

Planning and Development Control Committee Minutes

Monday 10 June 2019

PRESENT

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

Other Councillors: Councillors Mercy Umeh, Mark Loveday and Jonathan Caleb-Landy

1. MINUTES

The minutes of the meeting of the Committee held on 2 April 2019 were agreed as an accurate record.

2. APOLOGIES FOR ABSENCE

There were no apologies for absence.

3. DECLARATION OF INTERESTS

There were no declarations of interest.

4. DECISION TO RE-ORDER THE AGENDA

At the start of the meeting, the Chair confirmed that Waterfront Hammersmith Embankment, Chancellors Road, London W6 9RU had been withdrawn from the agenda by the Council and would be considered at a later meeting.

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.

Due to the number of speakers on some items, the Chair used her discretion and those speaking for and against applications were permitted to speak for 6 minutes each in total, rather than the usual 5 minute maximum.

5. THRESHOLD AND UNION HOUSE 65 SHEPHERD'S BUSH GREEN LONDON W12 8TX, SHEPHERD'S BUSH GREEN 2017/01898/FUL

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

The Committee heard several representations from residents in objection to the application. A number of points were raised and included: the officer reports for the previous and current application were the same and contained a number of errors. With regards to landscaping and trees, the current proposal was vague in relation to the existing trees between the rear of the residential properties on Pennard Road. The new proposal was only 4.5 metres away from residents' boundary fences at the nearest point and the proposal would result in the loss of sunlight and daylight, as well as overshadowing.

In relation to the comments which were read out from the Hammersmith Society, who were unable to attend the meeting, the proposed development would have a dominating impact, and the height and bulk of the new building would exceed the existing building. Further points included: that the proposal would retain the appearance of an office block, the area was densely populated with no parking, so the construction of a further hotel was a bad idea. Furthermore, the proposal would cause harm to the biodiversity and character of the area associated with the loss of some trees.

The Committee heard a representation from the Applicants' representative. A number of points were raised which included: the proposal would promote the vitality and viability of Shepherd's Bush Town Centre. The proposal would deliver numerous local events and conditions would ensure any noise and disturbance would be minimised to nearby occupiers. Further points included, that the proposal would create local employment opportunities and the design would incorporate a confident civic frontage.

The Committee heard a representation in objection to the application from Councillor Mercy Umeh, Ward Councillor for Shepherd's Bush Green.

During the course of discussions, the Committee explored a number of issues including, the importance of due diligence and the use of an independent sunlight and daylight expert. The Committee considered the sunlight and daylight implications of the proposal at length and questioned the independent expert who attended the meeting.

Further topics included the design merits and setting of the proposal within the Shepherd's Bush Conservation Area, and the footprint and proximity of the proposal to properties on Pennard Road. Additional topics included, the level of the s106 contributions, employment and training opportunities, as well as the landscaping and arboreal implications of the proposal.

The Committee voted on application 2017/01898/FUL and whether to agree the officer recommendations of approval. 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 2017/01898/FUL be approved, subject to:

1. To resolve that the Strategic Director, The Economy 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, The Economy, 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.

6. 14 - 16 PETERBOROUGH ROAD LONDON SW6 3BN, PARSONS GREEN AND WALHAM 2017/01837/FUL

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

The Committee heard several representations from residents in objection to the application. A number of points were raised and included: the design and massing of the proposal was out of keeping with the existing pattern of development. The proposal would cause irreversible damage to heritage assets, including the listed terrace and pub facing New Kings Road and adjoining conservation area. Peterborough Mews was a residential street, rather than a commercial district and

the proposal would have a negative impact on neighbours, including increased traffic, parking stress and no proposed parking.

Further points included, that the technical reports for the proposal were 2 or 3 years old which was unusual. The daylight and sunlight assessments were inadequate and an addendum on this topic had only just been submitted. Insufficient consideration had been given to the impact on neighbours in relation to overshadowing and loss of outlook due to the overbearing design (especially 1 Broomhouse which incorporated a residential annex within the garden).

The Committee heard a representation from the Applicant. A number of points were raised which included: a new sunlight and daylight assessment had been submitted. A progressive number of setbacks had been used within the design to improve and mitigate the outlook aspects of the design. Obscure glazing would be used to address privacy concerns of local residents. There would be no adverse impacts to the highway from the proposal. The proposal would make a valuable contribution to the local economy and also incorporate some affordable rent space. It was noted that the current building would not be demolished and the design incorporated using the existing concrete frame.

The Committee heard a representation in objection to the application from Councillor Mark Loveday, Ward Councillor for Parsons Green and Walham.

During the course of discussions, the Committee explored a number of issues including, the impact on heritage assets, the level of the Section 106 contributions and the possible impacts on the residential annex at 1 Broom house. Further issues included, the reasons why the technical reports were 2 to 3 years old, as well as further clarification about the distances some dwellings were situated from the boundary of the proposal.

The Committee also examined the current policies regarding B1 usage, the employment opportunities and the overall height of the proposal.

The Committee voted on application 2018/03985/FUL and whether to agree the officer recommendations of approval and 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 2018/03985/FUL be approved, subject to:

1. To resolve that the Strategic Director, The Economy 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, The Economy, 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.

7. 2 HYDE MEWS 163 DAILING ROAD LONDON W6 0ES, RAVENSCOURT PARK 2018/03985/FUL

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

The Committee heard several representations from residents in objection to the application. A number of points were raised and included: during the construction phase, the basement excavation would cause harm to trees in neighbouring gardens on Wingate Road (as suggested by the independent arboreal report). The construction phase would result in noise, dust and traffic disruption. Increased traffic movements would be a hazard to pedestrians and schoolchildren.

Three immediate neighbours would be affected by the construction of the swimming pool, including one neighbour who used a garden office. There was a possibility that without significant buttressing, there could be land slippage during the excavation phase. Further points included: that the development of a large swimming pool was undesirable and inappropriate in a residential community. The proposal would result in a loss of existing and potential accommodation, and could be used as a precedent by future developers.

The Committee heard a representation from the Applicant. A number of points were raised which included: in relation to the roots of trees in neighbouring gardens, the council's Arboricultural Officer had advised that, given the subject property's existing rear extension adjoining the party wall, it was unlikely that any trees close to the boundary would have significant roots underneath it. To mitigate these concerns, the Applicant stated that a condition could be applied which recommended hand excavation to a depth of 1.5 metres, so that any roots that were encountered could be cleanly severed, thus preventing damage to the trees.

Further points included: with regards to the construction phase, underpinning techniques would be used to ensure no land slippage occurred. The proposed lightwells were modest and would not be visible from the street and finally, the Council permitted this form of development as it was within the footprint of the existing dwelling.

The Committee heard a representation in objection to the application from Councillor Jonathan Caleb-Landy, Ward Councillor for Ravenscourt Park.

During the course of discussions, the Committee explored a number of issues including, whether Council officers had seen the independent arboricultural report, the duration of the planned works and the likely disruption caused by the excavation and construction phases.

Councillor Alex Karmel proposed that condition 3 be amended to include the requirement that the Council's arboricultural Officer inspect the roots at the early excavation / hand digging stages to ensure the trees at Wingate Road properties were not affected by the excavation process. This was seconded by Councillor Matt Thorley.

The Committee voted on application 2018/03985/FUL and whether to agree the proposed amendment of condition 3 from Councillor Alex Karmel, officer recommendations of approval and 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 2018/03985/FUL be approved, subject to:

1. To resolve that the Strategic Director, The Economy be authorised to determine the application and grant permission subject to the condition(s) listed below.

2. To authorise the Strategic Director, The Economy, 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.

8. **20 FULHAM BROADWAY LONDON SW6 1AH, FULHAM BROADWAY 2019/00664/VAR**

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

The Committee heard one representation in support from the Architect. A number of points were raised and included: The application only sought minor material amendments to the approved drawings of planning permission reference: 2017/04094/FUL dated 15th May 2018 for the "Material amendment to planning permission reference: 2015/00670/FUL granted 13th October 2016. There would be no increase in height and the permission would only have a modest uplift on the design.

The revisions would reduce the complexities of the form and the proposal would be a high quality development which would make a positive contribution to the urban environment. In addition, the proposal would not harm the character or appearance of the conservation area.

During the course of discussions, the Committee explored a number of issues including the need for developers to avoid repetitious applications and also the Section 106 contributions associated with the application.

The Committee voted on application 2018/00664/VAR and whether to agree the officer recommendations of approval. 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:

RESOLVED THAT:

Planning Application 2018/00664/VAR be approved, subject to:

- 1) To resolve that the Strategic Director, The Economy be authorised to determine the application and grant permission subject to the condition(s) listed below.
- 2) To authorise the Strategic Director, The Economy, 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 which may include the variation addition or deletion of the conditions, any such changes shall be within their discretion.

9. OUTSIDE THE SWAN 46 HAMMERSMITH BROADWAY LONDON W6 0DZ, HAMMERSMITH BROADWAY 2019/00433/FR3

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

The Committee voted on application 2019/00433/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 2019/00433/FR3 be approved, subject to:

- 1) To resolve that the Strategic Director, the Economy, be authorised to determine the application and grant permission pursuant to Regulation 3 of the Town and Country Planning General Regulations 1992 subject to the condition(s) listed below:
- 2) To authorise the Strategic Director, The Economy, 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 which may include the variation, addition or deletion of the conditions, any such changes shall be within their discretion.

10. OUTSIDE RAVENSCOURT PARK KING STREET LONDON W6, RAVENSCOURT PARK 2019/00434/FR3

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

The Committee voted on application 2019/00434/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 2019/00434/FR3 be approved, subject to:

- 1) To resolve that the Strategic Director, the Economy, be authorised to determine the application and grant permission pursuant to Regulation 3 of the Town and Country Planning General Regulations 1992 subject to the condition(s) listed below:
- 2) To authorise the Strategic Director, The Economy, 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 which may include the variation, addition or deletion of the conditions, any such changes shall be within their discretion.

11. JUNCTION OF SUSSEX PLACE AND QUEEN CAROLINE STREET LONDON W6 9QH, HAMMERSMITH BROADWAY 2019/00436/FR3

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

The Committee voted on application 2019/00436/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 2019/00436/FR3 be approved, subject to:

- 1) To resolve that the Strategic Director, the Economy, be authorised to determine the application and grant permission pursuant to Regulation 3 of the Town and Country Planning General Regulations 1992 subject to the condition(s) listed below:
- 2) To authorise the Strategic Director, The Economy, 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 which may include the variation, addition or deletion of the conditions, any such changes shall be within their discretion.

Addendum

Meeting started: 7.00 pm
Meeting ended: 10.30 pm

Chair

Contact officer: Charles Francis
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PLANNING AND DEVELOPMENT CONTROL COMMITTEE
Addendum 10.06.2019

REG REF.	ADDRESS	WARD	PAGE
2017/01898/FUL	Threshold and Union House, 65 Shepherd's Bush Green	Shepherd's Bush Green	11
Page 12	Officer Recommendation 1 st paragraph	Delete "Growth and Place" insert "The Economy Department"	
Page 12	Officer Recommendation 2 nd paragraph	Delete "Growth and Place" insert "The Economy Department"	
Page 13	Condition 3, line 9:	Delete "Construction" insert "Demolition"	
Page 13	Condition 4, line 14:	Delete "and Construction Management Plan"	
Page 61	Para 3.165 At end add	"The other 4 windows relate to bedrooms within the Dorsett Hotel."	
Page 62	Add new paragraph		
3.166A	58 rooms would experience an alteration in No Sky Line of between 20.55 and 64.8%. 12 of these are bedrooms within the Dorsett Hotel, which experience the highest losses and the other rooms break down to: 22 bedrooms within residential properties; 7 either living rooms, kitchens or dining rooms; 15 rooms with an unknown use; and 2 studio apartments. 18 rooms experience losses between 20.5% and 29.9%, 13 between 30% and 39.9%, and 15 between 40% and 48.5%.		
Page 62	Para 3.170, line 6:	Delete "very"	
Page 63	Para 3.174, line 1	Delete "any view" replace with "views"	
Page 63	Para 3.174, line 3 and 4:	Delete "somewhat redundant, as in reality the new hotel building will not be visible from this position." – Insert "less relevant."	
Page 69	Para 3.213, line 9	Delete "Provision of an apprenticeship/ training scheme in construction and hospitality, including a contribution of £76,450" and insert	
	"A Jobs, Employment and Business Strategy (JEBS) to be produced and agreed with the Council prior to the commencement of the development, and a financial contribution of £118,375 towards supporting paid work experience and paid apprenticeships during the construction of the development."		
Page 71	Para 4.12 line 5	Delete "Regeneration, Planning and Housing Services" and insert "The Economy Department"	
2018/03985/FUL	2 Hyde Mews, 163 Dalling Road	Ravenscourt Park	72
Page 73	Officer Recommendation 1 st paragraph	Delete "Growth and Place" insert "The Economy Department"	

Page 73 Officer Recommendation 2nd paragraph Delete “Growth and Place” insert “The Economy Department”

Page 81 Para 2.1 , line 5: Delete “17, 21B”

2017/01837/FUL 14-16 Peterborough Road Parsons Green and Walham 90

Page 91 Officer Recommendation 1st paragraph Delete “Growth and Place” insert “The Economy Department”

Page 91 Officer Recommendation 2nd paragraph Delete “Growth and Place” insert “The Economy Department”

Page 107 Paragraph 1.1, line 1, delete ‘part four, part five’, and replace with ‘part two, part three, part four and part five’.

Page 121 Add paragraph 3.76a: Daylight distribution

Of the 102 rooms assessed, one room including habitable areas at 12 Peterborough Mews (ground floor) would receive direct daylight of less than 80% (75.1%) of its former values. Overall, this is considered to be a modest reduction in NSL to 12 Peterborough Mews when considered against the wider benefits of the scheme is considered modest. Given that the BRE advises that their guidance be applied flexibly, the reduced distribution of daylight to 12 Peterborough Mews is acceptable within an urban setting.

Page 122 Add Paragraph 3.78a:

Sun Hours On the Ground:

The BRE guidelines also provide a methodology for assessing light to outdoor amenity spaces surrounding a development site. The 'Sun Hours on the Ground' (SHOG) test specifies that at least half of a garden or amenity space should receive at least 2 hours of sunlight on 21st March. If, as a result of new development, an existing amenity space does not meet the 50% minimum requirement and the area which receives two hours of sunlight on 21st March is less than 0.8 times its former value, then loss of sunlight is likely to be noticeable for users. A BRE SHOG test for 19 private gardens of the neighbouring properties in Parsons Gate Mews, Broomhouse Road and New Kings Road to the south, west and north of the application site respectively. The test concludes that all the spaces tested will experience no change. No objections would therefore be raised in terms of overshadowing.

2019/00664/VAR 20 Fulham Broadway Fulham Broadway 128

Page 129 Officer Recommendation 1st paragraph Delete “Growth and Place” insert “The Economy Department”

Page 129 Officer Recommendation 2nd paragraph Delete “Growth and Place” insert “The Economy Department”

Page 140 Condition 45, delete

Page 142 Paragraph 1.2, line 5 remove “east” and replace with “west”

Page 143 Paragraph 3.1, lines 2 and 3, delete ‘minor’

Page 146 Paragraph 5.19, line 6 remove `2018` and insert `2019`

Page 149 Paragraph 5.37, delete paragraph

Page 149 Paragraph 5.38 remove "VSC" and replace with "NSL"

2019/00433/FR3 O/S The Swan, Hammersmith Broadway 188
46 Hammersmith Broadway

Page 189 Officer Recommendation 1st paragraph Delete "Growth and Place" insert "The Economy Department"

Page 189 Officer Recommendation 2nd paragraph Delete "Growth and Place" insert "The Economy Department"

2019/00434/FR3 Outside Ravenscourt Park, King Street Ravenscourt Park 195

Page 196 Officer Recommendation 1st paragraph Delete "Growth and Place" insert "The Economy Department"

Page 196 Officer Recommendation 2nd paragraph Delete "Growth and Place" insert "The Economy Department"

2019/00436/FR3 Junction of Sussex Place Hammersmith Broadway 203
and Queen Caroline Street

Page 204 Officer Recommendation 1st paragraph Delete "Growth and Place" insert "The Economy Department"

Page 204 Officer Recommendation 2nd paragraph Delete "Growth and Place" insert "The Economy Department"