

Planning and Development Control Committee Minutes

Tuesday 17 September 2024

PRESENT

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

Other Councillors: Councillor Liz Collins, Ravenscourt Ward

Officers:

Matt Butler (Assistant Director of Development Management)

Allan Jones (Team Leader Urban Design and Heritage)

Neil Egerton (Team Leader)

Roy Asagba-Power (Team Leader)

Mrinalini Rajaratnam (Chief Solicitor - Property and Planning)

Charles Francis (Clerk)

1. APOLOGIES FOR ABSENCE

Apologies for absence were provided by Councillor Alex Karmel.

2. DECLARATION OF INTERESTS

There were no declarations of interest.

3. MINUTES

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

At the start of the meeting and before the first application was considered, the Chair asked officers to clarify what the Addendum was. Matt Butler, Assistant Director of Development Management, confirmed this was produced for each meeting, and contained those changes, either new representations / information,

alterations or deletions made to the application reports since the original agenda was published.

4. **1A RAVENSCOURT ROAD, LONDON W6 0UH, RAVENSCOURT, 2022/02116/FUL**

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

Neil Egerton provided a presentation on the application. A resident spoke in objection, the Applicant spoke in support and Councillor Liz Collins, Ward Councillor, spoke in objection to the application.

During the course of discussions, the Committee asked for the neighbours to be consulted on the landscaping conditions supplied by the Applicant when these became available and the conditions for the demolition management plan and construction management plan to make clear the restriction on no working on Sundays or bank holidays.

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 legal agreement and 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.

5. **153 HURLINGHAM ROAD, LONDON SW6 3NN, PALACE AND HURLINGHAM, 2024/01050/ADV**

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

Roy Asagba-Power provided a presentation on the application. There were no registered speakers.

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

Recommendation 1:

FOR	6
AGAINST:	1
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 advertisement 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.

Addendum

Meeting started: 7.00 pm
Meeting ended: 8.31 pm

Chair

Contact officer: Charles Francis
Committee Co-ordinator
Governance and Scrutiny
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PLANNING AND DEVELOPMENT CONTROL COMMITTEE
Addendum 17.09.2024

REG REF.	ADDRESS	WARD	PAGE
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2022/02116/FUL	1A Ravenscourt Road, London, W6 0UH	Ravenscourt	10
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Page 25 Line 5 of planning history ref. 2024/00039/FUL. Delete: 'It is identical to the proposal within the subject application ref. 2022/02116/FUL'. Replace with:

The original scheme submitted under ref. 2024/00039/FUL proposed a residential building 590mm greater in maximum height than the maximum height of the residential building being considered under the application ref. 2022/02116/FUL. However, following feedback from the local planning authority, the applicant submitted revised drawings in March 2024, which reduced the maximum height of the residential building so that this would be identical to the proposal within the subject application ref. 2022/02116/FUL.

Page 26 Paragraph 4.1. Add: A late representation was received on 16.09.2024 in relation to ref. 2022/02116/FUL. This outlines that the application ref. 2022/02116/FUL was assumed to have been 'finally disposed of', as per Article 40 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, following the turning away of the appeal against the non-determination of ref. 2022/02116/FUL by the Planning Inspectorate in June 2023.

Add: Section 2 (Planning History) on Page 25 states that the proposal submitted under ref. 2024/00039/FUL is identical to the proposal within the subject application ref. 2022/02116/FUL. This is incorrect and simply not the case.

Add: Any planting/landscaping along the common boundary [with No.1 Ravenscourt Road] as shown indicatively on the submitted ground-floor plan would be strongly objected to.

Paragraph 4.2 (Officer response). Add: The Council's Legal Team have reviewed Article 40 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, and consider that the LPA would be able to determine the subject planning application ref. 2022/02116/FUL.

Add: The original scheme submitted under ref. 2024/00039/FUL proposed a residential building 590mm greater in maximum height than the maximum height of the residential building being considered under the application ref. 2022/02116/FUL. However, following feedback from the local planning authority, the applicant submitted revised drawings in March 2024, which reduced the maximum height of the residential building so that this would be identical to the proposal within the subject application ref. 2022/02116/FUL.

Add: The applicant has agreed in writing to the imposition of a pre-commencement condition for soft landscaping and hard landscaping (Condition 17 within the recommended condition list, Page 17).

Page 20 Add new condition:
 29) Prior to occupation of the development hereby permitted, details (including manufacturer specification, installation/commissioning certificates and photographic confirmation) of the

installed active electric vehicle charging point (7-22 kW) for the one car parking space 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 the interests of air quality, in accordance with Policy SI1 of the London Plan (2021) and Policy CC10 of the Local Plan (2018).,

2022/01050/ADV 153 Hurlingham Road SW6 Palace And Hurlingham 45

Page 54 Para 3.26, first and second line, delete 'No comments were received from the Council's Highways team regarding the proposal. However, given that' and replace with 'The Council's Highways team have considered the proposals and raise no objections to the advertisements.