quality assessment is not necessary. Levels of particulate matter (PM_{10}) and nitrogen dioxide (NO_2) are predicted to be below the air quality objectives at this location. The site location is adjacent to an electrified underground railway line that would not result in elevated concentrations of nitrogen dioxide'.
Page 76	Change Paragragh 4.2 to read 'Approve subject to conditions and completion of a satisfactory Legal Agreement'