

# Planning and Development Control Committee Minutes

Tuesday 14 October 2025

## **PRESENT**

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

## **Other Councillors:**

Councillor Florian Chevoppe Verdier and Councillor Rebecca Harvey

## **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)

Ronny Ferley (Principal Planning Officer)

Gareth Doherty (Senior Transport Planner)

Mrinalini Rajaratnam (Chief Solicitor Planning and Property)

Charles Francis (Clerk)

At the start of the meeting, the Chair confirmed that ITEM 10, 1 Caverswall Street had been withdrawn by the Applicant in writing so would no longer be determined by the Committee.

In view of the number of registered speakers, the Chair proposed that the running order of the agenda be changed to consider these items first (Items 4, 8 and 9). This was agreed by the Committee.

## **1. APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillor Ross Melton and Councillor Callum Nimmo.

## **2. DECLARATION OF INTERESTS**

There were no declarations of interest.

### 3. **MINUTES**

The minutes of the previous meeting held on 16 September 2025 were agreed as an accurate record.

### 4. **230-236 NORTH END ROAD W14 9NU & 88-90 LILLIE ROAD, SW6 7SR, LONDON, WEST KENSINGTON, 2025/00803/FUL**

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

Roy Asagba-Power provided a presentation. The Agent spoke in support of the application. Councillor Florian Chevoppe-Verdier spoke as a ward councillor in support of the application.

The Committee voted on the officer recommendations for approval as amended by the Addendum 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 in the report as amended by 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. 87 GAYFORD ROAD, LONDON W12 9BY, WENDELL PARK, 2025/01583/FUL**

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

Anisa Aboud provided a presentation. The Architect spoke in support of the application. Councillor Rebecca Harvey spoke as a ward councillor in objection to the application.

The Committee voted on the officer recommendations for approval as amended by the Addendum 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 in the report as amended by 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.

**6. 10 OXFORD GATE, BROOK GREEN, LONDON W6 7DA, BROOK GREEN, 2024/03286/FUL**

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

Neil Egerton provided a presentation. The Agent and spouse of the Applicant spoke in support of the application.

The Committee voted on the officer recommendations for approval as amended by the Addendum 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 in the report as amended by 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.

## **7. THE GOOSE, 248 NORTH END ROAD, LONDON SW6 1NL, LILLIE, 2023/03266/FUL**

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

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

The Committee voted on the officer recommendations for approval as amended by the Addendum 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 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 conditions, which may include the variation, addition or deletion of conditions, any such changes shall be within their discretion.

### 8. **1A DURRELL ROAD AND REAR OF 720 FULHAM ROAD SW6, MUNSTER, 2025/00352/FUL**

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

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

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

**9. FIRST FLOOR FLAT, 38 WATERFORD ROAD, LONDON SW6 2DR, PARSONS GREEN AND SANDFORD, 2025/01209/FUL**

An addendum was circulated prior to the meeting that modified the report. A verbal correction was also made to the Addendum as follows:

Page 180 Para. 6.10

- 1) Delete first sentence which states: 'The Council's Highways team have been consulted on the proposals and confirmed that the scale of the development would not necessitate a Construction Logistics Plan.'
- 2) Delete third sentence 'Given this and the relatively small scale of the development, highways officers concluded that a condition for a Construction Logistics Plan is not necessary in this case' and replace with 'To address construction impact concerns raised in the objections received, a Construction Logistic Plan is to be secured via condition. This would provide some mitigations against potential construction impacts on highway safety and residential amenity.'

Ronny Ferley provided a presentation. There were no registered speakers.

The Committee voted on the officer recommendations for approval as amended by the Addendum 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 permission subject to the conditions listed in the report as amended by 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.

10. **1 CAVERSWALL STREET, LONDON W12 0HG, COLLEGE PARK AND OLD OAK, 2025/01569/FUL**

This item was withdrawn by the Applicant ahead of the meeting.

**Addendum**

Meeting started: 7.00 pm  
Meeting ended: 9.29 pm

Chair .....

Contact officer: Charles Francis  
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**PLANNING AND DEVELOPMENT CONTROL COMMITTEE**  
**Addendum 14.10.2025**

<b>REG REF:</b>	<b>ADDRESS</b>	<b>WARD</b>	<b>PAGE</b>
<b>2025/00803/FUL</b>	<b>230-236 North End Road &amp; 88-90 Lillie Road</b>	<b>West Kensington</b>	<b>10</b>
Page 16	Condition 10 title, insert 'Long Stay' before 'Cycle Storage. Line 1, insert 'Long stay' before 'cycle storage'. Line 1, remove 'residential units', add 'development'		
Page 17	Condition 8 'No External Alterations', delete and replace with renumbered Condition 12:		
Pages 17-20	Renumber all conditions 9 -20 (including duplicates) to be conditions 13-25. No alterations shall be carried out to the external appearance of the buildings (excluding solar panels), including the installation of air-conditioning units, ventilation fans or extraction equipment not shown on the approved drawings, without planning permission first being obtained. Any such changes shall be carried out in accordance with the approved details.		
Page 21	Renumber 'Condition 18 Ventilation Strategy – Compliance' to Condition 23 and within wording replace '17' with '22'.		
Pages 22-32	Renumber all conditions '21 Wastewater Heat Recovery System (WWHRS)' to '45 Fire Safety' as Conditions 26 to 51.		
Page 32	<p>Add new condition:  Short Stay Cycle Storage  Prior to occupation of the development hereby permitted, full details of short stay cycle parking, including location on the public highway, shall be submitted to and approved in writing by the Local Planning Authority.</p> <p>Reason: To ensure the suitable provision of cycle parking within the development to meet the needs of future site occupiers, in accordance with Policy T5 of The London Plan (2021) and Policy T3 of the Local Plan (2018).</p> <p>Add new condition:  Delivery and Servicing Plan  Prior to first occupation of the development, 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 development shall take place in accordance with the approved details for the lifetime of the development.</p> <p>Reason: To ensure that satisfactory provision is made for delivery, servicing and refuse storage and collection and to ensure that the amenity of occupiers of the development site and surrounding premises is not adversely affected by noise, in accordance with Policies T2 and T7 of the London Plan (2021) and Policies T2, CC11 and CC13 of the Local Plan (2018) and SPD Key Principle TR28 2018.</p>		



	Justification for approving application, bullet 1, include HO3.
Page 42	Paragraph 3.9, end of first bullet add including affordable housing
Page 44	<p>Add new paragraphs:</p> <p>Affordable Housing</p> <p>4.12 Policy HO3 of the Local Plan (2018) seeks on site affordable housing provision on sites of 11 or more dwellings; the equivalent London Plan policy H4 sets this threshold at 10 or more dwellings. Policy HO3 sets criteria for how this affordable provision should be provided; and advises that the council will seek the maximum reasonable amount of affordable housing and take into account, amongst other factors, financial viability.</p> <p>4.13 The applicant has submitted a financial viability assessment which concludes that the scheme cannot provide any affordable housing contribution. This viability assessment has been reviewed by the Council's independent viability consultant and concluded that the scheme cannot provide any affordable housing contribution. However, some of the figures used by the applicant appear higher than those considered appropriate by the consultant including values for shared ownership, commercial uses, existing use value and overall viability. The consultant recommended that the scheme should be subject to a late stage review of viability in order that the viability can be assessed over the lifetime of the development.</p> <p>4.14 Following negotiations with the applicants, they have agreed to make a financial contribution of £325,000 towards the provision of off-site affordable housing, public realm and community safety improvements (including £75,000 for local business initiatives in and around North End Road). In this instance, the proposed contribution is considered acceptable. Overall, the proposals accord with the aims of Local Plan (2018) Policy HO3.</p>
Page 58	Para 7.6, replace 'any' with 'undue' and after 'rear wall of that neighbour' add 'The portion of the proposed extension beyond the lift shaft would be located approximately 10m from the upper windows at No.92 and would retain a 45-degree angle of unobstructed outlook upwards from the habitable rooms within that property.'
Page 67	Para 9.4, last line, delete 'SWMP' and add 'Storm Water Management Plan (SWMP)'.
Page 71	Paras 10.1 and 10.2, replace 'plus' with 'excluding'.
Page 72	Paragraph 10.8, 2), insert after 'Road' - 'and Bramber Road; Repaving and improvements to tactile paving on North End Road/Bramber Road; Renewal of carriageway surface markings, including zebra crossings and other regulatory or advisory road markings; improvements to street furniture including short stay cycle parking'.
Page 73	<p>Para 10.8(18), after 'emissions' add 'and any balancing payment required on practical completion.'</p> <p>Add new 10) Contribution of £15,000 towards the review of the hours of the surrounding Controlled Parking Zones (CPZ).</p> <p>Bullet 19), delete 'Christmas Lights and Markets' replace with 'initiatives and improvements to assist local businesses'.</p>

Add new 20) Contribution of £10,000 towards providing short stay cycle parking within the public highway in proximity of the site.

Add new 21) Late stage viability review

<b>2023/03266/FUL</b>	<b>The Goose 248 North End Road</b>	<b>Lillie</b>	<b>75</b>
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Page 109      Paras. 10.1 and 10.2 replace 'plus' with 'excluding'.

<b>2025/00803/FUL</b>	<b>1A Durrell Road &amp; Rear of 720 Fulham Road</b>	<b>Munster</b>	<b>111</b>
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Page 160      Paras 10.1 and 10.2, replace 'plus' with 'excluding'.

<b>2025/01209/FUL</b>	<b>38 Waterford Road</b>	<b>Parsons Green And Sandford</b>	<b>164</b>
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Page 165      Officer Recommendation, second para. delete 'Heads of Terms of the legal agreement or'.

New sentence should read '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.'

Condition 2, replace drawings numbers with:  
097-110 rev D;  
097-210 rev D;  
097-211 rev D;  
097-212 rev C.

Page 166      Condition 5 at the beginning of sentence, insert 'as shown on approved drawing no. [097-211 rev D]'.

Add the following new condition:

**7) Construction Logistic Plan**

Prior to the commencement of the development hereby permitted, a Construction Logistics Plan shall be submitted to, and approved in writing by, the Council. This shall be in accordance with Transport for London Guidance on Construction Logistics Plans and shall include, but not be limited to, details of the numbers, size and routes of construction vehicles, details regarding the need for on-street parking bay suspensions, delivery times of construction materials and the dwell time of construction vehicles, and other matters relating to traffic management to be agreed. Approved details shall be implemented throughout the project period.

To ensure that construction works do not adversely impact on the operation of the public highway, in accordance with Policy T7 of the London Plan (2021) and Policy T7 of the Local Plan (2018).

**2025/01583/FUL                      87 Gayford Road                      Wendell Park                      181**

Page 186                      Condition 13: Line 3: after approved drawings insert (excluding solar panels)

Page 189                      Condition 24: Line 3: delete `28` insert `23`

**2024/03286/FUL                      10 Oxford Gate, Brook Green                      Brook Green                      213**

Page 220                      Add new condition: 22) No alterations shall be carried out to the external appearance of the buildings, including the installation of air-conditioning units, ventilation fans or extraction equipment not shown on the approved drawings (excluding solar panels), without planning permission first being obtained. Any such changes shall be carried out in accordance with the approved details.

To ensure a satisfactory external appearance and to prevent harm to the amenities of the occupiers of neighbouring residential properties, in accordance with Policies DC1, DC2, DC8, CC11 and CC13 of the Local Plan (2018).