

Planning and Development Control Committee Minutes

Wednesday 13 June 2018

PRESENT

Committee members: Councillors Rachel Leighton (Chair), Matt Uberoi, Colin Aherne, Wesley Harcourt, Natalia Perez, Rowan Ree, Alex Karmel and Matt Thorley

Other Councillors: Councillor Patricia Quigley.

79. MINUTES

The minutes of the meeting of 20 March 2018 were not agreed and deferred to the next meeting.

80. APOLOGIES FOR ABSENCE

There were no apologies for absence.

81. DECLARATION OF INTERESTS

Councillor Rachel Leighton declared a non-pecuniary interest in respect of Fulham College Boys School as she was a School Governor at the school. She left the meeting and did not participate in the item.

Councillor Alex Karmel declared a non-pecuniary interest in respect of Netherwood Place, Land to Rear of 17A Netherwood Road as his employer had conducted some preliminary consultation work on the application. He left the meeting and did not participate in the item.

82. 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.

83. PLANNING APPLICATIONS

41 Iffley Road and 26 Tabor Road, London W6 0PB, Hammersmith Broadway 2017/02746/FUL

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

The Committee heard representations in objection to the application from two local residents. Some of the points raised included: The proposal would change the character of the conservation area and was an inappropriate site for offices. The construction phase raised concerns as this included a basement. The intended hours of use of the site would cause disruption to residents through increased traffic, deliveries and added parking stress. There was no plan for parking and insufficient provision had been made for cycle storage. The proposal would cause light and noise pollution with employees entering and leaving the building. The proposed roof lights on both sides of the building would contribute to a loss of privacy to residents. There already were a number of high rise buildings locally and there was no need for additional office space. The number of persons using the building was unclear and the proposal would create added stress to utilities including sewage/waste water.

The Committee heard a representation in support of the application from the Architect. Some of the points raised included: The proposal was consistent with the existing B1 use. An office would be the optimum use for the site and the works had been negotiated with the Authority over a 4-year period. The proposal took steps to preserve the existing heritage and new materials would match the existing fabric of the building. The proposal would incorporate a new roof and repairs would be made to joists and guttering. The proposal incorporated restricted hours of use to minimise disruption to residents and was an investment in the borough.

The Committee heard representations against the application from Councillor Patricia Quigley, Ward Councillor for Hammersmith Broadway.

During the course of discussions, the Committee explored a number of issues including the existing use of the site, the impact of the roof lights and the listed status of the building. Further topics included refuse storage, trees, the neighbourliness of the building, carparking, the design and its residential setting.

Councillor Alex Karmel proposed that condition 3 – Demolition and Construction Management Plan - be amended to preclude working on Bank Holidays. This was seconded by the Chair.

The Committee voted on application 2017/02746/FUL and whether to agree the officer recommendations set out in the report, addendum and amendment to condition 3. This was put to the vote and the result was as follows:

The Committee voted on application and the result was as follows:For:

5

Against:

2

Not Voting:

1

RESOLVED THAT:

That application 2017/02746/FUL be approved as per the officer report, addendum and amendment to Condition 3.

**41 Iffley Road and 26 Tabor Road, London W6 0PB, Hammersmith Broadway
2017/02747/LBC**

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

The Committee voted on application 2017/02747/LBC and whether to agree the officer recommendations set out in the report and amendment to the addendum. This was put to the vote and the result was as follows:

For:

5

Against:

2

Not Voting:

1

RESOLVED THAT:

That application 2017/02747/LBC be approved.

**Netherwood Place, Land to Rear of 17A Netherwood Road, Addison
2017/04360/FUL**

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

Councillor Alex Karmel declared a non-pecuniary interest in respect of Netherwood Place, Land to Rear of 17A Netherwood Road as his employer had conducted some preliminary consultation work on the application. He left the meeting and did not participate in the item.

The Committee heard a representation in objection to the application from the legal representative of a local resident. Some of the points raised included: The officer report did not include accurate drawings and the light study was meaningless as it had been conducted in March between 1100 and 1300. Residents would lose the amenity of their gardens as a result of the proposed roof terraces and external spaces. Noise and light pollution at night would affect local residents. Concerns were raised about the demolition and construction process, the over development of the site and also how the suspected asbestos in the existing buildings would be removed.

The Committee heard a representation in support of the application from the Agent. Some of the points raised included: The drawings were accurate; the light studies had been conducted by the BRE Group and the Council had assessed the fenestration proposals. In relation to the asbestos, the removal would form a part of the proposed Demolition and Construction management plan. The current structure was not attractive and proposal meant that the aspect of many residents would be improved by virtue of overlooking a grass roof.

During the course of discussions, the Committee explored a number of issues including: the lack of affordable housing, accessibility of the green roofs by local residents and whether the proposed units complied with amenity space requirements. Further topics included; the use of sustainable drainage, privacy and overlooking concerns as well as access for large vehicles, including the emergency services.

The Committee voted on application 2017/04360/FUL and whether to agree the officer recommendations set out in the report and amendment to the addendum. This was put to the vote and the result was as follows:

For:

6

Against:

1

Not Voting:

0

RESOLVED THAT:

That application 2017/04360/FUL be approved.

Fulham College Boys, Kingwood Road, London, Munster 2018/00383/FUL

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

Councillor Rachel Leighton declared a non-pecuniary interest in respect of Fulham College Boys School as she was a School Governor at Fulham Boys School. She left the meeting and did not participate in the item.

In the absence of the Chair, the Vice-Chair, Councillor Matt Uberoi Chaired the item.

The Committee heard a representation in support from the Executive Principal. Points raised included: The school desperately needed to modernise its science classrooms. The internal layout of the current science lab was poor and new facilities would improve the teaching space. The application sought to enhance existing facilities and was not related to a growth in pupil numbers. The proposal retained the same footprint as the existing building and modern building techniques would ensure the school became more energy efficient. The proposal included a green roof.

Councillor Alex Karmel proposed that condition 8 – Demolition and Construction Management Plan - be amended to preclude working on Bank Holidays. This was seconded by Councillor Colin Aherne.

The Committee voted on application 2018/00383/FUL and whether to agree the officer recommendation set out in the report, addendum and amendment to condition 8. This was put to the vote and the result was as follows:

For:

7

Against:

0

Not Voting:

0

RESOLVED THAT:

That application 2018/00383/FUL be approved for the reasons set out in the Officer report and addendum.

Nazareth House 169 – 175 Hammersmith Road London, Avonmore and Brook Green 2017/00392/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.

During the course of discussions, the Committee explored a number of issues including: the loss of 45 from a total of 108 trees, the architectural design, electric charging points and whether there were any age restrictions to potential residents.

Councillor Alex Karmel proposed that condition 35 – Demolition and Construction Management Plan - be amended to preclude working on Bank Holidays. Councillor Alex Karmel proposed that condition 39 be amended to include the comment that the nature and scale of the extended crossover needed to be provided to the Authority before development began. This was seconded by the Chair.

The Committee voted on application 2017/00392/FUL and whether to agree the officer recommendation set out in the report, addendum and amendments to conditions 35 and 39. This was put to the vote and the result was as follows:

For:

8

Against:

0

Not Voting:

0

RESOLVED THAT:

That application 2017/00392/FUL be approved subject to completion of a satisfactory legal agreement:

Meeting started: 7.00 pm
Meeting ended: 9.55 pm

Chair

Contact officer: Charles Francis
Committee Co-ordinator
Governance and Scrutiny
Tel 020 8753 2062
E-mail: charles.francis@lbhf.gov.uk

PLANNING AND DEVELOPMENT CONTROL COMMITTEE
Addendum 13.06.2018

REG REF.	ADDRESS	WARD	PAGE
2017/00392/FUL	Nazareth House, 169-175 Hammersmith Road	Avonmore and Brook Green	12

Page 18 Condition 22, line 4: After implemented Add “and evidence of the implementation is submitted to the planning authority.”

Page 18/19 Delete condition 23. Replace with:
23) Prior to the commencement of development an Air Quality Dust Management Plan (AQDMP) is submitted to and approved in writing by the Local Planning Authority. 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 Mayors 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 mitigation and Emission control measures in the table format as contained within Appendix 7 of Mayor of London SPG including for on-road and off-road construction traffic, Detailed list 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 in accordance with the emission hierarchy (1) Electric (2) Hybrid (Electric-Petrol) (3) Petrol, (4) Hybrid (Electric-Diesel) (5) Diesel (Euro VI HGV). 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. The development shall not be occupied until the scheme has been carried out in accordance with the approved details, and it shall thereafter be permanently retained as such.

To comply with the requirements of the NPPF (2012), Policies 7.14a-c of the London Plan (2016) and policy CC10 of the Local Plan (2018).

Page 19 Delete Condition 24. Replace with:
24) Prior to occupation of the development a Low Emission Strategy for the operational phase shall be submitted to and approved in writing by the Council. 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 and off-site transport via a Ultra Low Emission Vehicle Plan (ULEVP) e.g. use of on-road Ultra Low Emission Vehicles in accordance with the emissions hierarchy (1) Electric Vehicle (Zero emission), (2) Hybrid (non-plug in) Electric Vehicle (HEV), (3) Plug-in Hybrid Electric Vehicle (PHEV), (4) Alternative Fuel e.g. CNG, LPG, (5) Petrol (6) Diesel (Euro 6-HGV) 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. 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) and policy CC10 of the Local Plan (2018).

Page 19/20 Delete Condition 25. Replace with:
25) Prior to occupation of the development, details of the Ultra Low NOx Gas fired boilers to be provided for space heating and hot water shall be submitted to and agreed in writing by the Council. The Ultra Low NOx Gas fired boilers 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.

To comply with the requirements of the NPPF (2012), Policies 7.14a-c of the London Plan (2016) and policy CC10 of the Local Plan (2018).

Page 20 Condition 26, line 3: After implemented Add “and evidence of the implementation is submitted to the planning authority.”

Page 20 Delete Condition 27. Replace with:

27) Prior to commencement of the development, (excluding site clearance and demolition) a report including detailed information on the proposed mechanical ventilation system with NOx and PM2.5 filtration shall be submitted to and approved in writing by the Local Planning Authority. This report shall specify air intake and air extract locations at roof level on the rear elevation and the design details and locations of windows of all habitable rooms (Bedrooms, Living Rooms) to demonstrate that they avoid areas of NO2 or PM exceedance e.g. Shortlands Road, Hammersmith Road (A315), and Talgarth Road (A4). The whole system shall be designed to prevent summer overheating and minimise energy usage. Chimney/boiler flues and ventilation extracts shall be positioned a suitable distance away from ventilation intakes, openable windows, balconies, roof gardens, terraces and receptors. The maintenance and cleaning of the systems shall be undertaken regularly in accordance with manufacturer specifications, and shall be the responsibility of the primary owner of the property. Approved details shall be fully implemented prior to the occupation/use of the residential development and thereafter permanently retained and maintained

To ensure that the future occupants of the development are not adversely affected through poor air quality, in accordance with policy CC10 of the Local Plan (2018).

Page 23 Condition 36, line 1: After The, Add “Class C2”

Page 23 Condition 37, line 1 delete “1 electric” and replace with “three electric”
Line 2 delete “one space” and replace with “three spaces”

Page 24 Condition 39 Delete last 4 lines and replace with “In order to minimise on street parking in the vicinity of the application site and to ensure that the amenities of neighbouring occupiers are not unduly affected, in accordance with Policy T4 of the Local Plan 2018.

Page 36 Paragraph 5.34, line 3: Delete “1 electric vehicle space and 1 space” and replace with “3 electric vehicle spaces and 3 spaces”

Page 38 Paragraph 5.44, last line: Delete “As such the development.” and replace with “As such the development will not cause demonstrable harm to the existing transport network.”

2018/00383/FUL Fulham College Boys School

Munster

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Page 104 Under description and Condition 2 insert drawing numbers ‘10302 P3; 10303 P3; 10304 P3; 10305 P4; 10601 P3; 10602 P3; 10603 P3; 10604 P3; 10800 P3; 10200 P3; 10202 P2; 10205 CP1.

Page 116 Paragraph 112, line 1: replace ‘201’ with ‘2012’.

Page 119 Para 3.16, line 2: delete ‘and the school keeper’s house were’ replace with ‘was’

Page 128 Paragraph 3.80, line 11: Delete ‘Condition 24’ and replace with ‘Condition 25’.