

# Planning and Development Control Committee Minutes

Tuesday 11 February 2025

## **PRESENT**

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

## **Officers:**

Matt Butler (Assistant Director of Development Management)

Neil Egerton (Team Leader)

Ieuan Bellis (Team Leader)

Roy Asagba-Power (Team Leader)

Allan Jones (Team Leader Urban Design and Heritage)

Gerta Kodhelaj (Senior Planning / Licensing Solicitor)

Charles Francis (Clerk)

At the start of the meeting, the Chair proposed that the published running order of the agenda was changed so that Items 7,8,9 and 10 – Flats at Fitz-George Avenue were considered first. This was agreed by the Committee.

## **1. APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillors Patrick Walsh and Alex Karmel.

## **2. DECLARATION OF INTERESTS**

There were no declarations of interest.

## **3. MINUTES**

The minutes of the previous meeting held on 14 January 2025 were agreed as an accurate record.

4. **FLAT 1, 49 - 67 FITZ-GEORGE AVENUE, LONDON W14 0SZ, AVONMORE, 2024/01917/FUL**

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

At the request of the Chair, Matt Butler, (Assistant Director of Development Management) explained the purpose of the Addendum for those attending or watching the meeting on YouTube.

Neil Egerton provided a presentation which covered the following items:

- Item 7 – **FLAT 1**, 49 - 67 FITZ-GEORGE AVENUE, LONDON W14 0SZ, AVONMORE, 2024/01917/FUL
- Item 8 - **FLAT 2**, 49 - 67 FITZ-GEORGE AVENUE, LONDON W14 0SZ, AVONMORE, 2024/01918/FUL
- Item 9- **FLAT 4**, 29 - 47 FITZ-GEORGE AVENUE, LONDON W14 0SZ, AVONMORE, 2024/01919/FUL
- Item 10 - **FLAT 5**, 9 - 27 FITZ-GEORGE AVENUE, LONDON W14 0SY, AVONMORE, 2024/01923/FUL

A resident spoke in objection to all four applications (Items 7, 8, 9 and 10). The Agent had registered to speak in favour, but last-minute circumstances unfortunately prevented this.

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 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. **FLAT 2, 49 - 67 FITZ-GEORGE AVENUE, LONDON W14 0SZ, AVONMORE, 2024/01918/FUL**

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

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 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.

6. **FLAT 4, 29 - 47 FITZ-GEORGE AVENUE, LONDON W14 0SZ, AVONMORE, 2024/01919/FUL**

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

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

Recommendation 1:

<b>FOR</b>	<b>5</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 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.

## **7. FLAT 5, 9 - 27 FITZ-GEORGE AVENUE, LONDON W14 0SY, AVONMORE, 2024/01923/FUL**

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

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 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.

8. **OLYMPIA WAY, HAMMERSMITH ROAD, LONDON, W14 8UX, BROOK GREEN, 2024/01937/FUL**

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

Ieuan Bellis provided a presentation. The Architect spoke in support of the application.

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 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.

9. **THE MATRIX STUDIOS COMPLEX, 91A PETERBOROUGH ROAD, LONDON SW6 3BU, PARSONS GREEN AND SANDFORD, 2024/02343/VAR**

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

Roy Asagba-Power provided a presentation which covered the following items:

- Item 5 - THE MATRIX STUDIOS COMPLEX, 91A PETERBOROUGH ROAD, LONDON SW6 3BU, PARSONS GREEN AND SANDFORD, **2024/02343/VAR**
- Item 6 - THE MATRIX STUDIOS COMPLEX, 91A PETERBOROUGH ROAD, LONDON SW6 3BU, PARSONS GREEN AND SANDFORD, **2024/02395/FUL**

The Applicant spoke in support of both applications (Items 5 and 6).

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 planning permission 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

### **10. THE MATRIX STUDIOS COMPLEX, 91A PETERBOROUGH ROAD, LONDON SW6 3BU, PARSONS GREEN AND SANDFORD, 2024/02395/FUL**

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

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 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 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.

## **11. CONFIRMATION OF TREE PRESERVATION ORDER T448/10/24, LAND AT MILLER'S COURT, CHISWICK MALL, W4, RAVENSCOURT**

Allan Jones provided a presentation. A resident spoke in support of the officer recommendation.

The Committee voted on the officer recommendation to confirm the tree preservation order without modification as follows:

Recommendation 1:

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

## **RESOLVED**

1. That the Tree Preservation Order T448/10/24 be confirmed without modification.

## **Addendum**

Meeting started: 7.00 pm  
Meeting ended: 9.21 pm

Chair .....

Contact officer: Charles Francis  
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Governance and Scrutiny  
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**PLANNING AND DEVELOPMENT CONTROL COMMITTEE**  
**Addendum 11.02.2025**

<b>REG REF.</b>	<b>ADDRESS</b>	<b>WARD</b>	<b>PAGE</b>
<b>2024/02343/VAR</b>	<b>Olympia Way</b>	<b>Brook Green</b>	<b>10</b>
Page 95	Add “contributions” after “Area wide traffic management review”		
Page 95	Delete “Travel plan monitoring fee for construction works TP and commercial occupier TP” and replace with: <ul style="list-style-type: none"> <li>▪ “Construction works travel plan monitoring fee - £5,000</li> <li>▪ “Commercial occupiers travel plan reviews - £5,000 per review at year 1, 3 &amp; 5”</li> </ul>		
Page 96	After “Carbon Offsetting – estimated at £21,443” add “plus any potential increase in the event that the council adopt a new tariff and / or top-up payment(s) in the event that the revised energy strategy indicates under performance against the original target”		
<b>2024/02343/VAR</b>	<b>Matrix Studios</b>	<b>Parsons Green and Sandford</b>	<b>98</b>
Page 102	Add informative about permitted hours for building work, construction and demolition works (0800 - 1800hrs Mondays to Fridays and 0800 - 1300hrs on Saturdays and at no other times, including Sundays and Public/Bank Holidays, unless otherwise agreed with the Environmental Health Officer). The informative will also require that neighbours be notified in writing of demolition/ building works at least 21 days prior to the start of any site works; contact details of a person responsible for the site works should be made available for enquiries and complaints for the entire duration of the works; best Practicable Means (BPM) should be used in controlling dust emissions, low vibration methods and silenced equipment and machinery and no waste materials should be burnt on site.		
Page 106	Delete Para 1.16		
Page 118	Para 7.8, fourth line. Delete ‘maximum’ and replace ‘approximately’		
<b>2024/02395/FUL</b>	<b>Matrix Studios</b>	<b>Parsons Green and Sandford</b>	<b>124</b>
Page 142	Para 2.5, 3 <sup>rd</sup> line, delete ‘29’ replace with 30 due to late letter received on 11/2/2025 from 121 Studdridge Street which raises no new concerns apart from objections to the conclusions of the Glare Report and the CIL estimate.		
Page 157	Para 6.14, fourth line. Delete ‘maximum’ and replace ‘approximately’		
<b>2024/01917/FUL</b>	<b>Flat 1, 49-67 Fitz-George Avenue</b>	<b>Avonmore</b>	<b>171</b>
Page 183	Delete Para 2.3 and replace with: 2.3 The Inspector upheld the reasons for refusal and the appeal was dismissed on flood risk, a lack of measures to secure car parking permit free and unacceptable living conditions of future occupiers with regards to outlook and daylight & sunlight. The Inspector’s decision carries significant weight in the determination of this application.		

Page 190 Delete Para 4.28 and replace with 4.28: As demonstrated above, the unit would receive acceptable levels of daylight and sunlight. While the previous appeal Inspector considered the daylight, sunlight and outlook unacceptable, with the additional information provided on this current application we consider on balance the proposal to provide an acceptable standard of accommodation, and the limited outlook alone would not justify refusal.

Page 191 Add to Para 4.33 a new first sentence: One of the reasons the appeal Inspector dismissed the previous application was on the lack of a Unilateral Undertaking (UU) to secure a car-free development. The current application has addressed this reason for refusal.

Page 192 After Para 4.41 and a new Para 4.40A: One of the reasons the appeal Inspector dismissed the previous application was due to an inadequate Flood Risk Assessment, which did not include a Sequential or Exceptions Test; nor any details of the structural water-proofing methods; or confirmation of active drainage devices or a non-return valve to be fitted. However, the current application is supported by a FRA Addendum which has provided the aforementioned information. Officers have reviewed this new information and consider that this addresses the previous concerns.

**2024/01918/FUL Flat 2, 49-67 Fitz-George Avenue Avonmore 194**

Page 206 Delete Para 2.3 and replace with: 2.3 The Inspector upheld the reasons for refusal and the appeal was dismissed on flood risk, a lack of measures to secure car parking permit free and unacceptable living conditions of future occupiers with regards to outlook and daylight & sunlight. The Inspector's decision carries significant weight in the determination of this application.

Page 212 Para 4.28 add after the last sentence: While the previous appeal Inspector considered the daylight, sunlight and outlook unacceptable, with the additional information provided on this current application we consider on balance the proposal to provide an acceptable standard of accommodation, and the limited outlook alone would not justify refusal.

Page 213 Add to Para 4.33 a new first sentence: One of the reasons the appeal Inspector dismissed the previous application was on the lack of a Unilateral Undertaking (UU) to secure a car-free development. The current application has addressed this reason for refusal.

Page 215 After Para 4.41 and a new Para 4.40A: One of the reasons the appeal Inspector dismissed the previous application was due to an inadequate Flood Risk Assessment, which did not include a Sequential or Exceptions Test; nor any details of the structural water-proofing methods; or confirmation of active drainage devices or a non-return valve to be fitted. However, the current application is supported by a FRA Addendum which has provided the aforementioned information. Officers have reviewed this new information and consider that this addresses the previous concerns.

**2024/01918/FUL Flat 4, 29-47 Fitz-George Avenue Avonmore 217**

Page 229 Delete Para 2.3 and replace with: 2.3 The Inspector upheld the reasons for refusal and the appeal was dismissed on flood risk, a lack of measures to secure car parking permit free and unacceptable living conditions of future occupiers with regards to outlook and daylight

& sunlight. The Inspector's decision carries significant weight in the determination of this application.

- Page 236 Para 4.30 add after the last sentence: While the previous appeal Inspector considered the daylight, sunlight and outlook unacceptable, with the additional information provided on this current application we consider on balance the proposal to provide an acceptable standard of accommodation, and the limited outlook alone would not justify refusal.
- Page 236 Add to Para 4.36 a new first sentence: One of the reasons the appeal Inspector dismissed the previous application was on the lack of a Unilateral Undertaking (UU) to secure a car-free development. The current application has addressed this reason for refusal.
- Page 238 After Para 4.44 and a new Para 4.44A: One of the reasons the appeal Inspector dismissed the previous application was due to an inadequate Flood Risk Assessment, which did not include a Sequential or Exceptions Test; nor any details of the structural water-proofing methods; or confirmation of active drainage devices or a non-return valve to be fitted. However, the current application is supported by a FRA Addendum which has provided the aforementioned information. Officers have reviewed this new information and consider that this addresses the previous concerns.

**2024/01918/FUL**

**Flat 5, 9-27 Fitz-George Avenue**

**Avonmore 240**

- Page 252 Delete Para 2.3 and replace with: 2.3 The Inspector upheld the reasons for refusal and the appeal was dismissed on flood risk, a lack of measures to secure car parking permit free and unacceptable living conditions of future occupiers with regards to outlook and daylight & sunlight. The Inspector's decision carries significant weight in the determination of this application.
- Page 259 Para 4.30 delete the last sentence and replace with: While the previous appeal Inspector considered the daylight, sunlight and outlook unacceptable, with the additional information provided on this current application we consider on balance, the proposal to provide an acceptable standard of accommodation, and the limited outlook alone would not justify refusal.
- Page 260 Add to Para 4.36 a new first sentence: One of the reasons the appeal Inspector dismissed the previous application was on the lack of a Unilateral Undertaking (UU) to secure a car-free development. The current application has addressed this reason for refusal.
- Page 261 After Para 4.44 and a new Para 4.44A: One of the reasons the appeal Inspector dismissed the previous application was due to an inadequate Flood Risk Assessment, which did not include a Sequential or Exceptions Test; nor any details of the structural water-proofing methods; or confirmation of active drainage devices or a non-return valve to be fitted. However, the current application is supported by a FRA Addendum which has provided the aforementioned information. Officers have reviewed this new information and consider that this addresses the previous concerns.