

Planning and Development Control Committee Minutes

Tuesday 6 November 2018

PRESENT

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

Other Councillors: Councillor Guy Vincent

106. MINUTES

RESOLVED THAT:

The minutes of the meeting of 9 October 2018 were agreed as an accurate record.

107. APOLOGIES FOR ABSENCE

There were no apologies for absence.

108. DECLARATION OF INTERESTS

Councillor Alex Karmel declared a non-pecuniary interest in respect of 4-5 Sotheron Place as his daughter had attended a birthday party at the climbing centre.

109. DECISION TO REORDER 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.

110. 4-5 SOTHERON PLACE, LONDON, SW6 2EJ

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 4-5 Sotheron Place as his daughter had attended a birthday party at the climbing centre.

The Committee heard a representation in objection to the application from a Planning representative, speaking on behalf of local residents. Some of the points raised included: A report submitted by Quadrant Planning in objection to the scheme had not been included in the objections section of the officer report. The scale and massing of the proposal was excessive, and should it be approved, it would undermine the setting of the Moore Park Conservation Area. Block B would be harmful to neighbour amenity and include a loss of outlook, sunlight and daylight. The commercial floor space windows were openable and these raised privacy concerns. There was insufficient residential and commercial car parking which would cause local parking pressures.

The Committee heard a representation in support of the application from the Agent. Some of the points raised included: The Applicant had undertaken an extensive dialogue with residents over a two-year period. The proposal would enhance the visual amenity of the local area. The height had been reduced, the design revised and a new façade had been submitted. The proposal offered 36% affordable housing and was a mixed-use scheme. The proposal would provide new employment opportunities in the local area. The design was sympathetic to local residents and amenity and privacy were achieved. Daylight and sunlight studies had been conducted and although there would be some overshadowing to some gardens, these were within parameters and were acceptable in planning terms.

During discussions, the Committee explored a number of issues including the omission of the Quadrant report, the transition elements of the design and its scale and overlooking. The daylight and sunlight impact of the design as well as the levels of affordable housing which were achieved. Further concerns included: Its failure to meet the co² target, the lack of social housing within the scheme, the ability to open windows and the lack of glazed fenestration to the commercial space.

Referencing the Quadrant report, Councillor Alex Karmel proposed that windows within the commercial space should be glazed and remain shut at all times. This was seconded by Councillor Matt Thorley.

The Committee voted on application 2018/01598/FUL and whether to agree the officer recommendation of approval and the changes set out in the addendum. This was put to the vote and the result was as follows:

For:

1

Against:

7

Not Voting:

0

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

For:

8

Against:

0

Not Voting:

0

RESOLVED THAT:

Planning Application 2018/01598/FUL be refused for the following reasons:

- The proposed tenure mix of affordable housing is unsatisfactory as it includes no affordable rent.
- The scale and the massing of the proposal has an un-neighbourly outlook impact on Cambria Street
- Adverse daylight and sunlight impacts.
- Noise and disturbance caused to residents from the proposed walkways facing Cambria Street

111. LAND AT RIGELEY MEWS, LONDON NW10

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

The Committee heard representations in objection to the application from two local residents. Some of the points raised included: The proposal was an overdevelopment of the site. The proposal would have a number of negative impacts such as: privacy, light, noise and disturbance. The development might mean that it was occupied by up to 20 people. The proposed design incorporated a stairwell covered by glass which would enable overlooking into neighbouring properties. An overdevelopment of the site would also pose access and egress issues for the emergency services. The ODPC were already constructing 25,000 new homes in the vicinity so those proposed were not required locally. The construction of a basement to a nearby property had caused £80k worth of damage to an adjoining property so the over-development of Victorian housing stock was a concern.

The Committee heard a representation in support of the application from the agent. Some of the points raised included: On a technical basis, the proposal had not become a series of flats. The proposal would be subservient to the surrounding area. The design had attempted to limit its effects on massing.

During the course of discussions, the Committee explored a number of issues including the access and egress of the emergency services, the design and its impact on the local street scene, as well as privacy and overlooking concerns.

Further points included: The impact of the proposal on neighbours during the construction phases.

The Committee voted on application 2018/01943/FUL and whether to agree the officer recommendations of approval, and the changes set out in the addendum. This was put to the vote and the result was as follows:

For:

7

Against:

1

Not Voting:

0

Councillor Wesley Harcourt requested his vote in objection to the proposal be formally recorded.

RESOLVED THAT:

Planning Application 2018/01943/FUL be approved, subject to the addendum.

- 1) That the Committee resolve that the Strategic Director, Growth and Place, 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 Strategic Director, Growth and Place, after 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.

112. 82 RANNOCH ROAD, LONDON, W6 9SP

Introducing the report, officers referred to the changes set out in the addendum and in particular, that the second Officer recommendation be deleted and replaced with: *'2) To authorise the Strategic Director of Growth and Place in consultation with the Director of Law and approval of the Chair of the Planning and Development Control Committee to make any minor modifications to the proposed conditions in this report which may include the variation, addition or deletion of the conditions, any such changes shall be within their discretion'*

The Committee heard several representations in objection to the application from local residents. Some of the points raised included: The proposal would lead to the loss of the residential character of the property and would be out of keeping with the street scene. Concerns were raised about the number of potential occupants living within the premises and what the short-term tenancy arrangements might be. The proposal would cause noise and disturbance during the construction phase and be harmful to car parking locally. If approved, the proposal would set a

precedent which might lead to an increased loss of family dwellings in the local area.

Councillor Guy Vincent spoke as ward Councillor for Fulham Reach against the application.

During the course of discussions, the Committee explored a number of issues including: How it was envisaged the property would operate and the number of roof lights. Further points included: the area profile of the Conservation Area and whether or not the proposal would represent an over intensification of the use of the site.

The Committee voted on application 2018/02523/FUL and whether to agree both officer recommendations as amended at the meeting and the changes set out in the addendum. This was put to the vote and the result was as follows

Officer Recommendation 1

For:

6

Against:

2

Not Voting:

0

Officer Recommendation 2

For:

7

Against:

1

Not Voting:

0

RESOLVED THAT:

Planning Application 2018/02523/FUL be approved for the reasons set out in the report, the changes to the recommendations made at the meeting and addendum.

- 1) That the Committee resolve that the Strategic Director for Growth and Place be authorised to determine the application and grant permission subject to the conditions listed (below)
- 2) To authorise the Strategic Director of Growth and Place in consultation with the Director of Law and approval of the Chair of the Planning and Development Control Committee to make any minor modifications to the proposed conditions in this report which may include the variation, addition or deletion of the conditions, any such changes shall be within their discretion'

113. WOODLANDS, 80 WOOD LANE, LONDON

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

Councillor Alex Karmel noted there were some inaccuracies in Table 4.4 on pages 32 and 33 of the agenda and proposed an amendment to rectify these. This was seconded by Councillor Matt Thorley.

The Committee voted on application 2018/01234/FUL and whether to agree the officer recommendation of approval, amendment (listed above) and the changes set out in the addendum. This was put to the vote and the result was as follows:

For:

8

Against:

0

Not Voting:

0

RESOLVED THAT:

Planning Application 2018/01234/FUL be approved for the reasons set out in the report, the amendment and addendum.

114. WOODLANDS, 80 WOODLANE, LONDON W6 9SP

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

The Committee voted on application 2018/01256/VAR and whether to agree the officer recommendations set out in the report and changes set out in the addendum. This was put to the vote and the result was as follows:

For:

8

Against:

0

Not Voting:

0

RESOLVED THAT:

Planning Application 2018/01256/VAR be approved for the reasons set out in the report and addendum.

Addendum

Meeting started: 7.14 pm

Meeting ended: 10.08 pm

Chair

Contact officer: Charles Francis
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PLANNING AND DEVELOPMENT CONTROL COMMITTEE
Addendum 06.11.2018

<u>Reg. No:</u>	<u>Site Address:</u>	<u>Ward</u>	<u>Page</u>
2018/01234/FUL	80 Wood Lane and Westway	College Park And Old Oak	12
Page 13	Description – replace ‘/or polyclinic’ with ‘Community Research Space’		
Page 27	Reason 5 – line 3 – delete ‘photovoltaic panels on the roof and’		
Page 28	Paragraph 1.1 – second last line – delete ‘/Polyclinic’ and replace D2 with D1.		
Page 29	Paragraph 1.3 – last sentence – replace ‘car parking’ with ‘cycle parking’.		
Page 32	Paragraph 4.2 – last line – replace 14 with 7.3.		
Page 33	Paragraph 4.6 – line 3 – delete ‘(or polyclinic)’.		
Page 37	Paragraph 7.0 – delete last bullet point.		
Page 38	Paragraph 7.1.7 – line 4 – replace ‘polyclinic’ with ‘Community Research Space’.		
Page 38	Paragraph 7.1.8 – line 2 – replace ‘polyclinic’ with ‘Community Research Space’.		
Page 38	Paragraph 7.1.9 – line 1 – after the word Health insert ‘and Community Research Space’.		
Page 39	Paragraph 7.1.10 - Line 3 – delete ‘described within sections 8.9 and 9.10 of the report’ and replace ‘carried out at the School’ with ‘carried out at the Community Research Space’.		
Page 42	Paragraph 7.3.5 – first line – replace the word ‘Local’ with ‘London’.		
Page 43	<p>Paragraph 7.3.7 – last line – delete text after ‘achieved’ and insert the following: The scale, massing and height of the buildings would create a positive relationship with the existing and emerging local townscape. The design and articulation of both buildings have progressed since pre-application stages. The increase in height and reordering of the western façade allows building G to take on a better proportion allowing a more successful transition in scale between blocks A and F. The buildings complete the campus and mediate between different townscape contexts to the north, south and west, as well as, define and activate Wood Lane, creating a clear edge to the White City Campus. The architectural language used across both buildings gives a strong sense of order and coherence to the elevations which clearly express a base, middle and top. While the two share the same organizational module, they have been articulated differently and would be perceived as a distinct, interrelated pair of buildings with their own positive identity. The materiality of the buildings also relates well to the existing design context.</p> <p>Add new paragraph – The design assessment has also considered the surrounding heritage townscape including views from the surrounding Conservation Areas (Wood Lane, Old Oak and Wormholt, and Oxford Gardens RBKC) and Listed Buildings (Grade 2 - Burlington Danes School, Grade 2 – Thomas Jones Primary School, Grade 2 BBC Television Centre, and building of merit - White City London Underground Station). The increase of height of buildings A and G would not have a negative impact on the setting or appreciation of these Heritage Assets in compliance with Policy DC8 of the LBHF Local Plan 2018.</p>		
Page 43	Paragraph 7.3.8 – edit text from <u>two</u> to <u>one</u> round of DRP.		

Page 47 Paragraph 7.5.12 – line 3 – after ‘areas’ insert text - ‘which would be located at grade’.

Page 53 Paragraph 7.8.8 – line 3 – delete ‘emergency diesel generator’.

Page 55 Paragraph 8.5, replace bullet points with:
 * Construction Phase – local procurement opportunities; employment and apprentice opportunities monitoring fee £3,500 and non-compliance with agreed numbers at £7,000 per apprentice and/or work placemen or equivalent value;
 * Post Construction Phase – up to 20% local residents employed or equivalent social value;
 Travel Plan – replace ‘£5,000’ with ‘£3,000’.

2018/01256/VAR 80 Wood Lane and Westway College Park and Old Oak 56

Page 59 Insert the following list of drawings and documents:

 Design and Access Addendum (May 2012) PLP Architecture
 Public Realm Design and Access Statement – Gross Max
 23204001 Supporting Transport Statement – S73 Application – Steer Davies Gleave

Page 63 Condition 6 – replace 39.48m with 34.00m and 51.88m with 41.97m.

Page 85 Line 12 – delete – ‘subject to varying conditions 3, 8 and 89’.

Page 86 3rd last line – delete – ‘(such as photovoltaic panels)’

Page 93 Delete Paragraph 3.9

Page 95 Paragraph 4.11 – last line replace ‘A1, A3’ with ‘A1-A3’.

Page 96 Paragraph 4.12 – Insert last row into table detailing Condition 89, submission of details re the Pavilion, condition added to secure proposed Pavilion details.

Page 96 Paragraph 4.13 – delete last sentence.

Page 97 Paragraph 4.17 – first line - replace the word ‘deleted’ with the word ‘amended.’

Page 106 Paragraph 8.1 – first line - replace except with exempt.

Page 106 Insert paragraph 8.3 stating:

 The following amendments to the site wide masterplan legal agreement require to be secured:

- Schedule 1 – Underpass: The definition of Target Date will be amended to refer to the Practical Completion of Buildings A and G as opposed to Buildings D, E and F.
- Schedule 7 – Education Facilities: The definition of Educational Facilities will be amended to include the words “in the vicinity of the Development” and an ownership plan included to reflect the fact that the Educational Facilities could be provided in neighbouring development.
- Schedule 8 – Day Centre: This schedule is to be amended to include the words “in the vicinity of the Development” and an ownership plan included to reflect the fact that the Day Centre could be provided in neighbouring development.

2018/01598/FUL 4-5 Sotheron Place Parson Green and Walham 107-144

Page 109 Condition 4, delete reason for condition, replace with ‘To ensure that demolition and construction works do not adversely impact on the operation of the public highway, in accordance with Policy T7 of the Local Plan 2018’

Page 114	Condition: 23, within penultimate sentence, delete 'SPG Sustainable Design and Construction (April 2014)' Condition: 24, line 1, delete 'overground' and insert 'above grade' Condition: 24 (c), line 1, delete 'One month after installation'		
Page 115	Condition: 26, line 3, delete 'section of development facing' and replace with 'on the developments site boundaries with'		
Page 118	Condition: 38, line 1, 'After development shall not commence' insert 'other than demolition'		
Page 119	Condition: 40, Delete wording of condition (retain reason) and replace with 'The respective block of the development hereby permitted shall not be occupied before implementation of the sustainable design and construction measures detailed in the submitted Sustainability Statement and BREEAM Assessment. Prior to occupation of the respective commercial unit, a post construction BREEAM assessment shall be submitted to and approved in writing by the Council which confirms that the "Very Good" Rating has been achieved, and prior to occupation of the respective residential block, a supporting statement confirming the residential sustainable measures have been implemented. All details thereafter shall be implemented prior to occupation/use of the commercial unit, and thereafter be permanently retained. Condition: 41, line 1, after 'Prior to the installation of the solar panels hereby approved' insert 'to the respective blocks'		
Page 123	Paragraph 1.1, line 3, after including insert 'retail (Class A1)'		
Page 125	Paragraph 3.3, line 3, after 'neighbouring properties.' insert 'In total 1 letter of support and'		
Page 126	Paragraph 4.5, line 1, delete '1,516sqm' and replace with '473 sqm'		
Page 127	Paragraph 4.9, line 1, delete 'net loss of employment floorspace (435 sqm)' and replace with 'net increase of employment floorspace (608 sqm)'. Paragraph 4.15, line 3, after 'Condition 31' delete remainder of sentence.		
Page 128			
Page 131	Paragraph 4.42, third line from bottom, after 'street scene.' insert 'A small strip of land (between 3.5m and 7m) which forms part of the car park, along the north-west boundary of the application site lies within the Moore Park Conservation Area. Officers consider that the car park included in that area, which would be retained, makes no contribution to, and would not therefore harm the Conservation Area.'		
Page 137	Paragraph 4.77, sub paragraph 3, line 2 delete 'The window is divided into 3 parts and 2 of these windows meet the target VSC'		
Page 138	Paragraph 4.79, line 1, after '599 King's Road' delete 'second floor' and replace with 'first floor' Paragraph 4.79, line 2, delete 'third floor' and replace with 'first floor'		
Page 140	Paragraph 4.95, line 5, after 'across the' insert 'residential'		
Page 141	Paragraph 4.101, line 2, delete 'Condition 35' and replace with 'Condition 34'		
Page 144	Paragraph 6.2, bullet point (6) delete 'Flexible B1 Office Space' and replace with new bullet points '(6) A Residential Travel Plan' and '(7) A Workplace Travel Plan with review monitoring at Years 1, 3, and 5 in accordance with TFL guidance. £2,500 per review'.		
2018/01943/FUL	Land at Rigeley Mews NW10	College Park and Old Oak	145
Page 146	Delete Officer Recommendation 1 and 2 and replace with:		

- 1) That the Committee resolve that the Strategic Director of Growth and Place be authorised to determine the application and grant permission upon the completion of satisfactory legal agreements securing the heads of terms contained within this report and subject to conditions.
- 2) To authorise that the Strategic Director of Growth and Place 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 and heads of terms or any subsequent minor changes arising out of the detailed negotiations with the applicant which may necessitate the modification, variation, addition or deletion of the conditions and heads of terms as drafted to ensure consistency between the two sets of provisions.

Page 152

Add new condition:

25) The development hereby permitted shall not be occupied until the 4 off street car parking spaces all with electric vehicle charging points have been provided. The parking spaces and charging points shall be permanently retained for the lifetime of the development and shall be permanently accessible.

To ensure the suitable provision of off street car parking spaces and electric vehicle charging within the development to meet the needs of future site occupiers and users, in accordance with policy T4 of the Local Plan (2018).

Page 161

Delete paragraph 4.15 and replace with:

4.15 Due to the low profile of the development, and the distance between the new building and existing houses, Officers are satisfied that the development would not result in harm to daylight or sunlight to any of the surrounding properties. Paragraph 2.2.5 of the BRE Guidance states that if the angle to the horizontal subtended by the development is less than 25 degrees for the whole development then it is unlikely to have a substantial effect on the skylight enjoyed by the existing building. If the angle is greater than 25 degrees for any part of the new development then a more detailed check is required. The proposed building sits below an angle of 25 degrees taken from one metre above ground level on the rear elevation of adjoining properties, complying with the initial test of the British Research Establishment (BRE) best practice guidance 'Site layout planning for daylight and sunlight - a guide to good practice Second Edition. Therefore the development is considered compliant and acceptable on the grounds of daylight and sunlight.

2018/02523/FUL

82 Rannoch Road London W6 9SP

Fulham Reach

167-175

Page 168

Delete second officer recommendation and replace with

'2) To authorise the Strategic Director of Growth and Place in consultation with the Director of Law and approval of the Chair of the Planning and Development Control Committee to make any minor modifications to the proposed conditions in this report which may include the variation, addition or deletion of the conditions.'

Page 168

Condition 3, line 1, omit 'black or' and replace with 'dark'.

Page 173

Paragraph 3.15, line 3, after 'is considered' add 'in paragraphs 3.16 to 3.21'.