

Planning and Development Control Committee Minutes

Monday 30 November 2015

PRESENT

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

Other Councillors:

26. MINUTES

RESOLVED THAT:

The minutes of the meeting of the Planning and Development Control Committee held on 11 November 2015 be confirmed and signed as an accurate record of the proceedings.

27. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Michael Cartwright, Lucy Ivimy and Robert Largan.

28. DECLARATION OF INTERESTS

There were no declarations of interest.

29. PLANNING APPLICATIONS

29.1 Fulham Town Hall, Fulham Road London SW6 1ER, Parsons Green and Walham 2015/04022/FUL & 2015/04023/LBC

The above applications were considered together.

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

The Committee heard representations from a representative of the applicant in favour of the proposed development and against the Officer recommendation to refuse permission.

The Committee voted on each of the applications separately and it was agreed unanimously that both applications should be refused.

RESOLVED THAT:

- 1) That Planning Application 2015/04022/FUL be refused on the grounds set out in the report.
- 2) That Planning Application 2015/04023/LBC be refused on the grounds set out in the report.

Meeting started: 7.00 pm
Meeting ended: 8.30 pm

Chair

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Governance and Scrutiny
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PLANNING AND DEVELOPMENT CONTROL COMMITTEE
Addendum 30.11.2015

Reg ref:	Address	Ward	Page
2015/04022/FUL	Fulham Town Hall, SW6	Hammersmith Broadway	6

Page 8 Insert 'Policy BE1 of the Core Strategy 2011;' in last sentence of reason for refusal 1 after "London Plan Policies 7.1, 7.2, 7.4, 7.5, 7.6, 7.8 and 7.9;"

Page 9 Insert Comments from

Twentieth Century Society 10.11.15
Fulham Society 11.10.15
Hammersmith and Fulham Historic Buildings Group 17.10.15
Historic England London Region letter 27.10.15
Disability Forum 21.10.15
Victorian Society 20.11.15
Greater London Archaeological Advisory Service 06.11.15

Page 18 Insert new para 4.8a
'Victorian Society have written in (20.11.2015) to object to the development on the following grounds:

- 'serious and unjustified harm to the Grade II* listed building and would be detrimental to the significance of the Walham Green Conservation Area.
- fully endorse comments of Historic England in its letter of 20 October and support its conclusion that implementation of the scheme would be both harmful and unjustified.
- loss of a large amount of the building's array of high quality historic fabric and fittings. The removal of the main staircase from the Harwood Road block would be particularly damaging and would deprive the building of one of its most impressive architectural features. It would also inhibit understanding and appreciation of the plan form, manner of circulation and function of this part of the building.
- other elements of the historic interior would also be lost, including staircases, doors and attractive leaded windows. The alterations proposed to the unusual and well preserved historic lavatories on the first floor would be damaging and regrettable.
- The extent of demolition proposed would strike at the heart of the reasons for the building's II* listing, thereby causing serious harm to its significance.
- The use of the Grand Hall as a showroom would detract from its appearance and impressive spatial qualities. The installation of a glazed office partition would further compound that harm.
- subdivision and conversion of the Assembly Rooms and Concert Hall in order to create residential accommodation would be harmful and loss of public access to them
- some significant and damaging alterations to the exterior of the building; the dormers to the roof of the Harwood Road block; upward extension and comprehensive adaptation of the fenestration of the handsome 1930s block, which would fundamentally alter the relationship of the various elements that make up the Town Hall complex, harming its setting and reducing the positive contribution it makes to the Conservation Area.

- Page 30 Para 5.68 to end of paragraph add:
'Policy 7.11 and 7.12 of the London Plan and the London View Management Framework SPG (2012) requires that development within the Protected Vista from Richmond Park to St Paul's Cathedral should not compromise the viewer's ability to recognise and appreciate the cathedral.'
- Para 5.71 Delete second and third sentence and replace with:
'However, the listing pre-dated the coming into force of Schedule 17, paragraph 8.3 of the Enterprise and Regulatory Reform Act 2013. The 2013 Act amended section 1 of the Planning (Listed Buildings and Conservation Areas) Act 1990, which provides (so far as is pertinent) that on or after 25 June 2013, an entry in respect of the listing of a building may provide that an object or structure is not to be treated as part of the listed building. Because the Fulham Town Hall Building(s) were listed before 25 June 2013, Officers are of the opinion that the current listing entry cannot legally exclude parts of the building from the statutory listing and therefore, in common with other such older list descriptions, the description is for identification purposes only.'
- Para 5.71, insert extra sentence before last sentence in para:
'Since the 1934 extension was ancillary to the principal building at the date of listing, Officers consider it to be part of the listed building.'
- Page 31 Para 5.73 to end of paragraph add:
'The site falls within a Designated View Corridor 9.1A' within the London Plan and LDF which allows a view from King Henry VIII's mount in Richmond Park to St. Paul's Cathedral.'
- Page 34 Para 5.84, add extra bullet point:
' - Designated View Corridor 9.1A'
- Page 39 After 5.112 add new para 5.112a:
'The London View Management Framework SPG advises that developments must not exceed the threshold plane of the Landmark Viewing Corridor. The indicative height of the threshold plane around Fulham Town Hall is 55.5m AOD. The height of the roof to the Great Hall (the tallest part of the development) is 24.5 AOD. As this level is significantly below the threshold plane, it is considered that the development would not affect the protected view.'
- After 5.112 and 5.112a, add new para 5.112b:
Officers consider that the setting of the Moore Park Conservation Area and the setting of the Grade II listed building at 472 Fulham Road would be preserved.
- Page 41 Delete para 5.121
- Page 45 Insert new para 5.122a, after 5.122 k) repair and restoration of the building's facades:
'Having reviewed the evidence submitted, Officers consider that it has not been demonstrated that the proposals are the optimum viable use of the listed building.'
- Page 64 Para 5.250, insert '9' after 8.
- Para 5.251, on sixth line after "remediation method statement" insert 'preparation of a remediation verification report'

Page 68 Para 270, add new heads of terms "20. 10% wheelchair units"

2015/04022/FUL Fulham Town Hall, SW6 Hammersmith Broadway 71

Page 73 Insert consultation comments:

Fulham Society 11.10.15

Hammersmith and Fulham Historic Buildings Group 17.10.15

Historic England London Region letter 27.10.15

Victorian Society 20.11.15

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