

# Planning and Development Control Committee Minutes

Tuesday 11 July 2017

## **PRESENT**

**Committee members:** Councillors Adam Connell (Chair), Iain Cassidy (Vice-Chair), Colin Aherne, Lucy Ivimy, Alex Karmel and Wesley Harcourt

## **5. MINUTES**

### **RESOLVED THAT:**

The minutes of the meeting of the Planning and Development Control Committee held on 12 June 2017 be confirmed and signed as an accurate record of the proceedings.

## **6. APOLOGIES FOR ABSENCE**

Apologies for absence were received from from Councillors Natalia Perez and Viya Nsumbu.

## **7. DECLARATION OF INTERESTS**

Councillor Lucy Ivimy declared a non pecuniary interest in respect of 18 Brading Terrace (application 2017/01174/FUL) as she was known to some of the objectors. She felt this did not give rise to a conflict of interest, remained in the meeting and voted on the item.

## **8. PLANNING APPLICATIONS**

### **8.1 853-857 Harrow Road, London College Park and Old Oak 2017/01771/FUL**

Please see the Addendum attached to the minutes for amendments to the report including changes to some of the conditions, a new condition requiring a Low Emission Strategy and an amended recommendation.

The Committee heard a representation in support of the application by the

Agent on behalf of the applicant, stating that the applicant had worked closely with the council over the course of 9 months to develop a positive design.

In relation to the addendum and the suggested addition to paragraph 3.72 of the report, the Legal officer advised the committee that the parking permit free requirement should be controlled through a condition rather than through the legal agreement. The Committee agreed that such a condition should be added to the list of conditions.

The Committee voted on application 2017/01171/FUL and the results were as follows:

For:

6

Against:

0

Not Voting:

0

#### **RESOLVED THAT:**

1. That the Director for Regeneration, Planning and Housing Services be authorised to determine application 2017/01771/FUL and grant permission upon the completion of a satisfactory legal agreement covering the matters in the report and subject to the conditions in the report as amended by the addendum and with the addition of a condition controlling the issue of parking permits; and
2. That the Director for Regeneration, Planning and Housing Services in consultation with the Director of Law and the Chair of the Planning and Development Control Committee be authorised to make any minor modifications to the proposed conditions or heads of terms or any subsequent minor changes arising out of detailed negotiations with the applicant which may necessitate the modification, which may include the variation, addition or deletion of the conditions and heads of terms as drafted, to ensure consistency between the two sets of provisions.

#### **8.2 Landmark House, Hammersmith Bridge Road, Hammersmith Broadway 2017/00172/FUL**

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

The Committee heard a representation in support of the application by the Agent. Some of the points raised included: the high quality of the design which brought together multiple uses as well as valuable public realm space. The proposal would bring positive change and employment opportunities to the site. The design had been revised and the hotel tower had been reduced in height. Further points included, an extensive consultation had been undertaken and only 12 members of the public had objected to the scheme.

The Committee voted on application 2017/00172/FUL and the results were as follows:

For:

4

Against:

2

Not Voting:

0

**RESOLVED THAT:**

1. Subject to there being no contrary direction from the Mayor for London, the Director for Regeneration, Planning and Housing Services be authorised to determine the application and grant permission upon the completion of a satisfactory legal agreement covering the matters outlined in the report and subject also to the conditions in the report; and
2. The Director for Regeneration, Planning and Housing Services, after consultation with the Director of Law and the Chair of the Planning and Development Control Committee, be authorised to make any minor changes to the proposed conditions or heads of terms of the legal agreement, any such changes to be within their discretion.

**8.3 Former BBC Television Centre, Wood Lane, Shepherd's Bush Green 2016/03972/RES**

The Committee voted on application 2016/03972/RES and the results were as follows:

For:

6

Against:

0

Not Voting:

0

**RESOLVED THAT:**

That application 2016/03972/RES be approved subject to the conditions set out in the report.

**8.4 Former BBC Television Centre, Wood Lane, Shepherd's Bush Green 2016/04585/VAR**

Please see the Addendum attached to the minutes for amendments to the report and some of the conditions.

During the course of discussions, Councillor Aherne asked for clarification about the amount of affordable housing incorporated within the proposal and requested that officers add this detail to the justification for approving the application.

The Committee voted on application 2016/04585/VAR and the results were as follows:

For:

6

Against:

0

Not Voting:

0

**RESOLVED THAT:**

That the Lead Director for Regeneration, Planning and Housing Services be authorised to determine application 2016/04585/VAR and grant permission on the completion of a satisfactory legal agreement covering the matters outlined in the report and subject to the conditions in the report as varied by the Addendum.

**8.5 75-77 Jeddo Road, London, Askew 2017/00391/FUL**

Please see the Addendum attached to the minutes for further details and for amendments to the report and a change to one of the conditions.

The Agent waived their right to speak on the item before the meeting.

The Committee voted on application 2017/00391/FUL and the results were as follows:

For:

6

Against:

0

Not Voting:

0

**RESOLVED THAT:**

That application 2017/00391/FUL be approved subject to the conditions set out in the report and changes in the addendum.

**8.6 18 Brading Terrace, London Ravenscourt Park 2017/01174/FUL**

Councillor Lucy Ivimy declared a non pecuniary interest in respect of 18 Brading Terrace (application 2017/01174/FUL) as she was known to some of the objectors. She felt this did not give rise to a conflict of interest, remained in the meeting and voted on the item.

The Committee heard a representation in support of the application by the

Applicant. Some of the points raised included: the design had undergone 3 revisions, the area needed further family homes and the applicant had worked closely with the council. Further points included: the design had tried to minimise its impact on the surrounding area and the applicant was mindful and sensitive to neighbours' concerns about the construction phase.

The Committee voted on application 2017/01174/FUL and the results were as follows:

For:  
5  
Against:  
1  
Not Voting:  
0

**RESOLVED THAT:**

That application 2017/01174/FUL be approved subject to the conditions set out in the report.

Meeting started: 7:00 pm  
Meeting ended: 9:45 pm

Chair .....

Contact officer: Charles Francis  
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**PLANNING AND DEVELOPMENT CONTROL COMMITTEE**  
**Addendum 11.07.2017**

REG REF.	ADDRESS	WARD	PAGE
<b>2017/00172/FUL</b>	<b>Landmark House</b>	<b>Hammersmith Broadway</b>	<b>2</b>
Page 63	para 3.72: Add after 'main rooflines' and before 'AOD': 'which for the proposed development include the balustrade but exclude the two protruding cores'		
Page 63	para 3.73: Cell 'Amended Height/Lowest (Office)' replace 29.6m with 30.8m, and cell 'Amended Height/Middle (Office)' replace 53.6m with 54.8m		
Page 63	para. 3.74: after replace 'The height of...', with 'The total heights of the proposed three sections including the two protruding cores are listed below:'		
Page 63	para. 3.74: second bullet point 'Middle building' delete '10 storeys' and replace with '12 storeys'		
Page 64	para. 3.80: remove 'and mezzanine bar'		
Page 65	para. 3.84: replace 'an exponential' with 'a linear'		
Page 86	para. 3.216: add two paragraphs afterward as follows:  <i>'The proposed design has met the demands of hotel and office requirements and has been influenced by its immediate surroundings. The resulting building is a high quality piece of design and a unique architectural solution. It has landmark qualities given its position within Hammersmith, on the approach to the town centre and as part of the composition of buildings of greater scale in the town centre.'</i>  <i>'The design has been developed to respond to the sensitivities of its surroundings and in particular the setting of surrounding heritage assets. A detailed townscape assessment of views has been carried out and the form of the building has been adjusted to minimise any impacts a building of substantial scale may have. Impacts on views from the surrounding townscape have been assessed through agreed visual studies and would be largely negligible, with no significant adverse effects as a result of the proposed development on any of the identified heritage assets, with the exception of The Mall Conservation Area, and to a lesser extent those impacts identified in views from the Bradmore and King Street (East) Conservation Areas. The impacts are found to be acceptable and outweighed by the public benefits.'</i>		
Page 94	para 3.381: add to end 'through the Hotel Travel Plan to be secured within the s106 agreement.'		
Page 95	para. 3.382: add to the end, ' A small portion of land owned by the Council on Hammersmith Bridge Road is required to be stopped up and transferred to the developer in order to facilitate a column of the building to the back edge of the pavement. However, this is not considered to impede pedestrian movement or safety.'		
Page 95	para. 3.386: after 'adequate Travel Plan...', add 'for each use'		
Page 106	para 3.455: bullet point 'Provision of a s278...', change to 'Provision of a s278 agreement and a s38 agreement as required'		

Page 107 para 4.3: change 'The Mall Conservation Area', to 'The Mall, Bradmore and King Street (East) Conservation Areas'

**2016/04585/VAR Former BBC Television Centre (plot D) Shepherd's Bush Green 146**

Page 154 Condition 8 – remove reference to Town and Country Planning (Use Classes Order 1987) (as amended) and (General Permitted development) Order 1995 (as amended) and replace with

Town and Country Planning (Use Classes) Order 2005 (or any order revoking or re enacting that order With or without modification) and

'The Town and Country Planning (General Permitted Development) (England) Order 2015'

Repeat for Conditions 73, 75, 98 and 103 on following pages.

Page 158 Condition 17 – line 6 – replace the words 'has been' With 'shall be'

Page 159 Condition 21 – Line 4 add 'and shall be implemented' after within the development.

Page 160 Condition 22 – Add the word 'approved' between Such and details in 5<sup>th</sup> sentence.

Page 181 Condition 98 Paragraph 2 – Replace first sentence with 'As set out in Class V , Part 3, schedule 2 of the The Town and Country Planning (General Permitted Development) (England) Order 2015'

Page 182 Condition 103 Paragraph 2 – Replace first sentence with 'As set out in Class V , Part 3, schedule 2 of the The Town and Country Planning (General Permitted Development) (England) Order 2015'

Page 185 Condition 116 – Add to end of 4<sup>th</sup> Sentence "unless an exemption is agreed with the GLA in accordance with "Exemptions to and retrofit procedures for the Non Road Mobile Machinery (NRMM) Low Emission Zone"

Page 208 Delete para 'Urban design officer comments...'

Page 209 Second paragraph – Eighth sentence – Delete "allowing for a good sense of enclosure"

Page 212 Section 106 Obligations, 1st Paragraph  
Delete sentence 4 and 5 of paragraph one to read

'in respect of 2015/02646/VAR to the new planning permission as it was Deemed ....'

**2017/00391/FUL 75 – 77 Jeddo Road** **Askew** **215**

Page 222 Condition 29, line 4, - Delete '(Amendment) (England)'

Page 245 Para 3.64, line 11 - add 'of' between loss and outlook

Page 245 Para 3.66, line 2 - delete 'there' and replace with 'their'

Page 247 Para 3.77, line 8 – delete 'schgeme' replace with 'scheme'

Three additional objection comments have been received, from 3 and 5 Lefroy Road and one with no address given. Concern has been raised that neighbours were not reconsulted on the amended plans, which show no provision for a Class B2 unit, meaning that the existing car repairs garage will not be able to be accommodated in the new development.

**2017/01174/FUL 18 Brading Terrace** **Ravenscourt Park** **251**

Page 256 Para 1.8, line 5 - Delete 'contemporary' replace with 'contemporary'

Page 259 Para 3.7, line 6 – Add 'and would not cause harm.'

Page 261 Para 4.2 – Delete '.' and add ', subject to conditions.'

**2017/01771/FUL 853-857 Harrow Road** **College Park and Old Oak** **263**

Page 264 Recommendation: Delete recommendation and replace with

"1) The Committee resolve that the Director for Regeneration, Planning and Housing Services be authorised to determine the application and grant permission upon the completion of a satisfactory legal agreement and subject to the conditions listed below;

2) To authorise the Director for Regeneration, Planning and Housing Services in consultation with the Director of Law and the Chair of the Planning and Development Control Committee to make any minor modifications to the proposed conditions or heads of terms or any subsequent minor changes arising out of detailed negotiations with the applicant which may necessitate the modification, which may include the variation, addition or deletion of the conditions and heads of terms as drafted to ensure consistency between the two sets of provisions."

Page 263 Condition 3 line 1 - Add ', save for demolition' after commence

Page 264 Condition 6, line 1 – Add ', save for demolition' after commencement

Page 264 Condition 7, line 2 - Delete 'be conservation style'

Page 265 Condition 14, line 1 – Add 'save for demolition' after commencement

Page 266 Condition 15 and 16 – Line 1 – Delete 'Prior to commencement' and replace with 'Prior to installation of plant'



Page 273 Condition 41, line 1 – Add `save for demolition` after development.

Page 272: Condition 38, line 1 – At start add `Except where window design requires for emergency opening capability`

Condition 38, line 1 – delete `westen` replace with `western`.

Page 273:  
Add extra condition:

42) Prior to the commencement of the development (excluding site clearance and demolition) a Low Emission Strategy shall be submitted to and approved in writing by the Local Planning Authority. The Low Emission Strategy must detail the remedial action and mitigation measures that will be implemented to protect receptors (e.g. abatement technology for energy plant, design solutions). This Strategy must make a commitment to implement the mitigation measures (including NOx emissions standards for the chosen energy plant) that are required to reduce the exposure of future residents to poor air quality and to help mitigate the development's air pollution impacts, in particular the emissions of NOx and particulates from on-site transport during Demolition, Construction and Operational phases e.g. use of Low Emission Vehicles, and energy generation sources. The strategy must re-assess air quality neutral in accordance with the Mayor of London SPG 'Sustainable Design and Construction' (April 2014) guidance. It must also identify mitigation measures as appropriate to reduce building and transport emissions to below GLA benchmark levels. 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 (2012), Policies 7.14a-c of the London Plan (2016), Core Strategy 2011 Policy CC4, and Policy DM H8 of the Development Management Local Plan (2013).

Page 291 Para 3.72 – at end add ` - With the exception of disabled students, and students who have impaired mobility whom may apply for Blue Badges, no occupiers of the Student Accommodation units to be eligible to obtaining residents' parking permits to park on-street in the controlled parking zone`