

# Planning and Development Control Committee Minutes

Tuesday 16 July 2024

## **PRESENT**

**Committee members:** Councillors Omid Miri (Chair), Florian Chevoppe-Verdier (Vice-Chair), Nikos Souslous, Nicole Trehy, Patrick Walsh and Adrian Pascu-Tulbure

### **Officers:**

Matt Butler (Assistant Director of Development Management)

Allan Jones (Team Leader Urban Design and Heritage)

Neil Egerton (Team Leader)

Anisa Aboud (Principal Planning Officer)

Roy Asagba-Power (Team Leader)

Tom Scriven (Deputy Team Leader)

Catherine Paterson (Highways)

Mrinalini Rajaratnam (Chief Solicitor - Property and Planning)

Charles Francis (Clerk)

At the start of the meeting, the Chair proposed that the published running order of the agenda was changed so that Item 5 – Pocklington Lodge was considered first. This was agreed by the Committee.

## **1. APOLOGIES FOR ABSENCE**

Apologies for absence were provided by Councillor Ross Melton and Councillor Alex Karmel.

## **2. DECLARATION OF INTERESTS**

Cllr Nikos Souslous declared an interest in Item 5 – Pocklington Lodge, as he was a trustee of Hammersmith United Charities which owns and runs John Betts House immediately opposite Pocklington Lodge. He remained in the meeting but did not vote on Item 5.

### **3. MINUTES**

The minutes of the previous meeting held on 4 June 2024 were agreed as an accurate record.

### **4. POCKLINGTON LODGE, RYLETT ROAD, LONDON W12 9PQ, WENDELL PARK. 2023/00717/FUL**

Cllr Nikos Souslous declared an interest in Item 5 – Pocklington Lodge, as he was a trustee of Hammersmith United Charities which owns and runs John Betts House immediately opposite Pocklington Lodge. He remained in the meeting but did not vote on Item 5.

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

Anisa Aboud provided a presentation on the application. A resident spoke in objection and the Chief Executive of the Pocklington Trust and the Agent spoke in support of the application.

During the course of discussions, the Committee noted the objector had raised a number of concerns about the impact on the existing occupants of the main building. These included the safety of existing tenants during the construction phase, with the noise, dust and disorientation this would cause for blind tenants, and their guide dogs. In addition, the impact of adding a further 15 persons to the site was also highlighted.

The presenting officer explained that these would be taken into account in the details to be presented with the Construction Management Plan to be submitted by the developer and approved by the Council under condition 24. It was agreed condition 24 could be amended to make clear that in approving the Construction Management Plan, the specific needs of the residents would be safeguarded and this would be done under Recommendation 2 which permitted minor changes to the conditions with the consent of the Assistant Director of Legal Services and the Chair of the Planning and Development Control Committee.

The Committee voted on the officer recommendations for approval as amended by the Addendum and the minor changes to Condition 24 to safeguard the specific needs of the residents pursuant to the authority under Recommendation 2 as follows:

Recommendation 1:

<b>FOR</b>	<b>5</b>
AGAINST:	0
NOT VOTING:	0

Recommendation 2:

**FOR:** 5  
**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 as amended in 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. BARONS KEEP, GLIDDON ROAD, LONDON W14 9AT, AVONMORE, 2023/01553/VAR**

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

Neil Egerton provided a presentation on the application. The Agent spoke in support of the application.

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

Recommendation 1:

**FOR** Unanimous  
**AGAINST:** 0  
**NOT VOTING:** 0

Recommendation 2:

**FOR:** Unanimous  
**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 unilateral undertaking and subject to the conditions listed in the report as amended in 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 conditions, which may include the variation, addition or deletion of conditions, any such changes shall be within their discretion.

### 6. TRIANGLE GARAGE, 2 BISHOP'S ROAD, LONDON SW6 7AB, FULHAM BROADWAY, 2022/03708/FUL

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

Roy Asagba-Power provided a presentation on the application. The Agent and Architect spoke in support of the application.

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

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 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 as amended in 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.

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

At the start of the item, the Legal Advisor confirmed the application had been brought back to Committee to inform the committee of a minor discrepancy of 0.7m in the distance between the development and the neighbouring property. The application had originally been considered at 4 June 2024 meeting. Only those Committee members who had been present at 4 June 2024 meeting and had heard the original officer presentation and registered speakers were permitted vote on the application.

Tom Scriven presented the item. There were no speakers.

The Committee voted on the officer recommendations as follows:

Recommendation 1:

<b>FOR</b>	<b>3</b>
AGAINST:	1
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 original report which was annexed to the current 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: 8.48 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 16.07.2024**

REG REF.	ADDRESS	WARD	PAGE
<b>2023/01553/VAR</b>	<b>Barons Keep, Gliddon Road, W14 9AT</b>	<b>Avonmore</b>	<b>11</b>
Page 12	Condition 2: Delete Drg No. 6856-159-07 REV J (dated 22.11.2023); replace with Drg No. 6856-159-07 REV K (dated 10.07.2024).		
Page 14	Delete condition 15: Replace with updated condition 15: 'The areas shaded yellow and noted as 'Existing Roof Decks' on drawing 6856-159-07-K (dated 10.07.2024) shall not be converted into, or used as, a terrace or any other open amenity space. Residents shall not have access to this space at any time and no alterations shall be carried out, nor planters or other chattels placed in this area. The means of access onto the 'Existing Roof Decks' shown on drawing 6856-159-07-K shall be used for maintenance purposes only and shall, except when being used for that purpose, be kept locked at all times.  Such a use would be detrimental to the amenities of neighbouring properties by reason of overlooking and loss of privacy and potential noise and disturbance, contrary to Policies CC11 and HO11 of the Local Plan (2018).		
Page 22	Paragraph 6.10, Line 7: Delete 'With regard to the proposed alterations to the external stair cores to the south wing of the building, officers consider that these would be of a modest nature which would preserve the character and appearance of the parent building. Furthermore, the visibility of these alterations would be more limited as a result of the existing row of street trees which are planted along the footway of Talgarth Road'.		
<b>2023/00717/FUL</b>	<b>Pocklington Lodge, Rylett Road, W12 9PQ</b>	<b>Wendell Park</b>	<b>29</b>
Page 31	Condition 2: Add Drg. Nos. Proposed Basement Floor Plan 21-108_099_P3, Proposed Third Floor Plan 21-108_103_P7, Proposed Fourth Floor Plan 21-108_104_P7, Proposed Roof Plan 21-108_105_P6, Proposed Mews Elevations 21-108_403_P4. Delete Drg. No. Proposed Second Floor Plan: 21-108_102_P7 and replace with Proposed Second Floor Plan 21-108_102_P8 and replace Drg. No. Proposed East and West Elevations: 21-108_400_P6 with Proposed East and West Elevations 21-108_400_P7.		
Page 35	Condition 8, line 3: Delete X and replace with 7.		
Page 35	Condition 11: Delete condition 11 and replace with 11) Prior to occupation of the development, details of the installation of the Zero Emission MCS certified Air/Water Source Heat Pumps or Electric Boilers to be provided for space heating and hot water for each of the nineteen self-contained residential units (Class C3) use 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.		
Page 70	Para 15.8, line 3: Delete CIL r123 and replace with CIL r122.		
Page 70	Para 15.8 re-numbering of heads of terms to 1-6.		

- Page 70 Para 15.8 (Clause 2): refers to Air Quality Monitoring fee
- Page 70 Para 15.8 (Clause 3): (renumbered) refers to Demolition and Construction Logistics plan Monitoring fee.
- Page 70 Para 15.8 Delete Clause 6 (renumbered): Replace with (6) Restriction on Occupation – occupation of the new units shall be restricted to people who are certified as blind or visually impaired and those living with them as part of their household.
- Page 70 Para 15.8 Add Clause 7: In the event that the owner satisfies the Council that the units are no longer required by people certified as being blind or visually impaired and wishes to dispose the units on the open market the owner shall pay the Council an agreed percentage based on a viability assessment of the value of the units sold on the open market as an Affordable Housing Contribution. This change of use will need to be agreed with the Council.

**2022/03708/FUL Triangle Garage, Bishops Rd Fulham Broadway 73**

**Page 85** Add new condition 35: Delivery and Servicing Plan  
 Prior to occupation of the development hereby permitted, a Delivery and Servicing Plan (DSP) shall be submitted to and approved in writing by the Local Planning Authority. Details shall include the management and times of deliveries to avoid peak times, emergency access, collection of waste and recyclables, times and frequencies of deliveries and collections, quiet loading/unloading measures, and vehicle movements. The approved details shall be implemented prior to occupation and the DSP hereby permitted shall thereafter operate in accordance with the approved details. Any subsequent modifications or alterations to the DSP should be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that satisfactory provision is made for refuse storage and collection and that servicing activities do not adversely impact on the highway, in accordance with Policy T7 of the London Plan (2021), and Policy T2 of the Local Plan (2018).

Add new Condition 36: Car Parking Management Plan  
 The car parking hereby approved shall not be used or occupied until a Car Parking Management Plan has been submitted to and approved in writing by the Council. The details shall include management and allocation of the space for disabled users; controls and method of access. The Car Parking Management Plan should also include details for the users of the Blue Badge bay wishing to charge their vehicle; and a mechanism to ensure use of the Blue Badge bay for disabled users. The development shall proceed in accordance with the details as approved and the details shall be maintained as such thereafter.

Reason: To ensure the location of parking is achieved and that management arrangements are in place to control its allocation and use, in the interests of protecting the amenities of surrounding occupiers and the amenity of the highway, in accordance with Policies CC13, T4, T5 and T6 of the Local Plan (2018).

Add Condition 37: Ventilation Strategy  
 Prior to commencement of above ground works in the development hereby permitted, a Ventilation Strategy Report to mitigate the impact of existing poor air quality for the six self-contained dwellinghouses (Use Class C3) shall be submitted to and approved in writing by



the Local Planning Authority. This is applicable to all residential floors where Hammersmith & Fulham Councils 2030 Annual Mean Air Quality Targets for Nitrogen Dioxide (NO<sub>2</sub>) - 20ug/m<sup>-3</sup>, Particulate (PM<sub>10</sub>) -20ug/m<sup>-3</sup> and Particulate (PM<sub>2.5</sub>) - 10 ug/m<sup>-3</sup> are exceeded and where current and future predicted pollutant concentrations are within 5% of these limits. The report shall include the following information:

- a) Details and locations of the ventilation intake locations at rear roof level or on the rear elevations of each residential floor
- b) Details and locations of restricted opening windows (maximum 200mm for emergency purge ventilation only) for all habitable rooms (Bedrooms, Living Rooms, Study) on all residential floors.
- c) Details and locations of ventilation extracts, to demonstrate that they are located a minimum of 2 metres away from the air ventilation intakes on all residential floors, to minimise the potential for the recirculation of extract air through the supply air ventilation intake in accordance with paragraph 8.9 part 'C' of Building Standards, Supporting Guidance, Domestic Ventilation, 2nd Edition, The Scottish Government, 2017
- d) Details of the independently tested mechanical ventilation system with Nitrogen Dioxide (NO<sub>2</sub>) and Particulate Matter (PM<sub>2.5</sub>, PM<sub>10</sub>) filtration with air intakes on the rear elevation to remove airborne pollutants. The filtration system shall have a minimum efficiency of 90% in the removal of Nitrogen Oxides/Dioxides, Particulate Matter (PM<sub>2.5</sub>, PM<sub>10</sub>) in accordance with BS EN ISO 10121-1:2014 and BS EN ISO 16890:2016.

The whole system shall be designed to prevent summer overheating and minimise energy usage. The maintenance and cleaning of the systems shall be undertaken regularly in accordance with manufacturer specifications and shall be the responsibility of the primary owner of the property. Approved details shall be fully implemented prior to the occupation/use of the development and thereafter permanently retained and maintained.

Reason: 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.

#### Add Condition 38: Ventilation Strategy Compliance

Prior to occupation of the development hereby permitted, details of a post installation compliance report of the approved ventilation strategy as required by condition 36 to mitigate the impact of existing poor air quality shall be submitted to and approved in writing by the Local Planning Authority. The report shall be produced by an accredited Chartered Building Surveyor (MRICS). Approved details shall be fully implemented prior to the occupation of the development and thereafter permanently retained and maintained.

Reason: 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.

#### Add Condition 39: Indoor Air Quality

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.

Reason: 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 88      Para 1.12, first line, after reduced insert 'scheme involving'
- Page 90      Para 2.4, third bullet point, first line, delete 'were raised'
- Page 94      Para 5.7, last sentence, delete 'that the proposals overall would provide adequate outlook' and replace with '.Overall, the proposed dwellings would include satisfactory outlook.'
- Page 95      Para 5.14, delete.
- Page 101     Para 7.19, end of last sentence add 'facing Dawes Road.'