

Planning and Development Control Committee Minutes

Tuesday 3 March 2020

PRESENT

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

46. MINUTES

The minutes of the meetings of the Planning and Development Control Committees held on 7 January 2020 and 4 February 2020 were approved as an accurate record.

47. APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllr Matt Thorley.

48. DECLARATION OF INTERESTS

There were no declarations of interest.

49. ADA LEWIS HOUSE, 2 PALLISER ROAD, LONDON, W14 9EF, NORTH END, 2019/02351/FUL

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

The Committee heard a representation from a resident. There was no objection to the scheme in principle, subject to concerns about the proposed construction not affecting the operation of the Queen's Club annual tournament. The Committee also heard a representation from the applicant's agent in support of the proposals.

The Committee voted on the recommendations for application 2019/02351/FUL as follows:

Officer Recommendation 1

For:

6

Against:

1

Not Voting:

0

Officer Recommendation 2

For:

7

Against:

0

Not Voting:

0

RESOLVED THAT:

- 1) The Strategic Director, The Economy Department, be authorised to grant permission subject to the condition(s) listed in the report.
- 2) The Strategic Director, The Economy Department, after consultation with the Borough Solicitor and the Chair of the Planning and Development Control Committee be authorised to make any minor changes to the proposed heads of terms of the legal agreement or conditions, which may include the variation, addition or deletion of the conditions, any such changes shall be within their discretion.

50. 14 OLD OAK ROAD, LONDON, W3 7HQ, 2019/01306/FUL

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

The Committee heard a representation from a representative of the applicant in support of the application.

The Committee voted on the recommendations for application 2019/01306/FUL as follows:

Officer recommendation 1:

For:

7

Against:

0

Not Voting:

0

Officer recommendation 2:

For:

7

Against:

0

Not Voting:

0

RESOLVED THAT:

- 1) The Strategic Director, The Economy Department, be authorised to determine the application and grant permission up on the completion of a satisfactory legal agreement and subject to conditions.

- 2) That the Strategic Director, The Economy, after consultation with the Borough Solicitor and the Chair of the Planning and Development Control Committee is authorised 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

51. ENFORCEMENT REPORT

The Team Leader, Planning Enforcement gave a presentation which provided an overview of the annual performance and achievements of the Planning Enforcement Team, January to December 2019.

The Committee thanked officers for their work throughout the year.

RESOLVED THAT:

- 1) The report be noted.

52. ADDENDUM

Meeting started: 7:00 pm
Meeting ended: 8:42 pm

Chair

Contact officer: Charles Francis
Committee Co-ordinator
Governance and Scrutiny
Tel 07776 672945
E-mail: charles.francis@lbhf.gov.uk

Minute Item 52

PLANNING AND DEVELOPMENT CONTROL COMMITTEE Addendum 03.03.2020

<u>Reg. No:</u>	<u>Site Address:</u>	<u>Ward</u>	<u>Page</u>
2019/02351/FUL	2 Palliser Road (Ada Lewis House)	North End	15
Page 16 and 17	Replace Drawing Numbers with; "PLS-001002; PLS-0001B1; PLS-0001L1-2; PLS-000100-2; PLS-0001U1-2; PLS-000101-2; PLS-000102-2; PLS-000103-2; PLS-000104-2; PLS-000105-2; PLS-060000-2; PLS-060001-2; PLS-060002-2; PLS-060100-2; PLS-060101-2; PLS-060201; PLS-060300; PLS-060301; PLS-060302; PLS-060304-2; PLS-060305; PLS-060306; PLS-060307; PLS-060308; PLS-060400-2; PLS-060401-2; PLS-060402-2; PLS-060403-2; PLS-060404; PLS_060405; PLS-740000-2; PLS-740001-1; PLS-00110-1; PLS-960000-2; PLS-950000; PLS-910000; PLS-920000; PLS-230201; PLS-930000; PLS-931000; PLS-940000."		
	Delete Condition 4		
Page 32	Add New Condition 53: The development hereby permitted shall not be occupied until the glazing in the bedroom windows above lower ground floor closest to No. 73 Comeragh Road and 53 Barton Road, and the windows serving circulation space and walkways in the rear elevation facing north-east hereby permitted, have been installed to be non-openable with obscure glazing to a height of 1.7 metres from the internal floor level or be designed to prevent overlooking. A sample of proposed glazing or materials shall be submitted to and approved in writing by the Council prior to any development on site. Thereafter the window shall be retained in the form approved. To prevent harmful overlooking and loss of privacy to the existing residential amenities of neighbouring occupiers in accordance with Policy DC1, HO11 and DC4 of the Local Plan (2018).		
Page 38	Para 3.1, delete 17 and replace with 27.		
Page 47	Delete Para 8.13		
Page 49	Para. 9.3, at the end, add 'The population yield estimates the development to be occupied by approx. 22 children requiring 220sqm of total play space. The communal courtyard and ground floor private gardens to the three-bedroom duplex properties would provide 270sqm in total.'		
Page 59	Para 11.7, delete and replace with 'These proposals will provide 1 extra parking bay on both Barton Road and Comeragh Road'.		
Page 60	Para. 11.12, second line after 'provided', insert "...of which 4 spaces are" Para. 11.18 and 11.19 replace "Management" with Logistics		
Page 61	Para. 11.24, third line, after 'basement level' delete remainder of sentence.		
Page 67	Para. 16.6 Line 4: Insert "Nitrogen Dioxide (NO2), Ultrafine Particulates" after "values for" Line 8: Replace "Implementation and Verification" with "Compliance" Line 9: Replace "Green Infrastructure" with Zero Emission Plant compliance" and delete Point (4)		

Para. 16.7 Replace “a revised Air Quality Assessment” with “details”

Page 69

Para 18.6, line 6: Insert “Overall, based on on-site judgement,” before “Officers”

Para 18.8 Line 3: Replace “no closer than” with “comparable with”

Line 7: Replace “adjacent to No. 78 Comeragh Road” with “closest to No. 78 Comeragh Road and 53 Barton Road”

Page 70

Add new Para 18.13a:

No Sky-Line NSL measures the distribution of daylight within a room. It indicates the point in a room from where the sky cannot be seen through the window due to the presence of an obstructing building. The NSL method is a measure of the distribution of daylight at the 'working plane' within a room. In houses, the 'working plane' means a horizontal 'desktop' plane 0.85 metres above floor level. This is approximately the height of a kitchen work surface. The NSL divides those areas of the working plane in a room which receive direct sky light through the windows from those areas of the working plane which do not. For houses, the rooms to be assessed should include living rooms, dining rooms and kitchens. Bedrooms should also be analysed, although in terms of NSL they are considered less significant in terms of receiving direct sky light. Development will affect daylight if the area within a room receiving direct daylight is less than 80% of its former value.

Page 71

Para 18.18, line 4, delete ‘only three fell short for the BRE Guidance’.

Para 18.20 delete and replace with “The Daylight and Sunlight Assessment submitted confirms that the addition of new massing along Comeragh Road would have a moderate impact on daylight and sunlight experienced by the closest neighbouring property in Barton Road, although this is not uncharacteristic of the remainder of the existing terrace, or untypical for the urban context. Officers agree with the outcome of the report that the proposal will not cause unacceptable impacts to the daylight and sunlight experienced by neighbouring properties, in line with planning policy requirements.

Page 74

Point D Bullet 4 - Insert “...repaving of footway around the perimeter of the site.”

2019/01306/FUL

14 Old Oak Road

Wormholt and White City

77

Page 82

Delete Condition 15: Replace with:

‘Prior to commencement of any construction works above ground level, drawings in plan, section and elevation at a scale of no less than 1:20 of each of the three gable elevations shall be submitted to, and approved in writing, by the Council. The development shall be constructed in full accordance with the agreed details and permanently maintained as such thereafter.

To ensure a satisfactory external appearance and prevent harm to the street scene, in accordance with Policies DC1 and DC2 of the Local Plan (2018).’

Page 83

Delete Condition 16: Replace with:

‘Prior to commencement of any construction works above ground level, details (including material, colour and finish) and drawings in plan, section and elevation at a scale of no less than 1:10 of all new rooflights, dormers, window bays and door bays shall be submitted to, and approved in writing by, the Council. The development shall be constructed in full accordance with the agreed details and permanently maintained as such thereafter.

To ensure a satisfactory external appearance and prevent harm to the street scene, in accordance with Policies DC1 and DC2 of the Local Plan (2018).`

Page 83

Delete Condition 17: Replace with:

`Prior to commencement of any construction works above ground level, details of any hard landscaping to external areas shall be submitted to, and approved in writing by, the Council. Details shall include permeable paving, surfaces and boundary treatments. The development shall be carried out in full accordance with the details agreed prior to occupation of the development, and permanently maintained as such thereafter.

To ensure a satisfactory external appearance, promote biodiversity and improve air quality in accordance with Policies DC1, DC2 and CC10 of the Local Plan (2018).`

Page 85
house,`

Condition 25: Line 2 – Insert after `cycles` `for the flats and 2 cycles for the detached

Page 87

Delete Condition 33: Replace with:

`The soft landscaping to all areas external to the development shall be carried out in accordance with drawing no. 247-PL-001 Rev. B. All planting, seeding and turfing approved as part of the landscaping scheme shall be carried out in the first planting or seeding seasons following the occupation of the building or the completion of the development, whichever is the sooner; and any trees or shrubs which die, are removed or become seriously damaged or diseased within 5 years of the date of the initial planting shall be replaced in the next planting season with others of similar size and species. The development shall be carried out in full accordance with the details agreed prior to occupation of the development, and permanently maintained as such thereafter.

To ensure a satisfactory external appearance and satisfactory provision for permeable surfaces and planting in accordance with policies DC1, DC2 and OS5 of the Local Plan (2018).`

Page 94

Paragraph 4.14, Line 4: Delete “with a black decorative railing on top”.