

Planning and Development Control Committee Minutes

Tuesday 12 February 2019

PRESENT

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

Also Present: Councillor Stephen Cowan

127. APOLOGIES FOR ABSENCE

There were no apologies for absence.

128. DECLARATION OF INTERESTS

Councillor Wesley Harcourt declared a non-pecuniary interest in respect of - Next to Londis, Plimley Place - as he was the Cabinet Member for Environment with responsibility for the site. He remained in the meeting and voted on the item.

Councillor Wesley Harcourt declared a non-pecuniary interest in respect of Footpath Wood Lane, Junction with South Africa Road next to refurbished Garage - as he was the Cabinet Member for Environment with responsibility for the site. He remained in the meeting and voted on the item.

129. 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.

130. HAMMERSMITH TOWN HALL KING STREET LONDON W6 9JU - HAMMERSMITH BROADWAY WARD - 2018/01500/FUL

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

One planning application and one listed building consent application for the Hammersmith Town Hall were listed on the agenda. For ease of presentation, the Chair confirmed that one combined officer presentation would be provided to Committee and following debate, two separate and distinct votes would be taken on applications: 2018/01500/FUL and 2018/01501/LBC.

The Committee heard three representations in support of the application from: the Chair of Hammersmith and Fulham Disability Forum Planning Group, speaking on behalf of the Disabled Residents Team, the Town Hall Commission and the Applicant. A number of points were raised and included:

- The proposal had been developed in co-production with disabled residents and would provide a high quality environment for disabled and impaired members of the community.
- The Disabled Residents Team had worked with the Access consultants to ensure the proposal was a building everyone could use and enjoy.
- The proposal would provide a safe and secure environment for all users.
- The proposal would result in the provision of an inclusive environment, providing 10% of all units as wheelchair units with strong lift access to all upper levels within the development.
- The West King Street Renewal would provide a civic and residential mixed-use redevelopment of the site.
- The proposal would contribute to the local and wider London economy.
- The proposal would help to regenerate the wider Hammersmith Town Centre Regeneration Area whilst delivering a quantum of affordable housing, in excess of the policy requirement of 50%.
- The proposal had incorporated widespread public consultation and public involvement, including public meetings, amenity groups and local residents.
- The Town Hall extension had blighted King Street and the new design concept delivered a proposal of high architectural quality and high quality public realm. This would enhance and preserve the character and appearance of the conservation area and listed building.
- The applicant had worked in partnership with Historic England to achieve an acceptable design.
- The proposed development would deliver 204 dwelling units (Class C3), retail (Class A), restaurant/café (Class A3), cinema (Class D2) and Office space (Class B1), as well as enterprise units.

The Chair highlighted that one late objection had been received by email. These comments had been received and understood and related mainly to design matters.

During the course of discussions, the committee raised a number of points. These included:

- The committee commended the community engagement and working with residents which had been undertaken during the development of the proposal.
- The removal of the Town Hall extension and the improvements this would bring to King Street and the local area.
- The scale / design of the Brie solei and the impact on wind noise.
- The effects of the proposal on the micro-climate.

- The overall accessibility of the proposal and the number of lifts which had been incorporated into the design.
- The appearance of Block C, its visual amenity and the outlook implications of the design.
- The incorporation of affordable housing in excess of the London Plan requirements.
- The proposed new cinema and its revenue generation potential.
- The proposed hours of operation of the site. In particular, the need for these to take account of the Town Hall operations during election counts.
- The removal of trees in Nigel Play Fair Avenue and the need to ensure suitable species were selected as part of the landscaping condition/s.
- The air quality of the residential units (Block D, near the A4) and the need to ensure a reliable air management design was selected.
- The sunlight and daylight implications of the design.
- Night time lighting and security considerations.

In the course of the above discussions, Councillor Alex Karmel proposed that a maximum permitted wind noise stemming from the brie solei be imposed. This proposal was seconded by Councillor Matt Thorley.

Councillor Wesley Harcourt proposed that the condition related to the hours of use be amended to reflect various civic events, as well as the need for extended hours of operation during election periods. This proposal was seconded by Councillor Alex Karmel.

The Committee voted on application 2018/01500/FUL and whether to agree the officer recommendations set out in the report, addendum and the following changes: the motion to include a maximum permitted wind noise from the brie solei and amending the hours of use condition to reflect civic events and election periods. This was put to the vote and the result was as follows:

Officer Recommendation 1:

For:
8
Against:
0
Not Voting:
0

Officer Recommendation 2:

For:
8
Against:
0
Not Voting:
0

RESOLVED THAT:

Planning Application 2018/01500/FUL be approved, subject to the addendum and changes set out above.

- 1) Subject to there being no contrary direction from the Mayor for London that the Committee resolve that the Strategic Director for 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 for Growth and Place, 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.

131. HAMMERSMITH TOWN HALL KING STREET LONDON W6 9JU - HAMMERSMITH BROADWAY WARD - 2018/01501/LBC

The Committee voted on application 2018/01501/LBC 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:

Officer Recommendation 1:

For:
8
Against:
0
Not Voting:
0

Officer Recommendation 2:

For:
8
Against:
0
Not Voting:
0

RESOLVED THAT:

Planning Application 2018/01501/LBC be approved, subject to the addendum.

- 1) Subject to there being no contrary direction from the Mayor for London that the Committee resolve that the Strategic Director for 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 for Growth and Place, 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.

132. 8 KING'S QUAY THAMES AVENUE CHELSEA HARBOUR LONDON SW10 OUX - SANDS END WARD - 2018/03508/FUL

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

The Committee heard a representation in objection to the application from a local resident. Some of the points raised included: The proposal would adversely impact on the neighbouring amenity and the character of the roof line within the Chelsea Harbour Development. Further points included: the proposal would result in a loss of privacy and overlooking.

The Committee heard a representation in support of the application from a representative of the Applicant. Some of the points raised included: In 2018, planning permission was refused (2018/02688/FUL) for the erection of a roof extension with dormer window openings fronting northern, eastern and southern elevations, on the grounds of overlooking and loss of privacy to No.48 Thames Quay. The new proposal would overcome these grounds as the south facing window would be obscured to prevent overlooking. Further points included: the proposal complied with BRE guidance in relation to daylight and sunlight, the overall height of the proposal would not change, the proposal was not sited in a conservation area and would improve the quality of the residential unit, providing family sized accommodation.

During the course of discussions, the Committee explored a number of issues including the design principles and whether the design was in character with the area, as well as whether there might be added light pollution.

The Committee voted on application 2018/03508/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:

Officer Recommendation 1:

For:

5

Against:

3

Not Voting:

0

Officer Recommendation 2:

For:
8
Against:
0
Not Voting:
0

RESOLVED THAT:

Planning Application 2018/03508/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 up on the completion of a satisfactory legal agreement and subject to the condition(s) 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.

133. THE QUEENS CLUB PALLISER ROAD LONDON W14 9EQ - NORTH END WARD - 2018/03263/FUL

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

At the start of the item, the applicant agreed to waive their right to address the committee.

During the course of discussions, the Committee explored a number of issues including the retention of a memorial plaque, the likely impact of the loss of the stand and the economic benefits to the local community should the application be approved.

The Committee voted on application 2018/03263/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:
8
Against:
0
Not Voting:
0

RESOLVED THAT:

Planning Application 2018/03263/FUL be approved, subject to the addendum.

134. 284 - 288 NORTH END ROAD LONDON SW6 1NH - FULHAM BROADWAY WARD - 2017/04216/FUL

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

During the course of discussions, the Committee explored a number of issues including the merits of basement accommodation, the loss of the 3 residential units from the proposal and highways issues which were to be mitigated via a travel plan. Further issues included, the provision of public transport locally and the petal rating, privacy issues, the carbon footprint and the site being situated within a regeneration area.

The Committee voted on application 2017/04216/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:

Officer Recommendation 1:

For:
5
Against:
3
Not Voting:
0

Officer Recommendation 2:

For:
8
Against:
0
Not Voting:
0

RESOLVED THAT:

Planning Application 2017/04216/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 up on the completion of a satisfactory legal agreement and subject to the condition(s) 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.

135. NEXT TO LONDIS PLIMLEY PLACE LONDON W12 8LP - SHEPHERD'S BUSH GREEN WARD - 2018/03343/FR3

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

Councillor Wesley Harcourt declared a non-pecuniary interest in respect of - Next to Londis, Plimley Place as he was the Cabinet Member for Environment with responsibility for the site. He remained in the meeting and voted on the item

The Committee voted on application 2018/03343/FR3 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 2018/03343/FR3 be approved for the reasons set out in the report and addendum.

136. FOOTPATH WOOD LANE JN W SOUTH AFRICA ROAD NEXT TO REFURBISHED GARAGE - COLLEGE PARK AND OLD OAK WARD - 2018/03483/FR3

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

Councillor Wesley Harcourt declared a non-pecuniary interest in respect of Footpath Wood Lane, Junction with South Africa Road next to refurbished Garage as he was the Cabinet Member for Environment with responsibility for the site. He remained in the meeting and voted on the item.

The Committee voted on application 2018/03483/FR3 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 2018/03483/FR3 be approved for the reasons set out in the report and addendum.

Addendum

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 12.02.2019

REG REF.	ADDRESS	WARD	PAGE
2018/01500/FUL	Hammersmith Town Hall	Hammersmith Broadway	5
Page 5	Conservation Area: Name changed to 'Hammersmith Town Hall' Conservation Area'		
Page 7	Description delete 'part two/part three storey'		
Page 37	Reason 7 delete 2 nd sentence 'The proposal will...'		
Page 43	Para 1.10 Delete 'King Street (East)' replace with 'Hammersmith Town Hall'		
Page 45	Para.2,2 delete last bullet point. Para 2.7 change 788sqm to 535sqm; change 826sqm to 788sqm		
Page 46	Para. 2.10 delete 3 rd sentence 'Alterations at roof...'. Insert 'Alterations at roof level, to include lowering of the courtyard parapet to accommodate new office accommodation at roof level and within a roof extension.		
Page 58	Para 4.4 after 2012 insert 'and revised in 2018'		
Page 100	Para 5.5.7 last sentence delete from 'experiencing...' replace with 'against the extant planning permission'		
Page 101	<p><u>Para. 5.5.8</u> replace '208(50%)' with '226 (53%)'; replace '256 (69%)' with '229 (59%)'; replace 193 with 197 and '171 (89%)' with '165 (84%)'. <u>Para 5.5.9</u> replace '197 (48%)' with '226 (55%)'; and '222 (60%)' with '229 (59%)'. <u>Para 5.5.10</u> Replace '14 (20%)' with '24 (34%)'; replace '9' with '40', '5' with '27' and '4 serving living...' with '6 serving living rooms will see a reduction of 30% VSC'; 'Delete from '21 windows...' to 'number of windows assessed.'. Replace '11 (18%)' with '23 (37%)', Replace '11 rooms..' with '8 rooms...'; Delete from 'of these 9 rooms will retain...54% daylight distribution respectively.'. Replace 'Six rooms' with '14 rooms'; '34' with '17'; '26' with '19' and '14' with '29'. <u>Para 5.5.12</u> replace 'one window' with 'two windows', delete 'of 20-29.99%, one window will experience an alteration of'</p>		
Page 102	<p><u>Para 5.5.13</u> Replace '34 (94%)' with '33 (92%)'; replace 'Two' with 'Three'; '23%' with '26%'. <u>Para 5.5.14</u> delete '30-39.99%...alterations'. <u>Para 5.5.16</u> replace 'two' with 'One' delete 'The remaining room will' and '30-39.99%' and add 'retaining 50%'. <u>Para 5.5.17</u> delete 'One (25%) of' and 'will meet the BRE guidelines for VSC. The remaining three windows'. <u>Para 5.5.18</u> replace 'Of the four' with 'All four'; replace '30-39.99%' with '40%' and '59%' with '43%'; delete sentence 'The remaining...'</p>		
Page 103	<p><u>Para 5.5.20</u> delete line 'two windows will....for a suburban environment'; replace 'eight' with 'ten', 'four' with 'six', after 'NSL.' Replace 'Three' with 'Four', '72%' with '68%', delete line 'One room will...of the room area'; replace 'seven' with 'eight' and '55%' with '50%'. <u>Para 5.5.21</u> change 'four windows' to 'two windows', after 29.99% add ', and two above 30%'; replace 'three' with 'four'; change '30-39.99%' to '35-39.99%' and 'VSC above 22%' with 'VSC above 21%'; change 'Five (31%)' with 'Four (25%)', 'Three' with 'These', '74%' with '68%', delete line 'Three rooms will....59% of the room areas', change 'remaining five' to 'remaining eight' and add at end 'and retain over 31%'. <u>Para 5.5.22</u> change 'seven' to 'five' twice; change 'VSC above 19%' with 'VSC above 21%'; change 'The remaining three' with 'the remaining five'. Change 'Six (38%)' to 'Four (25%)'; delete line 'however, they experience...75% to the room areas.' Page 104, change 'One' to 'Three', 'Seven' to 'eight', replace 'a daylight distribution...' to 'an NSL of over 30%.'</p>		
Page 104	<p><u>Para 5.5.23</u> change '14 (88%)' to '12 (75%)'; delete sentence 'However, these windows...'; change '12 (75%)' to '10 (62%)', 'one room' to 'Two rooms', '61%' to '50%'. <u>Para 5.5.24</u> Change 'Seven (44%)' to 'Six (37%)'; delete sentence 'However,</p>		

one of these...', change 'Two windows' to 'Five windows'. Change '14 (88%)' to '11 (68%)' and 'Two rooms' to 'one room'; add sentence 'Two rooms will experience an alteration of 20-29.99%'; change '58%' to '60%'. Add sentence at end 'Two rooms will experience an alteration above 40% but will retain an NSL of 44% and 50%'. Para 5.5.25 Change '11 (46%)' to '10 (42%)', 'One window' to 'Two windows'; delete from 'This window has a very...' to 'percentage alteration.', change '11' to '12'; change '69%' with '42%', delete 'however, the room will retain a daylight...area.', change 'remaining four rooms' to 'five rooms', add at end 'and retain a NSL of more than 30%.'. Para 5.5.26 Change '193' to '197', '167 (87%)' to '165 (84%)' and page 105 '11' to '10'.

Page 105 Para 5.5.27 change 'four' to 'two', 'Four windows' to 'All windows', '22%' to '20%' and delete 'four' in last sentence. Para 5.5.28 change '31 (86%)' to '29 (80%)', change '4% which is...5%' to '34%', change '24%' to '22%' and delete last sentence. Para 5.5.31 Second sentence change 'One' to 'Two' after 'of 5%' add 'the other achieves 2% winter probable sunlight hours which complies with the criteria.' Delete from 'The remaining window will experience...'

Page 106 Para 5.5.34 replace '15 (94%)' with '13 (81%)', change 'The remaining window' to 'The remaining three windows', 'in excess of 40%' with 'between 4-50%', '24%' with '22%' and 'Furthermore, this' with 'All'. Para 5.5.34 change '12 (75%)' to '11 (68%)'; delete from 'One window will experience...' to '...target of 5%'; replace with 'The remaining five windows will experience an alteration of 20-29.99% (one window) 30-39.99% (one window) or in excess of 40% (three windows) in relation to total and/or winter sunlight. However, these windows will retain total probable sunlight hours of 11% to 21% which is reasonable for a room type (bedroom). Furthermore, these windows will comply with the criteria for winter sunlight.'

Page 131 Para 6.4 Add bullet 'Early stage review mechanism'

2018/01501/LBC Hammersmith Town Hall Hammersmith Broadway 134

Page 134 Conservation Area: Name changed to 'Hammersmith Town Hall'
 Page 136 Description delete 3rd sentence 'Alterations at roof...'. Insert 'Alterations at roof level, to include lowering of the courtyard parapet to accommodate new office accommodation at roof level and within a roof extension.'

2017/04216/FUL 284 - 288 North End Road, SW6 Fulham Broadway 145

Page 146 'Description': after 'Drg Nos:' (E)... insert: '1613 PL1-100; received 30/10/2017. 1613 PL1-101-A; 1613 PL1-102-A; 1613 PL1-104-B; 1613 PL1-105-B; 1613 PL1-106-B; 1613 PL1-107-C; 1613 PL1-108-C; 1613 PL1-109 C; 1613 PL1-111 B; 1613 PL1-112 B; 1613 PL1-113 B; received 01/08/2018. 1613 PL1-103 B; received 19/11/18. 1613 PL1-110 B; 1613 PL1-115; received 26/11/18.'

Page 157 Condition 42: Delete first paragraph and replace with 'Prior to occupation of the ground floor Class A1 (retail) use hereby permitted, details shall be submitted to and approved in writing by the Local Planning Authority of the operating hours of this use, which shall thereafter only operate as per the details approved.'

Page 167 Paragraph 2.4, line 1, replace '15 interested parties' with '18 interested parties'.

Page 188 Paragraph 13.1, line 6, before 'demonstrable' add 'undue'.

- Page 191 Condition 6:
- third line, after 'boundary wall' insert 'including the new gate'.
 - fourth line, after 'completion of' insert 'that part of'
- Page 193 Condition 17:
- first line, delete 'loud'
 - second line, delete 'be audible at' and replace with 'have an audible adverse impact to'
- Page 205 Paragraph 5.38: after last sentence add 'The new vehicular access and widened existing crossover on would be secured by a legal agreement.'
- Page 206 Paragraph 6.2: add new bullet point 'provision of a new vehicular access (crossover) and a widened existing crossover on Greyhound Road'