

# Planning and Development Control Committee Minutes

Tuesday 4 June 2024

## **PRESENT**

**Committee members:** Councillors Omid Miri (Chair), Ross Melton, Nicole Trehy, Patrick Walsh, Alex Karmel and Adrian Pascu-Tulbure

### **Officers:**

Matt Butler (Assistant Director of Development Management)

Allan Jones (Team Leader Urban Design and Heritage)

Neil Egerton (Deputy Team Leader)

Anisa Aboud (Principal Planning Officer)

Tom Scriven (Deputy Team Leader)

Catherine Paterson (Highways)

Mrinalini Rajaratnam (Chief Solicitor - Property and Planning)

Charles Francis (Clerk)

Before the start of formal business, the Chair introduced Councillor Ross Melton and Councillor Nicole Trehy as two new members of the planning Committee to their first meeting.

The Chair also provided his thanks to the former members of the Planning Committee, Councillor Rebecca Harvey and Councillor Wesley Harcourt for their years of service, as well as their expertise and contributions.

At the invitation of the Chair, Councillor Alex Karmel spoke on Councillor Harcourt's contributions. He explained that Councillor Harcourt's insight and institutional knowledge had benefitted the Committee to a huge extent, and he would be sorely missed.

## **1. APOLOGIES FOR ABSENCE**

Apologies for absence were provided by Councillor Florian Chevoppe-Verdier and Councillor Nikos Souslous.

## **2. DECLARATION OF INTERESTS**

There were no declarations of interest.

**3. MINUTES**

The minutes of the previous meeting held on 16 April 2024 were agreed as an accurate record.

**4. ROBERTS HOUSE 99 - 103 HAMMERSMITH ROAD, LONDON, W14 0QH, AVONMORE, 2023/01033/FUL**

An addendum was circulated prior to the meeting that modified the report.

Neil Egerton provided a joint presentation which also covered the listed building consent application. In the absence of any objectors, the Agent waived his right to speak.

The Committee voted on the officer recommendations for approval as amended by the Addendum as follows:

Recommendation 1:

<b>FOR</b>	<b>Unanimous</b>
AGAINST:	0
NOT VOTING:	0

Recommendation 2:

<b>FOR:</b>	<b>Unanimous</b>
AGAINST:	0
NOT VOTING:	0

**RESOLVED**

1. That the Director of Planning and Property be authorised to grant planning permission upon the completion of a satisfactory legal agreement and subject to the conditions listed in the report and the addendum.
2. That the Director of Planning and Property, after consultation with the Assistant Director of 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.

5. **ROBERTS HOUSE 99 - 103 HAMMERSMITH ROAD, LONDON, W14 0QH, AVONMORE, 2023/01034/LBC**

Neil Egerton presented the item. There were no speakers.

The Committee voted on the officer recommendations for approval as follows:

Recommendation 1:

<b>FOR</b>	<b>Unanimous</b>
AGAINST:	0
NOT VOTING:	0

Recommendation 2:

<b>FOR:</b>	<b>Unanimous</b>
AGAINST:	0
NOT VOTING:	0

**RESOLVED**

1. That the Director of Planning and Property be authorised to grant listed building consent subject to the conditions listed below.
2. That the Director of Planning and Property, after consultation with the Assistant Director of 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.

6. **ADVERTISEMENT HOARDING ADJACENT TO 3 BLACK'S ROAD LONDON, HAMMERSMITH BROADWAY, 2023/02419/ADV**

An addendum was circulated prior to the meeting that modified the report.

Anisa Aboud presented the item. There were no registered speakers.

The Committee voted on the officer recommendations as follows:

Recommendation 1:

<b>FOR</b>	<b>Unanimous</b>
AGAINST:	0
NOT VOTING:	0

Recommendation 2:

<b>FOR:</b>	<b>Unanimous</b>
AGAINST:	0
NOT VOTING:	0

## **RESOLVED**

1. That the Director of Planning and Property be authorised to grant advertisement consent subject to the conditions listed in the report and amended in the addendum
2. That the That the Director of Planning and Property, after consultation with the Assistant Director of 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.

7. **165 - 167 NEW KING'S ROAD, LONDON, SW6 4SN, PARSONS GREEN AND SANDFORD, 2024/00292/VAR**

An addendum was circulated prior to the meeting that modified the report.

Tom Scriven presented the item. The Agent spoke in support.

The Committee voted on the officer recommendations as follows:

Recommendation 1:

<b>FOR</b>	<b>Unanimous</b>
AGAINST:	0
NOT VOTING:	0

Recommendation 2:

<b>FOR:</b>	<b>Unanimous</b>
AGAINST:	0
NOT VOTING:	0

## **RESOLVED**

1. That the Director of Planning and Property be authorised to grant the variation of planning permission subject to the conditions listed in the report and amended in the addendum.

2. That the Director of Planning and Property, after consultation with the Head of Law 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.

8. **QUENINGTON MANSIONS, ROSTREVOR ROAD, LONDON SW6 5AU, FULHAM TOWN, 2023/02150/FUL**

An addendum was circulated prior to the meeting that modified the report.

Tom Scriven presented the item. A resident spoke in objection and the Agent spoke in support.

The Committee voted on the officer recommendations as follows:

Recommendation 1:

<b>FOR</b>	<b>4</b>
AGAINST:	2
NOT VOTING:	0

Recommendation 2:

<b>FOR:</b>	<b>Unanimous</b>
AGAINST:	0
NOT VOTING:	0

**RESOLVED**

1. That the Director of Planning and Property be authorised to grant permission subject to the conditions listed in the report.
2. That the Director of Planning and Property, after consultation with the Head of Law 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.

**Addendum**

Meeting started: 7.00 pm  
Meeting ended: 8.23 pm

Chair .....

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

**PLANNING AND DEVELOPMENT CONTROL COMMITTEE**  
**Addendum 04.06.2024**

REG REF.	ADDRESS	WARD	PAGE
<b>2023/01033/FUL</b>	<b>ROBERTS HOUSE 99 – 103 HAMMERSMITH ROAD</b>	<b>Avonmore</b>	<b>9</b>

**Page 14** Add new condition 16:  
 16) A minimum of one month prior to occupation of the development hereby permitted, the installation/commissioning certificates of electric induction cooking stoves in the kitchens of the six self-contained dwellinghouses (Use Class C3) shall be submitted to and approved in writing by the Local Planning Authority. Approved details shall be fully implemented prior to the occupation/use of the development and thereafter permanently retained and maintained.

In order to reduce carbon-based gas connections and to ensure adequate levels of indoor air quality in the councils boroughwide air quality management area, in accordance with the councils Air Quality Action Plan and Local Plan Policies CC1 and CC10.

**Page 24** Delete paragraph 5.13: Replace with:  
 5.13 Officer's requested further information to better understand the flexibility in leases provided as this can be as important as cost to SMEs / start-ups and would be an indication of marketing on attractive / reasonable terms for the typology of occupiers for this type of space. A further justification was provided on the 19th July 2023 which was reviewed by officers. The area may not be as attractive presently due to the adjacent Olympia redevelopment, however, this is expected to bounce back following completion in 2025 (estimated). The existing office space is small, is not a purpose built office block, rather a conversion, from the originally built residential property in the 19<sup>th</sup> century, later converted to a mixed retail and office development. This therefore limits the offer that can be provided on the site resulting in limited flexibility of the space. Although the owners have done all they can to ensure a high quality office space, the building presents challenges in terms of networking with other businesses is therefore to be considered unattractive to modern office occupiers.

**Page 24** Paragraph 5.14, line 3: Delete 'barouche' and replace with 'brochure'

<b>2023/02419/ADV</b>	<b>Advertisement Hoarding, Adjacent To 3 Black's Road</b>	<b>Hammersmith Broadway</b>	<b>44</b>
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**Page 46** Delete Condition 04, replace with:  
 04) *The proposed advertising panel shall operate at an illumination level no greater than 300cd/m2 between dusk and dawn, consistent with the guidance set out in the Institute of Lighting Professionals (ILP) publication: "The Brightness of Illuminated Advertisements" (PLG05, January 2015).*

*To ensure that the proposals would not have an unacceptable impact upon road safety and is in accordance with Local Plan (2018) Policies T1, T6 and DC9 and Key Principle TR28 of the Planning Guidance Supplementary Planning Document (2018).*

**2024/00292/VAR      165 - 167 New King's Road      Parsons Green And Sandford      55**

**Page 61      Delete Condition 16**

**2023/02150/FUL      Quenington Mansions, Rostrevor Road      Fulham Town      74**

**Page 80      Paragraph 1.1 correct to read:  
Each block includes 8 flats (total of 16) and they are located on the north east side of  
Rostrevor Road close to the junction with Swift Street.**