

Planning and Development Control Committee Minutes

Tuesday 20 March 2018

PRESENT

Committee members: Councillors Adam Connell (Chair) , Iain Cassidy (Vice-Chair), Colin Aherne, Wesley Harcourt, Natalia Perez, Jacqueline Borland, Lucy Ivimy, Alex Karmel and Viya Nsumbu

Other Councillors: Councillor Donald Johnson

67. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor Michael Cartwright.

68. DECLARATION OF INTERESTS

Councillor Adam Connell declared a non-pecuniary interest in respect of Fulham Cross School as his partner was a Director (School Governor) of Fulham College Academy Trust. He had not discussed the application with them. He remained in the meeting, participated and voted on the item.

Councillor Alex Karmel declared a non-pecuniary interest in respect of 101 And 105 - 107 Stamford Brook Arches as he had friends which lived on Ravenscourt Road. He had not discussed the application with them. He remained in the meeting, participated and voted on the item.

Councillor Alex Karmel declared a non-pecuniary interest in respect of Fulham Football Club. As a local resident he had received free tickets to a match at Craven Cottage. He remained in the meeting, participated and voted on the item.

Councillor Lucy Ivimy declared a non-pecuniary interest in respect of 101 And 105 - 107 Stamford Brook Arches as she knew one of the objectors. She remained in the meeting, participated and voted on the item.

Councillor Jacqueline Borland declared a non-pecuniary interest in respect of 101 And 105 - 107 Stamford Brook Arches as she knew an objector but had not discussed the application. She remained in the meeting, participated and voted on the item.

Councillor Viya Nsumbu declared a non-pecuniary interest in respect of 101 And 105 - 107 Stamford Brook Arches as she knew one of the objectors but had not discussed the application. She remained in the meeting, participated and voted on the item.

69. 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.

At the start of the meeting, Committee was informed Councillor Michael Cartwright had provided his apologies for absence as he was unwell. The Committee noted this was his last Planning and Development Control Committee meeting and thanked him for his input to the Committee over the last four years.

70. 101 AND 105 - 107 STAMFORD BROOK ARCHES, RAVENSCOURT PLACE, LONDON W6 0UQ, RAVENSCOURT PARK 2017/03835/FUL

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

Councillor Alex Karmel declared a non-pecuniary interest in respect of 101 And 105 - 107 Stamford Brook Arches as he had friends which lived on Ravenscourt Road. He had not discussed the application with them. He remained in the meeting, participated and voted on the item.

Councillor Lucy Ivimy declared a non- pecuniary interest in respect of 101 And 105 - 107 Stamford Brook Arches as she knew one of the objectors. She remained in the meeting, participated and voted on the item.

Councillor Jacqueline Borland declared a non- pecuniary interest in respect of 101 And 105 - 107 Stamford Brook Arches as she knew an objector but had not discussed the application. She remained in the meeting, participated and voted on the item.

Councillor Viya Nsumbu declared a non- pecuniary interest in respect of 101 And 105 - 107 Stamford Brook Arches as she knew one of the objectors but had not discussed the application. She remained in the meeting, participated and voted on the item.

The Committee heard a representation in objection to the application from a local resident. Some of the points raised included: The proposal was located in a conservation area and data provided by the applicant in support of the proposal, was flawed, as the Vauxhall Bridge location was dissimilar to the proposed residential location. Customer numbers would be higher than those stated by the applicant and there would greater, noise, nuisance and disturbance to local residents, especially at weekends. The hours of operation were not suitable for a residential location. The proposal would have a negative impact on the highway and cause parking stress locally. Residents had not had a fair opportunity to be

heard and should the application be approved, it would be an example of bias to the applicant.

The Committee heard a representation in support of the application by the Centre Manager. Some of the points raised included: The proposal had been refined since the February 2018 meeting and steps had been taken to engage with a local residents spokesperson. Noting the comments at the previous meeting, the entrance had been changed from Ravenscourt Place to Ravenscourt Road. No single day events would be held and no alcohol would be sold. Amplified music would not be played. The proposed hours of operation had been amended so that on week days, the centre would close at 10:30 pm. The start time in the mornings was not unreasonable as many local gyms opened at 6 am. It was anticipated that regular residents events would be held and it was hoped the Committee would make a decision at the meeting as delays were proving costly.

The Committee considered the consultation which had been undertaken since February and noted the discord between residents and the applicant. On balance, the Committee felt there needed to be adequate time for further consultation to be undertaken by the applicant before a decision could be made by the Committee. The Committee welcomed the significant steps the applicant had taken in relation to amended access but thought the associated travel plans were optimistic.

Councillor Colin Aherne proposed that the application be deferred to enable further consultation with residents to be conducted. This was seconded by Councillor Lucy Ivimy.

The Committee voted on application 2017/03835/FUL and whether to defer the item to a future Committee meeting. This was put to the vote and the result was as follows:

For:

8

Against:

1

Not Voting:

0

RESOLVED THAT:

That application 2017/03835/FUL be deferred to a future Committee meeting.

71. FULHAM FOOTBALL CLUB STEVENAGE ROAD LONDON SW6 6HH ROAD, PALACE RIVERSIDE 2017/04662/FUL

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

Councillor Alex Karmel declared a non-pecuniary interest in respect of Fulham Football Club. As a local resident he had received free tickets to a match at Craven Cottage. He remained in the meeting, participated and voted on the item.

Introducing the report, officers confirmed that three late letters of objection had been received from local residents. Officers explained that the Port of London Authority had withdrawn their objection and it was likely, that should the application be approved, a river licence would be granted.

The Committee heard representations in objection to the application from three local residents. Some of the points raised included: The officer report was misleading and the effect the proposal would have on prevailing wind conditions was significant. Should the application be approved, it would prove extremely difficult to sail past the stadium. Contrary to the officer understanding, the Port of London Authority hoped the application was refused. The proposal would result in 200 day activities days throughout the year which would be disruptive to local residents. The riverside walk would be closed on match days and on the event days which meant it would be closed to residents for the majority of the time. The proposal would result in increased noise and disruption and affect the local park.

The Committee heard a representation in support from the Applicant. Some of the points raised included: The football ground was part of the fabric of the local area. During the consultation phase, 95% of respondents had stated that they wished the Club to remain at Craven Cottage. The Club had ambitions for promotion and expansion / commercial development was necessary. The Club was keen to create a destination and waterfront front attraction which could be enjoyed by supporters and local residents. The current proposal was different to the one which was submitted in 2013 and had less impact on local wind conditions. The proposed riverside walkway would enhance and connect the Thames Path. The Club accepted the proposal would affect local residents and park users and was committed to taking mitigating actions through s106 contributions.

Councillor Donald Johnson spoke as a ward Councillor. Some of the points raised included: The non match day commercial activity proposals had been submitted at the latest possible opportunity. Up to 200 events for up to 5,000 people would have a detrimental effect on the local area. He had attended one of the Clubs consultation events on 19 December 2017 and had been informed that there were no significant plans for commercial events. The Saudi Super Cup in 2014 was cited as an example of a poorly managed commercial event and how this could have a negative impact on local residents. Further concerns were raised about traffic impacts and the effect on blue light response times and the impact on Bishops Park. Closing his remarks, he stated that the riverside walk should remain open and that ideally, the application should be deferred for further consultation including the transport management plan.

The Committee considered the commercial proposals and the 200 events per year which were anticipated. Concerns were expressed regarding the closure of the riverside path during these private events and it was proposed that the riverside path only be closed during match days. This was agreed. In addition concerns were raised regarding the potential level of disruption to local residents and in particular widespread use of taxis to attend events. In response, officers confirmed that although the maximum attendance at an event was 5,000, the majority of events would be for 500 persons only. The committee noted that during the construction phase, part of Bishops Park would remain closed to the public for up to 32 months. Further topics that were discussed included the closure of the river walk on match and activity days, the need to maintain a historic club, cycle routes / transport links, the effect of the proposal on car parking locally and the design proposals.

In the course of discussions, Councillor Iain Cassidy proposed that the review of parking zones include zones T and W as well as X and Y. This proposal was seconded by Councillor Colin Aherne. The Chair, Councillor Adam Connell, proposed a limitation on the number of large scale events which could be held in Bishops Park to 10 per year. This proposal was seconded by Councillor Alex Karmel and was agreed.

The Committee considered the possible effects of the proposal on prevailing wind conditions and officers explained that having reviewed the data supplied by an independent expert, the Port of London Authority had decided to withdraw their objections. Members also explored the use of the commercial space and whether noise restrictions could be imposed. Councillor Alex Karmel proposed that delegated authority be granted to officers to word an appropriate noise condition, limiting the decibels at the stadium during commercial activities. This was seconded by Councillor Lucy Ivimy.

Members discussed the pace trails across Bishops Park stemming from the proposed large scale events and how these were set to worsen over time. Councillor Karmel proposed that the Head of Terms of the s106 Agreement be amended to include a review of the condition of Bishops Park after 10 years then a payment made if required. Further assessments were discussed to take place every 10 years to determine whether ongoing maintenance was still required and further monies paid. This was seconded by Councillor Lucy Ivimy and was agreed.

The Committee voted on application 2017/04662/FUL and whether to agree the officer recommendations set out in the report, addendum and the following changes: the motion to include T and W and X and Y in the review of parking zones, only permitting the closure of the riverside path on matchdays, amending the Head of Terms to review the mitigation measures to Bishops Park arising from the s106 to every 10 years and for Officers to draft a condition relating to noise arising from special / commercial events. This was put to the vote and the result was as follows:

For:

7

Against:

2

Not Voting:

0

RESOLVED THAT:

That application 2017/04662/FUL be approved:

1) Subject to there being no contrary direction from the Mayor for London; that the Committee resolve that the Director of Planning and Development be authorised to determine the application and grant planning permission upon the completion of a satisfactory legal agreement and subject to the planning conditions listed.

2) To authorise the Director for Regeneration, Planning & Housing Services in consultation with the Director of Law and the Chair of the Planning and Development Control Committee to make any minor changes to the proposed conditions or heads of terms of the legal agreement. Any such changes shall be within their discretion.

**72. 57 ELLERBY STREET, LONDON SW6 6EU, PALACE RIVERSIDE
2017/03156/FUL**

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

The Committee heard a representation in objection from a resident. Some of the points raised included: the proposal was contrary to the Design Access Statement and the design incorporated bay windows which had not been added to numbers 53 to 63 Ellerby Street and so would look incongruous. The design did not enhance or preserve the conservation area. The height of the proposed rear extension exceeded 3.3 metres, the height allowed under permitted development. The rear bay window should either be not permitted or conditioned to incorporate obscure glazing to address overlooking and privacy concerns.

During the course of discussions, the Committee explored a number of issues including the 45 degree angle and whether this still applied, the height of the proposed rear extension, which the Committee agreed was overbearing and the incorporation of the bay window. The Committee also considered the overlooking aspects of the bay window design and agreed that should the application be approved; these windows would need to incorporate obscure glazing. Councillor Alex Karmel proposed the condition that the bay window overlooking 59 Ellerby Street should be glazed or fixed shut. This was seconded by Councillor Lucy Ivimy.

The Committee voted on application 2017/03156/FUL and whether to agree the officer recommendation of approval set out in the report and the changes set out in the addendum. This was put to the vote and the result was as follows:

For:

4

Against:

5
Not Voting:
0

The Committee then voted on a motion to refuse the application. This was put to the vote and the result was as follows:

For:
4
Against:
5
Not Voting:
0

RESOLVED THAT:

That the officer recommendation of approval be overturned and application 2017/03156/FUL be refused due to the unneighbourly and over bearing design, the failure to enhance or preserve the conservation area and the height of the rear extension.

73. 223-229 DAWES ROAD, LONDON SW6 7RD, MUNSTER 2017/04441/FUL

Introducing the report, officers confirmed that amended drawings had been submitted by the applicant which had increased the private amenity space from 6 to 8 metres compared to required 36 metres. In addition, the Applicant had provided marketing information for the proposal for 9 months, compared to the required 12-month period.

The Committee heard a representation in support from the Agent. Some of the points raised included: The Applicant had worked closely with the Council at the pre-application stages and had been led to believe a decision of approval would be made under delegated authority. The proposal enhanced the commercial space. Updated marketing materials had been submitted to the Authority.

Discussing the application, the Committee noted that the proposal was contrary to policies E1 and E2 and that 12 months of marketing materials had not been supplied but were required. The Committee considered that the scheme was overly dense and constituted an over development of the site. In addition, Members asked about the nature of the pre-application advice which had been sought by the Applicant. In response, officers confirmed that all pre-application advice included a caveat which clearly stated that an approval of a planning application was not guaranteed. In this case, officers confirmed after detailed examination of the application had been conducted, the officer recommendation for the application was refusal.

The Committee voted on application 2017/04441/FUL and whether to agree the officer recommendation set out in the report and the changes set out in the addendum. This was put to the vote and the result was as follows:

For:	9
Against:	0
Not Voting:	0

RESOLVED:

That application 2017/04441/FUL be refused for the reasons set out in the Officer report and addendum.

74. FULHAM CROSS SCHOOL, MUNSTER ROAD, LONDON SW6 6BP, MUNSTER 2018/00136/FUL

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

Councillor Adam Connell declared a non-pecuniary interest in respect of Fulham Cross School as his partner was a Director (School Governor) of Fulham College Academy Trust. He had not discussed the application with them. He remained in the meeting, participated and voted on the item.

The Committee heard a representation in support from the Executive Principal. Points raised included: The school desperately needed to modernise its gym and science classrooms. The internal layout of the current science lab was poor and the gym was too small for a school of its size. The new gym would improve the sporting facilities of the school and the health and fitness of pupils. The application sought to enhance existing facilities and was not related to a growth in pupil numbers. The proposal would see the removal of a link corridor and modern building techniques would ensure the school became more energy efficient.

The Committee voted on application 2018/00136/FUL and whether to agree the officer recommendation set out in the report and the changes set out in the addendum. This was put to the vote and the result was as follows:

For:	9
Against:	0
Not Voting:	0

RESOLVED:

That application 2018/00136/FUL be approved for the reasons set out in the Officer report and addendum.

75. LAND BOUNDED BY 58 WOOD LANE AND WESTWAY, LONDON W12 7RZ, COLLEGE PARK AND OLD OAK 2017/04276/FUL

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

The Agent attended but chose to waive his right to speak at the meeting.

The Committee voted on application 2017/04276/FUL and whether to agree the officer recommendation set out in the report and the changes set out in the addendum. This was put to the vote and the result was as follows:

For:	9
Against:	0
Not Voting:	0

RESOLVED:

That application 2017/04276/FUL be approved:

1) Subject to there being no contrary direction from the Mayor for London, that the Committee resolve that the Director for Planning & Development 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 & Housing Services in consultation with the Director of Law and the Chair of the Planning and Development Control Committee to make any minor changes to the proposed conditions or heads of terms of the legal agreement. Any such changes shall be within their discretion.

76. M&S WHITE CITY SITE, 54 WOOD LANE, LONDON W12 7RQ, COLLEGE PARK AND OLD OAK 2017/04567/RES

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

The Committee voted on application 2017/04567/RES and whether to agree the officer recommendation set out in the report and the changes set out in the addendum. This was put to the vote and the result was as follows:

For:	9
Against:	0
Not Voting:	0

RESOLVED:

That application 2017/04567/RES be approved for the reasons set out in the Officer report and addendum.

77. MINUTES

RESOLVED:

The minutes of the meeting held on 6 February 2018 and 6 March 2018 were agreed as an accurate record.

In his closing remarks, the Chair expressed his thanks to officers and fellow Committee Members for their support over the last four years.

Meeting started: 7:05pm
Meeting ended: 10:45pm

Chair

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PLANNING AND DEVELOPMENT CONTROL COMMITTEE
Addendum 20 March 2018

REF.	ADDRESS	WARD	PAGE
2017/04276/FUL	Land Wood Lane and Westway	College Park And Old Oak	2
Page 3	Condition 1, line 2 after 'of' delete the word 'occupation' and insert 'this permission'.		
Pages 3 and 4	Condition 2: insert revisions to the following drawings: Proposed Ground Floor Plan (20)_100 Rev.P01 Proposed West and North Elevations (20)_200 Rev.P02 Proposed East and South Elevations (20)_202 Rev.P01		
Page 14	<p>Add the following condition: Air Quality - Gas Boilers Compliance with Emission Standards</p> <p>Prior to first occupation, details must be submitted to and agreed in writing by the council of the Ultra Low NOx Gas fired boilers. The Ultra Low Nox Gas fired boilers to be provided for space heating and hot water shall have dry NOx emissions not exceeding 30 mg/kWh (at 0% O2). Where any installations do not meet this emissions standard, it should not be operated without the fitting of suitable NOx abatement equipment or technology as determined by a specialist to ensure comparable emissions. Following installation, emissions certificates will need to be provided to the council to verify boiler emissions. The approved details shall be fully implemented prior to the occupation/use of the residential development and thereafter permanently retained and maintained.</p> <p>Reason: In the interests of Air Quality and to comply with Policy CC10 of the Local Plan 2018.</p> <p>Add the following condition: 'The construction of the development hereby permitted shall not commence prior to the submission and approval in writing by the Council of details in plan, section and elevation (at a scale of not less than 1:20) of a typical bay (including the proposed frontage to retail units) to show details of proposed cladding, fenestration, balconies and entrances. No part of the development shall be used or occupied prior to the completion of that part of the development in accordance with the approved details.</p> <p>Reason: To ensure a satisfactory external appearance and to prevent harm to the street scene, river setting and heritage assets, in accordance with the NPPF (2012), Policies 7.4, 7.5, 7.6, 7.7 and 7.8 of the London Plan (2016), Policies DC1, DC2, DC3, DC7, DC8, RTC2 and RTC3 of the Local Plan (2018), and Key Principles of the Planning Guidance SPD (2018).'</p>		
Page 46	<p>Para. 16.2, replace text in paragraph 16.2 with the following text after by:</p> <p>a. requiring all developments which may be impacted by local sources of poor air quality or may adversely contribute to local air quality to provide an air quality assessment that considers the potential impacts of pollution from the development on the site and on neighbouring areas and also considers the potential for exposure to pollution levels above the Government's air quality objective concentration targets. The assessment should include separate consideration of the impacts of (i) the construction/demolition phase of development and (ii) the operational phase of development with appropriate mitigation measures highlighted for each phase;</p> <p>b. requiring mitigation measures to be implemented to reduce emissions, particularly of nitrogen oxides and small particles, where assessments show that developments could cause a significant worsening of local air quality or contribute to the exceedances of the Government's air quality objectives;</p> <p>c. requiring mitigation measures that reduce exposure to acceptable levels where developments are proposed that could result in the occupants being particularly affected by poor air quality;</p>		

d. requiring developments to be 'air quality neutral' and resist development proposals which would materially increase exceedances of local air pollutants and have an unacceptable impact on amenity or health unless the development mitigates this impact through physical measures and/or financial contributions to implement proposals in the Council's Local Air Quality Management Plan; and

e. requiring all decentralised energy schemes to demonstrate that they can be used without having an unacceptable impact on air quality. Where this is not possible, CHP systems will not be prioritised over other air quality neutral technologies.

Page 47

Para. 17.5, under Phasing Programme:

Line 2 - after masterplan insert 'and new bridge link from Wood Lane'.

Line 5 – delete 'and the delivery of the proposed new bridge link from Wood Lane into the site.'

2017/04377/VAR

M&S Warehouse, 54 Wood Lane W12

College Park and Old Oak

50

Pages 51 and 68

Paras 4.3 and 4.9, amend description of development to include reference to 1,012sqm GEA (delete 952)

Page 57

Para 1.6. Delete 'and emerging' on first sentence.

Page 68

Paras 4.4 to 4.8 are absent. Re-order paragraph numbering from 4.3 onwards

Pages 68 and 79

Amend Table 1 (page 68) and Table 2 (page 79) to show there are 57 x 3 bed and 9 x 4 bed units (in the totals column)

Page 69

Para 4.15, second line: delete '5' replace with '6'

Page 72

Para 72, delete final sentence – there is no appendix to this report.

2017/03835/FUL

101 and 105 -107 Stamford Brook Arches W6

Ravenscourt Park

95

Page 104

Additional Correspondence received:

2 Ravenscourt Place Dated 06.03.2018

11 Ravenscourt Place Dated 11.03.2018

36 Ravenscourt Road Dated 14.03.2018

Councillor Phibbs Dated 16.03.2018

36 Ravenscourt Road Dated 20.03.2018

2017/03156/FUL

57 Ellerby Street

Palace Riverside

120

Page 124

Add new condition 18:

Prior to commencement of the development hereby approved, a Construction Management and Logistics Plan (CMLP) shall be submitted to, and be approved in writing by, the Local Planning Authority. The CMLP shall set out control measures for dust, noise, vibration, lighting, delivery locations, restriction of hours of work and all associated activities audible beyond the site boundary to between 08:00-18:00hrs Mondays to Fridays and between 08:00 -13:00 hrs on Saturdays, arrangements for advance notification to neighbours and other interested parties of proposed works and public display of contact details including accessible phone contact to persons responsible for the site works for the duration of the works. The CMLP shall include the numbers, size and routing of construction vehicles and other matters relating to traffic management to be agreed. The approved CMLP shall be implemented and adhered to throughout the project period.

To ensure that the amenity of occupiers of surrounding premises is not adversely affected by noise, vibration, dust, lighting, or other emissions from the building site, and to safeguard highway and pedestrian safety in accordance with Policies DM T6, T7, CC11 and C13 of the Local Plan (2018).

2017/04441/FUL	223-229 Dawes Road	Munster	133
Page 134	Delete all drawing numbers and replace with: 208: (10) 002 G; (10) 003 Rev G; (12) 001 H; (12) 002 Rev L; (12) 003 F; (12) 005 E; (05) 002 E; (05) 003 D; (11) 001 B; (11) 002 E; (11) 003 B.		
	Delete Refusal Reason 2 and replace with: The proposed development would result in an excessive residential density which is nearly double the maximum normal density considered acceptable in this type of location and results in an adverse unneighbourly impact in terms of loss of outlook to No.231 Dawes Road and substandard as the proposed three-bedroom family unit (Flat 2) would include poor quality private amenity space. The development is contrary to Policy 3.4 of the London Plan (2016), Policies DC1, DC2 HO4 and HO11 of the Local Plan (2018) and Key Principles HS1 and HS6 of the Planning Guidance Supplementary Planning Document (2018).		
Page 135	Para 1.2, at the end of the first sentence add 'together with ancillary commercial storage areas'.		
Page 138	Para 4.6, add 'marketing' before 'evidence' on second line		
Page 139	Para 4.14. After last sentence add: 'Policy H03 of the Local Plan states that developments of 11 of more self-contained dwellings should provide affordable housing'.		
Page 145	Para 4.56, first line: delete HS7 and replace with HS6.		
	Para 4.57, delete last sentence and replace with: Unlike the first and second floor of the existing building which are set back along the Hannel Road frontage the proposed building would 'infill' the existing terrace at first floor and above. The increased proposed mass at first and second floors in close proximity to habitable rooms in the rear of No. 231 Dawes Road would have an unneighbourly impact on that property in terms of loss of outlook and an increased sense of enclosure. The proposals are contrary to Policy DC1 and HO11 of the Local Plan (2018) and Key Principle HS6 of the Planning Guidance Supplementary Planning Document (2018).		
Page 149	Para. 5.1, delete third sentence and replace with: The proposals would cause harm to residential amenity but would not have a detrimental impact on the highway network or local parking conditions.		
2018/00136/FUL	Fulham Cross School	Munster	150
Page 156	Amend Condition 18) delete "Prior to the commencement of the development (save works of site clearance, demolition of existing buildings and below ground works)" and replace with "Within three months of first use of the development hereby permitted"		
Page 159	Amend Condition 28) after ", a BREEAM (2011) certificate" add "or other suitable supporting information"		
Page 178	Paragraph 3.92. After "and require submission of post construction BREEAM assessment" add "or other suitable supporting information"		
2017/04662/FUL	Fulham Football Club SW6	Palace Riverside	182
Page 183	Drg No.s: Delete all and replace with "As listed in Condition 2 below"		
Page 184	Condition 2: Delete all drawings and replace with: FFL-POP-00-00-SI-A-0000 S0 02; FFC-POP-00-00-SI-A-0001 S0 02; FFL-POP-00-02-SI-A-0002 S0 02; FFC-POP-00-RF-SI-A-0003 S0 02; FFC-POP-RS-00-GA-A-0100 S0 02; FFC-POP-RS-00-GA-A-0101 S0 02;		

FFC-POP-RS-00-GA-A-0120 S0 02; FFC-POP-RS-05-GA-A-0121 S0 02;
 FFCPOP-RS-00-GA-A-0122 S0 02; FFC-POP-RS-05-GA-A-0123 S0 02;
 FFC-POP-RS-02-GA-A-0102 S0 02; FFC-POP-00-ZZ-DR-A-0103 S0 02;
 FFC-POP-00-ZZ-SE-A-0200 S0 02; FFC-POP-00-ZZ-SE-A-0201 S0 02;
 FFC-POP-00-ZZ-SE-A-0210 S0 01; FFC-POP-00-ZZ-SE-A-0211 S0 01;
 FFC-POP-00-ZZSE- A-0212 S0 01; FFC-POP-ZX-XX-EE-A-0300 S0 02;
 FFC-POP-ZX-XX-EE-A-0301 S0 02; FFC-POPZX-XX-EE-A-0305 S0 01;
 FFC-POP-00-00-SI-A-0005 S0 02; FFC-POP-00-05-SI-A-0006 S0 02;
 FFCPOP-00-RF-SI-A-0007 S0 02; FFC-POP-RS-B1-GA-A-0104 S0 02;
 FFC-POP-RS-00-GA-A-0105 S0 02; FFC-POP-RS-01-GA-A-0106 S0 02;
 FFC-POP-RS-02-GA-A-0107 S0 02; FFC-POP-RS-03-GA-A-0108 S0 02;
 FFC-POP-RS-04-GA-A-0109 S0 02; FFC-POP-RS-05-GA-A-0110 S0 02;
 FFC-POP-RSRF-GA-A-0112 S0 02; FFC-POP-PT-00-GA-A-0113 S0 02;
 FFC-POP-PT-01-GA-A-0114 S0 02; FFCPOP-PT-02-GA-A-0115 S0 02;
 FFC-POP-PT-03-GA-A-0116 S0 02; FFC-POP-PT-03-GA-A-0117 S0 02;
 FFC-POP-HS-00-GA-A-0118 S0 02; FFC-POP-HS-05-GA-A-0119 S0 01;
 FFC-POP-RS-ZZ-SE-A-0203 S0 02; FFC-POP-RS-ZZ-SE-A-0204 S0 02;
 FFC-POP-RS-ZZ-SE-A-0205 S0 02; FFC-POP-RS-ZZSE-A-0206 S0 02;
 FFC-POP-PT-ZZ-SE-A-0208 S0 02; FFC-POP-HM-ZZ-SE-A-0209 S0 02;
 FFC-POPZX-XX-EE-A-0302 S0 02; FFC-POP-ZX-XX-EE-A-0303 S0 02;
 FFC-POP-ZX-XX-EE-A-0304 S0 01; FFCPOP-PT-XX-D-A-0310 S0 01;
 FFC-POP-PT-XX-D-A-0311 S0 01; FFC-POP-PT-XX-D-A-0312 S0 01;
 FFC-POP-PT-XX-D-A-0313 S0 01; FFC-POP-PT-XX-D-A-0314 S0 01;

Craven Cottage Riverside Stand Environmental Statement, Volume 1: Main Technical Assessments, November 2017; Craven Cottage Riverside Stand Environmental Statement, Volume 2a: Figures and Appendices to the Technical Assessments, November 2017; Craven Cottage Riverside Stand Environmental Statement, Volume 2b: Figures and Appendices to the Technical Assessments, November 2017; Craven Cottage Riverside Stand Environmental Statement, Volume 2c: Figures and Appendices to the Technical Assessments, November 2017; Craven Cottage Riverside Stand Environmental Statement, Volume 2d: Figures and Appendices to the Technical Assessments, November 2017; Craven Cottage Riverside Stand Environmental Statement, Volume 3: Non-Technical Summary, November 2017; Design and Access Statement, November 2017; Planning Statement, November 2017; Sustainability Statement, November 2017; Energy Statement, November 2017; Waste Management Strategy, November 2017; Supplementary Environmental Statement: Technical Assessment and Appendices, January 2018; Supplementary Environmental Statement: Non-Technical Summary, January 2018; Supplementary Environmental Statement: Technical Assessment and Appendices, February 2018; Supplementary Environmental Statement: Non-Technical Summary, February 2018; Technical Note by Wolfson Unit, dated 27th February 2018.

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Condition 20: Replace with:

"Prior to the commencement of development an Air Quality Dust Management Plan (AQDMP) is submitted to and approved in writing by the Council. The AQDMP must be site specific and include an Air Quality Dust Risk Assessment (AQDRA) that considers sensitive receptors off-site of the development and is undertaken in compliance with the methodology contained within Chapter 4 of the Mayor's of London 'The Control of Dust and Emissions during Construction and Demolition', SPG, July 2014 and the identified measures recommended for inclusion into the AQDMP. The AQDMP submitted must comply with the Mayors SPG and should include an Inventory and Timetable of dust generating activities during demolition and construction; Dust and Emission control measures including for on-road and off-road construction traffic, Details of Non-Road Mobile Machinery (NRMM) used on the site, Ultra Low Emission Vehicle Strategy (ULEVS) for the use of on-road Ultra Low Emission Vehicles such as Euro VI (HGV), Electric, Hybrid (Electric-Petrol). The NRMM should meet as minimum the Stage IIIB emission criteria of Directive 97/68/EC and its subsequent amendments. This will apply to both variable and constant speed engines for both NOx and PM. An inventory of all NRMM must be registered on the NRMM register <https://nrmm.london/user-nrmm/register>. Air quality monitoring of PM10 should be undertaken where appropriate and used to prevent levels exceeding predetermined Air Quality threshold trigger levels. Developers must ensure that on-site contractors follow best practicable means to minimise dust and emissions at all times. Approved details shall be fully implemented and

permanently retained and maintained during the demolition and construction phases of the development.

In the interest of air quality, to comply with the requirements of the NPPF (2012), Policy 7.14 of the London Plan (2016), and Policy CC10 of the Local Plan (2018)."

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Condition 21: Replace with:

"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 to future users/occupiers 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 and off-site transport during the Operational phases via a Ultra Low Emission Vehicle Plan (ULEVP) e.g. use of on-road Ultra Low Emission Vehicles such as Electric, Hybrid (Electric-Petrol), and energy generation sources. Evidence shall be submitted to and approved in writing by the Local Planning Authority to show that the Energy Plant installed within the energy centre comply with the relevant emissions standards in the Mayor's Sustainable Design and Construction Supplementary Planning Document (2014) shall be set out in the document. 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 emissions to below GLA benchmark levels. Approved details shall be fully implemented prior to the occupation/use of the residential development and thereafter permanently retained and maintained.

In the interest of air quality, to comply with the requirements of the NPPF (2012), Policy 7.14 of the London Plan (2016), and Policy CC10 of the Local Plan (2018)."

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Condition 22, line 1: Add "Unless agreed otherwise in writing by the Council" before "prior to the operation".

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Condition 24, line 1: Add "Unless agreed otherwise in writing by the Council" before "prior to installation".

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Condition 58, line 4: Insert "external" between "Any" and "tables"

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Condition 59, lines 1 and 4: Replace the word "open" with "external"

Page 222

Para. 210 delete and replace with:

359 representations have been received. Of these 190 are in support of the development and 169 raise objection to the development.