

Planning and Development Control Committee Minutes

Tuesday 10 June 2025

PRESENT

Committee members: Councillors Nikos Souslous (Chair), Nicole Trehy (Vice-Chair), Ross Melton, Patrick Walsh, Callum Nimmo and Lydia Paynter

Officers:

Matt Butler (Assistant Director of Development Management)

Ieuan Bellis (Team Leader)

Allan Jones (Team Leader Urban Design and Heritage)

Neil Egerton (Team Leader)

Anisa Aboud (Principal Planning Officer)

Tom Scriven (Deputy Team Leader)

John Sanchez (Deputy Team Leader)

Gareth Doherty (Senior Transport Planner)

Zoe Trower (Senior Transport Planner)

Mrinalini Rajaratnam (Chief Solicitor - Property and Planning)

Charles Francis (Clerk)

Before the start of formal business, the new Chair, Councillor Nikos Souslous, provided his thanks to the previous Chair, Councillor Omid Miri for being an attentive and effective Chair. And for his work on key issues such as Housing and Housing Needs.

The Chair provided his thanks to the former members of the Planning Committee, Councillor Florian Chevoppe-Verdier, former Vice-Chair and Councillor Alex Karmel for their years of service, as well as their expertise and contributions.

The Chair also introduced the new members of the Planning Committee, Councillors Callum Nimmo, Lydia Paynter and Jackie Borland (who had provided apologies) to their first meeting.

1. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor Jackie Borland and Councillor Adrian Pascu-Tulbure.

2. **DECLARATION OF INTERESTS**

Councillors Nicole Trehy, Callum Nimmo and Lydia Paynter declared non-pecuniary interests in Item 4 – Kings Mall Shopping Centre, King Street – 2024/01370/FUL as they were Trustees of the Lyric Theatre, Hammersmith but confirmed they would be considering the application with an open mind. They remained in the meeting and participated and voted on the item.

3. **MINUTES**

The minutes of the previous meeting held on 2 April 2025 were agreed as an accurate record.

4. **KINGS MALL SHOPPING CENTRE, KING STREET, LONDON W6 0QS, HAMMERSMITH BROADWAY, 2024/01370/FUL**

Please see the Addendum attached to the minutes for further details.

As stated in item 2 above Councillors Nicole Trehy, Callum Nimmo and Lydia Paynter declared non-pecuniary interests in Item 4 – Kings Mall Shopping Centre, King Street – 2024/01370/FUL as they were Trustees of the Lyric Theatre, Hammersmith. They remained in the meeting and participated and voted on the item.

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

Anisa Aboud provided a presentation on the application. In the absence of any objectors, a representative of the Applicant waived his right to speak.

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 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. WESTFIELD LONDON SHOPPING CENTRE, ARIEL WAY, LONDON, SHEPHERD'S BUSH GREEN, 2024/03073/FUL

Anisa Aboud presented the item. There were no speakers.

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 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. HOLIDAY INN EXPRESS, 295 NORTH END ROAD, LONDON W14 9NS, WEST KENSINGTON, 2024/02648/FUL

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

Tom Scriven provided a presentation on the 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:

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 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. LAND TO THE NORTH OF THE A40 (THE WESTWAY) ADJACENT TO THE TRANSLATION AND INNOVATION HUB (I-HUB), 84 WOOD LANE, LONDON W12 0BZ. COLLEGE PARK AND OLD OAK, 2025/00389/FUL

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

John Sanchez presented the item. A representative of the Applicant spoke in support.

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 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.

Addendum

Meeting started: 7:00 pm
Meeting ended: 8:00 pm

Chair

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

PLANNING AND DEVELOPMENT CONTROL COMMITTEE
Addendum 10.06.2025

REG REF.	ADDRESS	WARD	PAGE
2024/01370/FUL	Kings Mall Shopping Centre, King Street	Hammersmith Broadway	8
Page 13	Condition 13; line 1: Delete `(excluding site clearance)`		
Page 16	Add new condition: 21) Prior to occupation of the development hereby permitted, details (including manufacturer specification, installation/commissioning certificates and photographic confirmation) of an installed Waste Water Heat Recovery System (WWHRS) for the showers for the hotel 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. In order to increase energy efficiency in domestic buildings and to safeguard local air quality in the councils boroughwide air quality management area, in accordance with Local Plan Policies CC1 and CC10 and the councils Air Quality Action Plan.		
Page 26	Renumber paragraph 8.10 as 8.11, and insert new paragraph 8.10: 8.10 The matters listed above, will be included in an Operational Management Plan, which is included in the Heads of Terms for the proposed legal agreement.		
Page 28	Paragraph 9.14; line 4: Delete `To minimise the impact on parking in the vicinity of the site, a contribution is sought towards a review of the hours of surrounding CPZ.`		
Page 32	Paragraph 12.4: Delete `In terms of construction works a construction dust management plan will be required. This will be secured by condition and will ensure that air quality would not be adversely impacted by the works on the site.`		
Page 35	Paragraph 17.10: Renumber clause 9 as clause 10, and insert new clause 9. 9) Hotel Operational Management Plan (OMP) - submission and implementation		
2024/03073/FUL	Westfield London Shopping Centre, Aerial Way	Shepherds Bush Green	37
Page 56	Paragraph 7.9 Point 1; line 4: After `Campaign` insert `(or other similar scheme)`		
Page 56	Paragraph 7.9 Point 1; line 6: Delete ` - Economic Development - £65,000`		

Page 56 Paragraph 7.9, Point 2; line 1: Delete `Economic Development contributions covers` and replace with `Economic Development contribution of £65,000 covering`

Page 56 Paragraph 7.9, Point 6: Delete due to duplication.

2024/02648/FUL Holiday Inn Express West Kensington 58

Page 66 Delete Condition 23 and replace with:

“Cycle Parking

Prior to occupation of the development hereby permitted details of safe, secure and accessible bicycle storage, for both the hotel and non-hotel guests/customers and staff, shall be submitted to, and approved in writing by the Council. The cycle parking facilities should be in accordance with London Cycling Design Standards (LCDS). The bicycle storage facilities shall be implemented as approved prior to the occupation of the hotel extension, and shall thereafter be permanently retained for such use.”

To ensure satisfactory provision for the bicycle and thereby promote sustainable and active modes of transport, in accordance with Policy T5 London Plan (2021), and Policy T3 of the Local Plan (2018).

Page 67 After Condition 26, add Condition 27:

“Class C1 only

The development hereby permitted shall only be used as an extension to the existing hotel at 295 North End Road and for no other purpose, including any other purpose in Class C1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended), or any subsequent Order or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification.

Reason: In granting this permission, the Council has had regard to the particular circumstances of the case. The change of use could raise materially different planning considerations which the council would want to consider, in accordance with Policies T1, E3, DC1, DC4, DC8, CC10, CC11, CC11, CC12 and CC13 of the Local Plan (2018), and relevant Key Principles of the Planning Guidance SPD (2018).”

Page 71 Paragraph 2.6 add “(Officer response: A bus stop suspension will be part of a Construction Logistics Plan which is to be secured by condition. The existing parking is addressed in the Parking section paragraphs 8.8 - 8.13)”

Page 76 Paragraph 6.8 delete “The proposals would also seek to introduce a new controlled vehicular access gate to the frontage of the site, this would ensure that the new undercroft created by the scheme, is designed to limit any potential of antisocial behaviour. A condition

would be attached to obtain secure by design details.” – This is already dealt with in paragraph 5.4 on page 74.

Page 77 Paragraph after 7.5, number as 7.5a

Page 79 Paragraph after 7.16, number as 7.16a

Page 85 After paragraph 10.6, insert paragraph 10.6a: “It is accepted that the development is exempt from Biodiversity Net Gain requirements under the de minimis exemption and that there is no impact on, or changes to, the existing green roofs.”

2025/00389/FUL Land to the north of the A40 College Park & Old Oak 89
(the Westway) ...84 Wood Lane,
London W12 0BZ

Page 95 ADD: Extra Condition: No.15 – BNG - Biodiversity Net Gain Plan

“Prior to commencement of the development hereby permitted a Biodiversity Net Gain Plan shall be submitted to and approved in writing by the Local Planning Authority. The biodiversity gain plan must include: a. information about the steps taken or to be taken to minimise the adverse effect of the development on the biodiversity of the onsite habitat and any other habitat; b. the pre-development biodiversity value of the onsite habitat; c. the post-development biodiversity value of the onsite habitat; d. any registered offsite biodiversity gain allocated to the development and the biodiversity and the biodiversity value of that gain in relation to the development; e. any biodiversity credits purchased for the development; f. a valid metric calculation attached in excel form, which demonstrates that the minimum 10% objective has been achieved; and g. any such other matters as the Secretary of State may by regulations specify.

Reason: To ensure the development delivers a biodiversity net gain on site in accordance with Policies G1 and G6 of the London Plan (2021), Policy OS5 of the H&F Local Plan (2018) and Schedule 7A of the Town and Country Planning Act 1990”.

Page 104 Para. 4.7. (1st line): DELETE: “...excavation and...”

Page 110 Para. 9.6. (3rd line) “...agreed by condition...” ADD: “and tripartite agreement referred to in paragraph 1.6 and paragraph 16.3 ‘Heads of Terms’.

Para.10.2 (Last line): ADD “...and cyclists.” after pedestrians.

Page 113 Para. 11.10. (7th line): DELETE “...demolition/excavation phase would be required to include...” and (9th line) DELETE “...DLP and...”

Page 116 Para.15.8. (8th line): DELETE “...demolition and...”

Page 117 ADD: Para. 15.11. (Last sentence): “The final biodiversity measures will be implemented through a condition and the S106 Agreement if required.”

ADD:(1st Bullet point): "...in perpetuity.)

ADD: (4th Bullet point): "Ensure CCTV integration with the wider H&F system"

ADD: (5th Bullet point). "Offsite Biodiversity enhancements and/or purchase biodiversity credits to achieve 10% BNG, in accordance with a Habitat Management and Monitoring Plan ('the HMMP') and a Biodiversity Net Gain Plan (secured by Condition 15)