

Planning and Development Control Committee Minutes

Wednesday 20 July 2022

PRESENT

Committee members: Councillors Omid Miri (Chair), Florian Chevoppe-Verdier (Vice-Chair), Wesley Harcourt, Nikos Sousslous, Patrick Walsh and Alex Karmel

1. APOLOGIES FOR ABSENCE

Apologies for absence were provided from Councillors Rebecca Harvey and Adrian Pascu-Tulbure.

2. DECLARATION OF INTERESTS

Councillor Alex Karmel declared an interest in Item 4 – 112 – 114 North End Road and 4 Challoner Crescent, as he was acquainted with some of the residents that had objected. However, as he had not discussed the application with them, he remained in the meeting and voted on the item.

For transparency, Councillor Omid Miri declared an in Item 4 – 112 – 114 North End Road and 4 Challoner Crescent, as he worked in the office of Andrew Slaughter MP. However, as his role had no connection with planning matters, he remained in the meeting and voted on the item.

3. MINUTES

The minutes of the meeting held on 5 July 2022 were agreed.

4. 112 - 114 NORTH END ROAD AND 4 CHALLONER CRESCENT, LONDON W14 9PP, NORTH END, 2022/00670/FUL

The Committee heard two representations from residents in objection. Councillor Daryl Brown also spoke in objection. The Agent spoke in support of the application.

In the course of discussions, Councillor Alex Karmel proposed that Condition 3 be amended to include Bank Holidays. This was seconded by Councillor Florian Chevoppe-Verdier.

Councillor Wesley Harcourt proposed that Condition 52 be amended to add alarms to rear doors for the whole site (leading to Challoner Crescent). This was seconded by Councillor Alex Karmel.

The Committee voted on the amendment to Condition 3 as follows:

For: 6
Against: 0
Not Voting: 0

The Committee voted on the amendment to Condition 52 as follows:

For: 6
Against: 0
Not Voting: 0

The Committee voted on the recommendation for approval of application 2022/00670/FUL as follows:

Officer Recommendation 1:

For: 1
Against: 5
Not Voting: 0

The Committee voted on the 4 reasons to refuse application 2022/00670 as follows:

1. That application 2022/00670 be refused due to its visually detrimental impact on the Building of Merit at 3 Challoner Crescent.

For: 5
Against: 1
Not Voting: 0

2. That application 2022/00670 be refused due to its harmful impact on the character and appearance of the conservation area.

For: 5
Against: 1
Not Voting: 0

3. That application 2022/00670 be refused due to its overbearing bulk which would result in an unneighbourly increased sense of enclosure and loss of outlook to residents in Lanfrey Place.

For: 5

Against: 1
Not Voting: 0

4. That application 2022/00670 be refused due to its resulting increased noise disturbance from comings and goings, deliveries and associated general activity which would have a detrimental impact on the residential amenity of surrounding properties.

For: 5
Against: 1
Not Voting: 0

5. 9 BEAUMONT AVENUE, LONDON W14 9LP, WEST KENSINGTON, 2022/01426/FUL

The Committee heard two representations in support from the Applicant and their Planning Consultant.

In the course of discussions, Councillor Alex Karmel proposed that Condition 30 be amended to include Bank Holidays. This was seconded by Councillor Florian Chevoppe-Verdier.

The Committee voted on the amendment to Condition 30 as follows:

For: 6
Against: 0
Not Voting: 0

The Committee voted on the recommendations for application 2022/01426/FUL as follows:

Officer Recommendation 1:

For: 6
Against: 0
Not Voting: 0

Officer Recommendation 2:

For: 6
Against: 0
Not Voting: 0

RESOLVED THAT:

Planning Application 2022/01426/FUL subject to the changes in the Addendum be approved subject to:

1. That the Chief Planning Officer be authorised to grant planning permission upon the completion of a satisfactory legal agreement and subject to the conditions listed below.
2. That the Chief Planning Officer, after consultation with the Assistant Director, Legal Services 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 proposed conditions, which may include the variation, addition, or deletion of conditions, any such changes shall be within their discretion.

6. **98 BRACKENBURY ROAD, LONDON W6 0BD, HAMMERSMITH BROADWAY, 2021/04014/FUL**

The Committee voted on the recommendations for application 2021/04014/FUL as follows:

Officer Recommendation 1:

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| For: | 6 |
| Against: | 0 |
| Not Voting: | 0 |

Officer Recommendation 2:

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|-------------|----------|
| For: | 6 |
| Against: | 0 |
| Not Voting: | 0 |

RESOLVED THAT:

Planning Application 2021/04014/FUL subject to the changes in the Addendum be approved subject to:

1. That the Chief Planning Officer be authorised to grant planning permission subject to the conditions listed below.
2. That the Chief Planning Officer, after consultation with the Assistant Director, Legal Services and the Chair of the Planning and Development Control Committee be authorised to make any minor changes to the proposed conditions, which may include the variation, addition, or deletion of conditions, any such changes shall be within their discretion.

Meeting started: 7.00 pm
Meeting ended: 10.30 pm

Chair

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PLANNING AND DEVELOPMENT CONTROL COMMITTEE
Addendum 20.07.2022

| REG REF. | ADDRESS | WARD | PAGE |
|----------------------|---|------------------------|-----------|
| 2022/00670FUL | 112-114 North End Rd & 4 Challoner Cr | West Kensington | 11 |
| Page 11 | Ward: delete "North End" and replace with "West Kensington". | | |
| Page 13 | First line, delete "02_2201_REV 06" and replace with "02_2201_REV 07", and add "04_2204" | | |
| Page 20 | Condition 19. At end of first paragraph add: For the avoidance of doubt, the bay studies submitted should include reveals to a minimum depth of 225mm. | | |
| Page 27 | Delete Condition 42. (Duplication). | | |
| Page 30 | Insert new condition, Condition 56 – Eastern Elevation 'Notwithstanding the approved drawings, prior to the commencement of relevant works, drawings at a scale of 1:20 in plan, section and elevation of the eastern elevation of the scheme, (fronting North End Road), shall be submitted to and approved in writing by the Local Planning Authority. The drawings should include the introduction of ghost windows at first floor level with reveals to a minimum depth of 225mm, The development shall be carried out in accordance with the details as approved and thereafter permanently retained in this form. Reason: To ensure a satisfactory external appearance and to prevent harm to the Barons Court Conservation Area in accordance with Policies DC1, DC2, DC4 and DC8 of the Local Plan (2018) and Policy HC1 of the London Plan (2021).' | | |
| Page 34 | Paragraph 1.3, first sentence, delete "4" and replace with "between 4 and 6a." | | |
| Page 35 | Paragraph 2.8, delete second sentence. | | |
| Page 37 | After paragraph 4.9, insert new paragraph 4.9a: "Land values are not a consideration in assessing planning applications." | | |
| Page 47 | Delete paragraph 8.10. (Duplication). | | |
| Page 48 | After paragraph 8.16, insert new paragraph 8.16a: "The replacement building would have less noise impact than the lawful use of the site as a repair garage which has an existing rear access from Challoner Crescent. The proposed new building envelope would be more robust in terms of sound insulation and would result in potential for improvements to neighbouring residential amenity. For example, an enhanced scheme of sound insulation, that would help mitigate against cumulative impacts arising from the additional noise and disturbance generated by the proposed hotel use. Details of sound insulation will be secured by way of condition which will protect existing residential properties from additional noise generated by both uses. Notably, all servicing and deliveries would take place from North End Road and except in emergencies, there would be no access to the new building from Challoner Crescent - this is secured by condition. The Councils noise | | |

pollution team have considered proposals and raise no objection subject to conditions about regarding sound insulation, plant noise, antivibration measures, and refuse removal times noise.”

- Page 49 At end of paragraph 8.24, add sentence:
“In respect of the previous 2021 appeal decision, one bedroom (at first floor) in the rear of Challoner Mansions would have a resulting NSL of 0.77 which falls marginally short of the 0.8 BRE target. The Inspector considered this shortfall to be modest and acceptable – the current proposals do not worsen this accepted situation.”
- Page 50 At the beginning of paragraph 8.30 add:
In 2021 the Inspector concluded that “taking the findings as a whole and paying regard to the urban nature of the area, the effects on daylight, sunlight, and overshadowing resulting from the proposal would be acceptable. The limited nature of the adverse impacts on sunlight conditions to some spaces that are identified in the evidence do not provide sufficient grounds to refuse planning permission.”
- Page 52 After paragraph 11.7, insert new paragraph 11.7a:
“There would be no provision for coach parking on the site, and the S106 legal agreement will secure the obligation not to permit coach parking on North End Road or neighbouring streets in association with the hotel development.”
- Page 57 Paragraph 17.2, delete everything after the first sentence.
- Page 59 Bullet point 3 add: “and enter into a S278 agreement to reinstatement/improvement works on the footway on the North End Road site frontage and the removal of the vehicular access and associated works on the Challoner Crescent frontage”.

Late Representations Received

A neighbour letter of support was received stating that the lack of access both pedestrian and vehicular off Challoner crescent will be a benefit to the existing residents, and that the scheme would provide sufficient screening to the existing residents with the glazed windows.

An objection was received from Andy Slaughter MP on the grounds of: the new proposals are not much different from what was previously proposed, would negatively impact on the Conservation Area and studio at 3 Challoner Crescent, and that the drawings not representing the height in relation to neighbouring businesses accurately.

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- Page 64 Amend Condition 2: Drawings/Documents
Add to Q2210-IOA-ZZ-01-DR-A-1101 – Cycle Parking Spaces: including 10 space Cambridge Cycle Shelter.
- Page 65 Delete Condition 3: Operational Management Plan
Reference to Operational Management Plan prepared by The Lost Estate (Version 7) to be added to Heads of Terms (Page 103: Paragraph 5.94)
- Page 67 Amend Condition 13: Music/Loud Voices
Replace with: “Neither music nor amplified loud voices emitted from any part of the development hereby permitted shall be audible at any residential/ noise sensitive premises”

Page 68 Amend Condition 16: Cycle Storage Facilities
Add after Q2210-IOA-ZZ-01-DR-A-1101 – Cycle Parking Spaces...including 10 space Cambridge Cycle Shelter.

Page 79 Para. 2.16. The Operational Management Plan will be operate in accordance with Heads of Terms (Page 103: Paragraph 5.94)

Page 90 Para. 5.30 – 2nd line: Remove “In this case no external works are proposed to the building” Duplication.

Page 103 Para. 5.94 Heads of Terms: Amend the following:
1st bullet point: The use(s) hereby permitted shall be carried out in accordance with the Operational Management Plan prepared by The Lost Estate (Version 7) and commitment by the Applicant to review the Operational Management Plan in response to any matters that may arise during the lifetime of the permission, including a commitment to conduct regular Community Liaison meetings and provide on-site numbers/contact details in the event of any noise/disturbance issues that may arise from the premises.
4th bullet point: Move “No business car parking permits” to a separate bullet point.
6th bullet point: Controls to prevent no drinking outside the buildings.

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| 2021/04014/FUL | 98 Brackenbury Road | Hammersmith Broadway | 112 |
| Page 106 | Ward: delete “Hammersmith Broadway” and replace with “Grove”. | | |
| Page 113 | Paragraph 4.1; third line, delete: “submission.” | | |
| Page 122 | Paragraph 6.44, at the end of first sentence, add ‘noise and disturbance’ | | |
| Page 122 | Paragraph 6.44, second sentence, add ‘DC11 and CC13’ after HO11 | | |
| Page 123 | Amend paragraph 6.48, first sentence, first line: Delete ‘to’ and replace with ‘should’ | | |