

Planning and Development Control Committee Minutes

Tuesday 16 September 2025

PRESENT

Committee members: Councillors Nikos Souslous (Chair), Nicole Trehy (Vice-Chair), Patrick Walsh, Adrian Pascu-Tulbure, Jackie Borland, Callum Nimmo and Lydia Paynter

Other Councillors: Councillor David Morton

Officers:

Matt Butler (Assistant Director of Development Management)

Allan Jones (Team Leader Urban Design and Heritage)

Neil Egerton (Team Leader)

Sian Brown (Principal Planning Officer)

Tom Scriven (Deputy Team Leader)

Gareth Doherty (Senior Transport Planner, Highways)

Mrinalini Rajaratnam (Chief Solicitor Planning and Property)

Charles Francis (Clerk)

At the start of the meeting, the Chair confirmed that Officers had withdrawn Item 7 – 1A Durrell Road from the agenda following legal advice due to an error the applicant made with their location plan. This was agreed by the Committee.

1. APOLOGIES FOR ABSENCE

Apologies for absence were provided by Councillor Ross Melton.

2. DECLARATION OF INTERESTS

There were no declarations of interest.

3. **MINUTES**

The minutes of the previous meeting held on 30 July 2025 were agreed as an accurate record.

4. **TESCO CAR PARK, BROOK GREEN, 180 SHEPHERD'S BUSH ROAD AND OPPOSITE 1 - 12 BARB MEWS LONDON W6, ADDISON, 2024/01344/FUL**

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

Neil Egerton provided a joint presentation which covered the residential aspect of the development, Item 4 - (Application 2024/01344) and reconfiguration of the carpark Item 5 - (Application 2024/01345). The Applicant spoke in support of both applications.

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 incorporating the Heads of Terms/obligations in the report as amended by the Addendum and subject to the conditions listed in the report.
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. **TESCO CAR PARK, BROOK GREEN, 180 SHEPHERD'S BUSH ROAD AND OPPOSITE 1 - 12 BARB MEWS AND BROOK GREEN PUB LONDON W6, ADDISON, 2024/01345/FUL**

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 incorporating the Heads of Terms in the report and subject to the conditions listed in the report.
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. **LIVE AND LET LIVE, 37 NORTH END ROAD, LONDON W14 8SZ, AVONMORE, 2023/02712/FUL**

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

Sian Brown provided a presentation. Councillor David Morton spoke in support.

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 planning permission upon the completion of a satisfactory legal agreement incorporating the Heads of Terms in the report as amended by the Addendum and subject to the conditions listed in the report.
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. 1A DURRELL ROAD, LONDON SW6 5LQ, MUNSTER, 2025/00352/FUL

At the start of the meeting, the Committee unanimously agreed the officer request to withdraw the item.

8. 17 BLOOM PARK ROAD, LONDON SW6 7BQ, MUNSTER, 2025/01838/FUL

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

Tom Scriven provided a presentation. The Applicant spoke in support of the application.

The Committee sought clarification from the officers present and then voted on the officer recommendations for refusal as amended by the Addendum as follows:

Recommendation 1:

FOR	5
AGAINST:	2
NOT VOTING:	0

Recommendation 2:

FOR:	5
AGAINST:	2
NOT VOTING:	0

RESOLVED

1. That the Director of Planning and Property be authorised to refuse planning permission subject to the reason(s) for refusal listed in the report.
2. That the Director of Planning and Property, after consultation with the Assistant Director Legal Services and the Chair of the Planning and Development Control Committee be authorised to make any minor changes to the proposed reasons for refusal, which may include the variation, addition or deletion of reasons, any such changes shall be within their discretion.

Addendum

Meeting started: 7.00 pm

Meeting ended: 8.26 pm

Chair

Contact officer: Charles Francis
Committee Co-ordinator
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PLANNING AND DEVELOPMENT CONTROL COMMITTEE
Addendum 16.09.2025

REG REF.	ADDRESS	WARD	PAGE
2024/01344/FUL	Tesco Car Park, Brook Green	Addison	13
Page 50	Para. 6.87, at the end, add 'The off-site BNG units can be delivered from the Environment Banks' national Habitat Bank 'DOR03' providing lowland meadow habitat. The Council's Ecology team have confirmed in writing that they would have no objection to this approach'.		
Page 54	Delete clause 5, replace with: 5) Prior to the commencement of development, enter into a S278/38 Agreement to fund the following Highways Works necessitated by this Development, at the Developer's cost: extent of the highways work should include the full length of Barb Mews up to the junctions with Shepherd's Bush Road including (but not limited to) the removal of the wall on the western side of Barb Mews, widening of the bend on Barb Mews to facilitate manoeuvring of refuse vehicles and fire tenders, relocating the parking to the eastern side with small reduction in spaces, a new footway on the eastern side of the road, installation of a new virtual footway within the shared surface (likely to form a tactile surface).		
Page 55	Delete clause 9, and replace with: 9) <i>A financial contribution of £19,000 (£15,000 E&S + £4,000 LP) to support delivery of the Council's Industrial Strategy "Upstream London", including to support employment, skills and local procurement activities.</i> a) <i>At least 10% of the total number of people employed during the development are local (H&F) residents, including:</i> a. <i>1 apprenticeship</i> b. <i>1 paid work experience placements lasting at least 6 months</i> c. <i>2 unpaid work experience placements for local (H&F) residents and students of local (H&F) schools lasting at least 4 weeks</i> b) <i>Local (H&F) businesses are procured in the supply chain of the construction of the development to a value of at least 10% of the build cost</i> c) <i>A commitment to sign up to the Council's Upstream Pathway Bond, a broad menu of opportunities to help businesses play a meaningful role in supporting the local community in which they operate – and to encouraging end-users of the development to do so.</i> d) <i>None of these contributions are double counted with any social value contributions committed by a procured developer as part of the procurement process</i>		
Page 55	Add new clause: 12) BNG: Submission of BNG Biodiversity Gain Plan (prior to development commencing), including full details of any biodiversity credits purchased for the development; and submission of BNG Habitat Management and Monitoring		

Report (prior to development commencing and each monitoring year), including a monitoring fee (to be agreed) per monitoring year payable on years 2, 5, 10, 15, 20, 25, and 30 post completion of the development.

Page 55

Renumber original clause 12 as clause 13

2024/01345/FUL

Tesco Car Park, Brook Green Addison

56

Page 66

Para. 6.22, at the end, add 'The off-site BNG units can be delivered from the Environment Banks' national Habitat Bank 'DOR03' providing lowland meadow habitat. The Council's Ecology team have confirmed in writing that they would have no objection to this approach'.

2023/02712/FUL

**Live and Let Live
37 North End Road**

Avonmore

69

Page 95

Para. 5.2.13, Line 2: Replace '(ref. 2018/04145/FUL)' with '(ref. 2022/03211/FUL)'.

Page 114

Para. 6.8, point 1): Remove; and renumber remaining HoTs accordingly.

Page 114

Para. 6.8, point 2): Replace '£100,000' with '£144,000'

Page 115

Para. 6.8, point 8): Remove '*Not to Occupy the Development until the agreed Highways Works, forming the S278 Agreement have been implemented and all Council costs have been met.*' and replace with '*Not to Occupy the Development until the cost of the agreed Highways Works, forming the S278 Agreement, have been received by the Council.*'

2025/01838/FUL

17 Bloom Park Road

Munster

171

Page 171

Para 1.5, first line, after "proposal" add "at No.1 Byam Street".

Page 172

After Para 1.6 add:

1.7 In November 2024, pre-application advice from officers advised against a proposed hip-to-gable roof conversion on the subject site. Officers suggested that a rear dormer is likely to be more favourably received which would still facilitate expansion of the loft level to gain additional usable space, provided that the existing hipped roof be retained.

Page 175

After Para 4.9: Replace subheading "Central Fulham area" with "Central Fulham Conservation Area".