

Planning and Development Control Committee Minutes

Tuesday 20 January 2026

PRESENT

Committee members: Councillors Nikos Souslous (Chair), Nicole Trehay (Vice-Chair), Ross Melton, Patrick Walsh, Adrian Pascu-Tulbure, Lydia Paynter and Alex Karmel.

Officers:

Matt Butler (Assistant Director of Development Management)

Allan Jones (Team Leader Urban Design and Heritage)

Ieuan Bellis (Team Leader)

Tom Scriven (Deputy Team Leader)

Roy Asagba-Power (Team Leader)

Catherine Slade (Principal Transport Planner)

Adam O'Neill – (Principal Urban Design and Heritage Officer)

Catherine Patterson (Principal Transport Planner)

Mrinalini Rajaratnam (Head of Law - Place)

Charles Francis (Clerk)

1. APOLOGIES FOR ABSENCE

Apologies for absence were provided by Councillor Callum Nimmo. Apologies for lateness 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 26 November 2025 were agreed as an accurate record.

4. **LAND BETWEEN SANDILANDS ROAD AND PEARSCROFT ROAD, TO THE EAST OF PARSONS GREEN FULHAM, LONDON, SANDS END, 2025/02143/FR3**

An addendum was circulated prior to the meeting that modified the report. Tom Scriven provided a presentation. There were no registered speakers on the item.

As Councillor Ross Melton joined the meeting after the officer presentation, he did not vote on the item.

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 document and subject to the conditions listed below.
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 Heads of Terms of the legal document or proposed conditions, which may include the variation, addition, or deletion of conditions, any such changes shall be within their discretion.

5. BARCLAY CLOSE, LONDON SW6 5QG, WALHAM GREEN, 2025/02125/FR3

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

Tom Scriven provided a presentation. Two residents spoke in objection, and the Agent spoke in support of the application.

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 permission upon the completion of a satisfactory legal document 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 document or proposed conditions, which may include the variation, addition or deletion of conditions, any such changes shall be within their discretion.

6. 495-497 FULHAM ROAD, LONDON SW6 1HH, WALHAM GREEN, 2025/01097/FUL

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

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

During the course of discussions, the Committee raised concerns about retrospective development and agreed that this should be minimised whenever possible.

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 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. FULHAM GAS WORKS, IMPERIAL ROAD LONDON, PARSONS GREEN AND SANDFORD, 2025/00651/FUL

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

Catherine Slade provided a presentation which covered both applications, including the Listed Building Consent. The representatives of the Applicant waived their 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 subject to there being no contrary direction from the Secretary of State, that the Director of Planning and Property be authorised to determine the application and grant planning permission subject to the conditions listed in the report as amended by the Addendum and subject to the completion of a satisfactory legal agreement in accordance with the report and any variations made pursuant to Recommendation 2 below.
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 Heads of Terms of the legal agreement or the proposed conditions, which may include the variation, addition, or deletion of conditions, any such changes shall be within their discretion.

8. FULHAM GAS WORKS, IMPERIAL ROAD LONDON, PARSONS GREEN AND SANDFORD, 2025/00568/LBC

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

Recommendation 1:

FOR	6
AGAINST:	0
NOT VOTING:	1

Recommendation 2:

FOR:	Unanimous
AGAINST:	0
NOT VOTING:	0

RESOLVED

1. That subject to there being no contrary direction from the Secretary of State, that the Director of Planning and Property be authorised to determine the application and grant listed building consent subject to the conditions listed below (as amended or varied in accordance with 2 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 changes to the conditions listed below, which may include the amendment, addition or deletion of conditions, and any such changes shall be within their discretion.

Addendum

Meeting started: 7.00 pm
Meeting ended: 8.55 pm

Chair

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PLANNING AND DEVELOPMENT CONTROL COMMITTEE
Addendum 20.01.2026

REG REF:	ADDRESS	WARD	PAGE
2025/02143/FR3	Sandilands and Pearscroft	Sands End	8
Page 8-67	Replace various references to “legal agreement” with “legal document”.		
Page 34	Para. 6.6 replace “garage occupancy continues to be low” with “the garages are secured from Sandilands Road and can no longer be accessed”.		
Page 65	<p>Para. 7.3 ii), remove “Provide the financial contribution towards improvements set out in the ATZ document. Measures to be secured through s278.” After “Highway Works” add:</p> <ul style="list-style-type: none"> - Removal of existing dropped kerbs to the site on Sandilands Road and Pearscroft Road and full reinstatement of kerb and footway - Provision of dropped kerb to facilitate waste collection on Pearscroft Rd - Repaving of footways surrounding site - Amendments to waiting restrictions to facilitate additional loading facilities’ <p>Para 7.3 add new bullet, ‘ iii) Financial contribution towards Active Travel Improvements as identified within Active Travel Zone assessment. Improvements include:</p> <ul style="list-style-type: none"> - Provision of tactile paving at junction of Wandsworth Bridge Road and Broughton Road Approach - Provision of Tactile paving at pedestrian crossing between Pearscroft Road and Bagleys Lane - Upgrade cyclist facilities at junction of New Kings Road and Wandsworth Bridge Road 		
2025/02125/FR3	Barclay Close	Walham Green	68
Page 68-107	Replace various references to “legal agreement” with “legal document”.		
Page 95	Paragraph 6.43 – Replace reference to “DC4” with “DC2”.		
2025/01097/FUL	495-497 Fulham Road	Walham Green	108
Page 124	Para.5.1, delete DC2 and replace with DC4		
Page 126	Para5.13, delete DC2 and replace with DC4		
2025/00651/FUL and 2025/00568/LBC	Fulham Gasworks	Parsons Green & Sandford	133
Page 134	<p>Officer Recommendation, delete Recommendation 3 and replace Recommendations 1 and as follows:</p> <ol style="list-style-type: none"> 1. That the Committee resolve, subject to there being no contrary direction from the Secretary of State, that the Director of Planning and Property be authorised to 		

determine the application and grant planning permission subject to the conditions listed below (as amended or varied in accordance with Recommendation 2 below) and subject to the completion of a satisfactory legal agreement in accordance with the report and any variations made pursuant to Recommendation 2 below.

2. That the Committee resolve 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 Heads of Terms of the legal agreement or the proposed conditions, which may include the variation, addition, or deletion of conditions, any such changes shall be within their discretion.

Page 138 Condition 7: delete "Prior to commencement of the development hereby permitted..." and replace with "Prior to removal of any part of the structure from site..."

Condition 8:: delete "Prior to commencement of the development hereby permitted ..." and replace with "Within 3 months of the date of this decision...."; Also delete: "...prior to the start of any site clearance/demolition works..." and replace with "...prior to use of the Phase 4a park..."

Add new Condition 9: (External Lightning):

Prior to commencement of the erection of the proposed structure, details of any external artificial lighting shall be submitted to and approved in writing by the Local Planning Authority. Lighting contours and details of measures to minimise use of lighting, and prevent glare and sky glow by correctly using, locating, aiming and shielding luminaires. The approved details of external lighting shall be installed in accordance with the approved details and shall be retained for the lifetime of the structure in this form.

Reason: To better preserve the special architectural and historic interest of the Listed Building and its setting, the character and appearance of the Conservation Area and the significance of the Building of Merit in accordance with Policy DC8 of the Local Plan 2018, and to safeguard the amenity of neighbouring residents and ensure that biodiversity habitat is not adversely affected by the lighting, in accordance with Policies DC1, DC8 OS1 and OS2 of the Local Plan 2018.

Page 140 Consultation Comments, add late representation from GLASS requesting conditions. Add Greater London Archaeological Advice Service (16.01.2026) to list

Page 160 Officer Recommendation 1: Add "...and subject to the completion of a satisfactory legal agreement in accordance with 2 below..." and delete recommendation 2 and replace with:

That the Committee resolve 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 changes to the conditions listed below, which may include the amendment, addition or deletion of conditions, and the Heads of Terms of the legal agreement and finalise the legal agreement to deal with the matters set out in Section 8 of the report for 2025/00651/FUL and any such changes shall be within their discretion.

Page 163: Add new Condition 5:
 "No dismantling shall take place until a written scheme of historic building investigation (WSI) has been submitted to and approved by the local planning authority in writing. For buildings that are included within the WSI, no demolition or development shall take place

other than in accordance with the agreed WSI, which shall include the statement of significance and research objectives, and:

A. The programme and methodology of historic building investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works; and

B. The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the WSI.

Reason: To better reveal the special architectural and historic interest of the Listed Building in accordance with Policy DC8 of the Local Plan 2018.”

Add new Condition 6:

“Prior to erection of the proposed structure, details of an appropriate programme of public engagement including a timetable have been submitted and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved programme

Reason: To better reveal the special architectural and historic interest of the Listed Building in accordance with Policy DC8 of the Local Plan 2018.”