

Planning and Development Control Committee Minutes

Tuesday 10 March 2026

PRESENT

Committee members: Councillors Nikos Souslous (Chair), Ross Melton, Callum Nimmo, Patrick Walsh, Adrian Pascu-Talbure and Alex Karmel

Officers:

Matt Butler (Assistant Director of Development Management)

Ieuan Bellis (Team Leader)

Allan Jones (Team Leader Urban Design and Heritage)

Catherine Slade (Deputy Team Leader)

Matthew Lawton (Deputy Team Leader)

Neil Egerton (Team Leader)

Sian Brown (Principal Planning Officer)

Roy Asagba-Power (Team Leader)

Catherine Paterson (Principal Transport Planner)

Gareth Doherty (Senior Transport Planner)

Mrinalini Rajaratnam (Head of Law – Place)

Charles Francis (Clerk)

1. APOLOGIES FOR ABSENCE

Apologies for absence were provided by Councillors Lydia Paynter and Nicole Trehy. Apologies for lateness were provided by Councillor Adrian Pascu-Talbure.

2. DECLARATION OF INTERESTS

There were no declarations of interest.

3. MINUTES

The minutes of the previous meeting held on 10 February 2026 were agreed as an accurate record.

4. **LOTS ROAD SOUTH, FORMED BY CHELSEA CREEK CAR POUND, LOTS ROAD; 65-69 AND 71-73 LOTS ROAD, LONDON SW10 0RN, PARSONS GREEN AND SANDFORD, 2025/02928/FUL**

An Addendum was circulated prior to the meeting that modified the report. Catherine Slade provided a presentation. A representative 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:

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 Mayor for London, 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 and changes made in 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, and any such changes shall be within their discretion.

5. **3 SHORTLANDS, LONDON W6 8DA, HAMMERSMITH BROADWAY, 2025/01723/FUL**

An Addendum was circulated prior to the meeting that modified the report. Matthew Lawton provided a presentation. In the absence of any objectors, the Applicant waived his right to speak in support of the application.

Councillor Adrian Pascu-Tulbure did not take part in the vote as he missed a significant proportion of the officer presentation.

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 in the report and changes made in 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. 350 - 358 UXBRIDGE ROAD, LONDON W12 7LL, WHITE CITY, 2025/03221/FUL

An Addendum was circulated prior to the meeting that modified the report. Neil Egerton 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:

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 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. **104 KING STREET, LONDON W6 0QW, HAMMERSMITH BROADWAY, 2025/00369/FUL**

An Addendum was circulated prior to the meeting that modified the report. Sian Brown provided a presentation. 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 planning permission upon the completion of a satisfactory legal agreement and subject to the conditions listed in the report and changes made in 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.

8. **153 HURLINGHAM ROAD, LONDON SW6 3NN, PALACE AND HURLINGHAM, 2025/03431/FUL**

An Addendum was circulated prior to the meeting that modified the report and this was verbally corrected to include one following item:

Page 332, Paragraph 6.49, at the beginning add 'Aside from installing the portacabins and the updated refuse delivery arrangements, there would be no additional servicing impacts that would result from the proposals. A condition is attached to mitigate any undue harm and, in these circumstances, the temporary development would be acceptable with regards to servicing and deliveries.'

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:

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 subject to the conditions listed in the report and changes made in the Addendum.
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 conditions, which may include the variation, addition or deletion of conditions, any such changes shall be within their discretion.

9. **LA RESERVE HOTEL, 422 - 428 FULHAM ROAD, LONDON SW6 1DU, WALHAM GREEN, 2025/03297/VAR**

An Addendum was circulated prior to the meeting that modified the report and this was verbally corrected to include the following:

Throughout the report, any references to S73 should be updated to S73A.

Page 339, Condition 6: Delete first sentence and replace with 'Change first sentence to 'An updated Delivery and Servicing Plan (DSP) shall be submitted to and approved in writing by the LPA prior to occupation and shall thereafter operate in accordance with the approved details.'

Page 345, Delete condition 26 (Service Management Plan).

Page 357, Add new Condition: 53) No Bedrooms on Basement Level 2 The lowest level (Level 2) of the basement hereby approved shall not be used for bedrooms or other guest accommodation and shall only be used in connection with, and incidental to, the ancillary and back of house use of the hotel. The use of the lowest basement level for guest accommodation, separate from the use of the remainder of the ancillary use of the hotel, would raise materially different planning considerations that the Council would wish to consider at that time, and to minimise flood risk to occupiers, in accordance with Policies CC3, CC4, C11, DC1, E3 and HO11 of the Local Plan (2018).

Page 360, Add new informative: 3. Substation This permission does not give any consent for the construction of any new substation.

Page 378, Para. 6.17, 7th line after '78%' delete 'respectively' and insert 'Similarly these same windows would have a resulting No Skyline (daylight distribution) of 77%, 70% and 75%'. Also 8th line and last line add 'and NSL' after VSC.

Roy Asagba-Power provided a presentation and confirmed that the s106 contribution to economic development was uplifted from c.£13,000 to £31,000. 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	4
AGAINST:	2
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 subject to the conditions listed in the report and changes made in 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. 81 BLYTHE ROAD, LONDON W14 0HP, BROOK GREEN, 2025/02206/FUL

An Addendum was circulated prior to the meeting that modified the report. Neil Egerton provided a presentation. 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 subject to the conditions listed in the report and changes made in 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 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: 10.02 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 10.03.2026

REG REF.	ADDRESS	WARD	PAGE
2025/02928/FUL	Lots Road South, formed by Chelsea Creek Car Pound, Lots Road; 65-69 and 71-73 Lots Road, London	Parsons Green & Sandford	8
Page 9	<u>CONDITION 2 (Approved Plans)</u> : DELETE "LTS-PRP-ZZ-ZZ-DR-A-21204 North Access Road Elevation P03, LTS-PRP-BD-00-DR-A-21503 Block B-D P03, LTS-PRP-A-ZZ-DR-A-21602 Block A East Elevation P00, and LTS-PRP-BD-ZZ-DR-A-21603 Block B-D North Elevation P00" and ADD "LTS-PRP-ZZ-ZZ-DR-A-21204 North Access Road Elevation P02, LTS-PRP-BD-00-DR-A-21503 Block B-D P02, LTS-PRP-BD-ZZ-DR-A-21603 Block B-D North Elevation P01 and LTS-PRP-BD-ZZ-DR-A-21604 Block B-D South Elevation P01".		
Page 13	<u>CONDITION 9 (No additional roof structures)</u> : DELETE due to duplication with condition 13 (No external alterations) and renumbering of subsequent conditions		
Page 14	<u>CONDITION 13 (No external alterations)</u> : ADD "(including water tanks, plant, lift rooms, enclosures or other structures)" and "unless expressly consented in relation to the discharge of any other condition attached to this planning permission".		
Page 16	<u>CONDITION 18 (Artificial lighting)</u> : DELETE "provided" ADD "relevant to the occupation of that building".		
Page 18	<u>CONDITION 22 (Cycle Parking – LBHF)</u> : ADD "no more than 80% of Block A".		
Page 20	<u>CONDITION 28 (Travel Plan)</u> : DELETE "for" and ADD "covering".		
	<u>CONDITION 29 (Car Parking Management Plan)</u> : DELETE "a commitment to provide additional on-site spaces up to a minimum of 10% of the total residential units, in accordance with Policy T6.1 of the London Plan (2021), where demand is demonstrated" and ADD "and allocation" and "of any accessible home".		
	<u>CONDITION 30 (EVCPs)</u> : DELETE "all" and ADD "1" and "accessible homes in the".		
Page 22	<u>CONDITION 33 (Details of Roadways/Footways)</u> : ADD "(save for demolition and enabling works)" and DELETE "The Development" and ADD "Any block" and "relevant".		
Page 26	<u>CONDITION 39 (Energy Performance)</u> : DELETE "of the Development" and ADD "block", "for each block", "relevant block", "of each block" and "insofar as it relates to that block".		
Page 27	<u>CONDITION 43 (BREEAM)</u> : ADD "of a non-residential unit" and "for that unit".		
Page 29	<u>CONDITION 48 (Ecological Monitoring and Mitigation Plan)</u> : DELETE (to be included within S106).		
Page 31	<u>CONDITION 50 (BNG Habitat Management and Monitoring Plan)</u> : DELETE (to be included within S106).		
Page 32	<u>CONDITION 51 (Landscape and Ecological Management Plan)</u> : DELETE (to be included within S106).		

- Page 35 CONDITION 59 (SuDS): DELETE “No development hereby permitted within the LBHF borough boundary shall commence” and ADD “Prior to commencement of below ground works, no development hereby permitted within the LBHF borough boundary shall commence (save for demolition)”.
- Page 37 CONDITION 64 (Detailed surveys of the retained flood defence structures to demonstrate condition and residual life): ADD “(save for demolition and enabling works)”, “within the site boundary” and “within the site boundary” and DELETE “4”.
- Page 40 CONDITION 70 (Air Quality Dust Management Plan (Demolition)): DELETE (duplication).
- Page 44 CONDITION 80 (External Mechanical Noise): DELETE External Mechanical Noise” and ADD “ASHPs Noise” and “unless evidenced that this cannot be achieved, in which case a minimum of 5dB betterment will be required,” DELETE “A post installation noise assessment shall be carried out within 3 months of first occupation of the relevant part of the development to confirm compliance with the sound criteria and additional steps to mitigate noise shall be taken, as necessary” and ADD “A post installation noise assessment shall be carried out prior to first occupation of each Block of the development to confirm compliance with the sound criteria and identify any additional steps to mitigate noise shall be taken, as necessary”; DELETE “the development” and ADD “each Block”.
- Page 47 CONDITION 87 (External Seating): DELETE “commencement” and ADD “first occupation”.
- Page 51 ADDITIONAL CONDITION (Commercial Kitchen Particulate (PM2.5) Emission Control System (CKPECS)): Prior to commencement of any use falling within Use Class E(b) hereby permitted within the LBHF borough boundary, details (including manufacturer specification, installation/commissioning certificates and photographic confirmation) of the installed ePM2.5 95% particulate filtration of the Commercial Kitchen Particulate (PM2.5) Emission Control System (CKPECS) for non-residential uses (Classes E (b)) shall be submitted to and approved in writing by the Council. Approved details shall be implemented prior to the commencement of the use and thereafter be permanently retained.
- Reason: To comply with the requirements of NPPF, Policy SI 1 of the London Plan (2021), Policy CC10 of the Local Plan (2018) and the council’s Air Quality Action Plan.
- Page 78 & 152 PARAGRAPHS 3.31 and 12.67: DELETE “374” and “9” and ADD “370” and “22” respectively.
- Page 102 PARAGRAPH 9.27: RBKC have confirmed that following detailed review of equivalency calculations the conclusion of LBHF and the GLA that the proposal complies with the equivalency approach and the application can be considered to be Fast Track development, i.e. not require a late stage review.
- Pages 102 & 115 PARAGRAPHS 9.28 and 9.88: DELETE “53” and ADD “43”.
- Page 113 PARAGRAPH 9.75: RBKC submitted the 21 day advance notice to the HSE on 5th March 2026 in respect of the RBKC resolution to grant, the HSE noting that any resolution taken by the LBHF PLanning and Development Control Committee may be added to this submission in due course.
- Page 117 PARAGRAPH 10.7: DELETE “6 and ADD “5”.
- Page 143 & 147 PARAGRAPHS 12.16 and 12.42: DELETE “two-way” and ADD “single direction”.
- Page 182 PARAGRAPH 14.9 (Economic Development and Skills): ADD “LBHF” before “development”.

CONCLUSION: ADD additional clarification of application of Tall Buildings policy as new para 15.2 and 15.3 (and renumber subsequent paragraphs):

It is a matter of judgement as to whether or not the granting of planning permission would accord with the development plan when taken as a whole with due regard to the importance of the policies complied with or breached, and the extent of compliance or breach. In this case, as explained above, there is conflict with the plan-led element of Local Plan Policy DC3, but the extent and significance of policy conflict is reduced by the absence of any disruptive or harmful impact on the skyline. The proposed development also accords with the tall buildings policy of the London Plan, Policy D9, Officer's views on those matters are consistent with the conclusions reached in the Mayor of London's Stage 1 Report.

Having regard to the overall picture it is not considered that the policy conflict that has been identified results in the proposal conflicting with the development plan when read as a whole. Even if a different conclusion were reached in respect of compliance with the plan as a whole, the overall planning balance would nevertheless weigh in favour of the grant of planning permission when regard is had to the extent of policy compliance and the impacts of the proposal, and the other material considerations as discussed elsewhere in this report. Officers consider that this is a suitable site for the proposed tall building notwithstanding the fact that it is located outside those areas identified in Local Plan Policy DC3. Furthermore, officers have considered the impact framework of Policy DC3 as other material considerations, and based upon the outcome of this assessment, the proposal is not considered to result in a disruptive and harmful impact on the skyline of LBHF and would comply with the other criteria of this policy.

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Page 188

3 Shortlands

Hammersmith Broadway

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Amend Condition 2: Delete '3SHO-AAM-00-DR-A-1050 Rev.P3' and replace with '3SHO-AAM-00-DR-A-1050 Rev.P4', Delete '3SHO-AAM-XX-DR-A-1012 Rev.P1' and replace with '3SHO-AAM-XX-DR-A-1012 Rev.P2', Delete '1403-MGS-XX-L00-DR-LA-0001 Rev.P14' and replace with '1403-MGS-XX-L00-DR-LA-0001 Rev.P19', Delete '1403-MGS-XX-L00-DR-LA-0201 Rev.P09' and replace with '1403-MGS-XX-L00-DR-LA-0201 Rev.P10', Delete '1403-MGS-XX-L00-DR-LA-0203 Rev.P01' and replace with '1403-MGS-XX-L00-DR-LA-0203 Rev.P04'

Page 189

Delete Condition 6 and replace with:

6) The indoor sport, recreation, or fitness uses and indoor swimming pool shall be used solely for the purposes of indoor sport, recreation, fitness/wellness or swimming pool use and ancillary uses only and for no other purpose, including any other purpose in Classes E and F2 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.

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).

Pages 193-194 Delete Condition 16 and replace with:

16) All lifts within the building shall have enhanced lift repair service running 365 day/24 hour cover to ensure that no occupiers (including wheelchair users) are trapped if the lift breaks down, and shall be maintained in full working order for the lifetime of the development.

To ensure that the proposal provides an inclusive and accessible environment in accordance with policy DC4 of the Local Plan (2018) and London Plan (2021) policy D5.

Page 203 Delete Condition 49 and replace with:

49) No part of the development hereby approved shall be occupied or used until a revised Fire Statement has been submitted to, and approved in writing by, the Local Planning Authority. The development shall not be operated otherwise than in accordance with the Fire Statement as approved, and shall thereafter be permanently retained in this form.

To ensure a satisfactory fire strategy, in accordance with Policy D12 of the London Plan (2021).

Page 208 Para.1.8: Insert at end 'The existing single storey security hut in the rear yard will also be demolished as part of the proposal.

Page 217 Delete Para.3.45 and replace with:

3.45 The proposal would be subject to a final assessment of compliance, which would be completed when the Building Regulations application is submitted. Officers are generally satisfied with the submitted Fire Statement, however a condition (49) is imposed requiring a revised Fire Statement in order to ensure that a suitable fire strategy is in place, and that the development is carried out in accordance with this document and London Plan (2021) Policy D12.

Page 220 Para.3.61:Line 1: delete '98' and replace with '114', Line 7 after 'relocating' insert 'and the reprovision of'

Page 227 Para.3.103, line 12: Delete 'details of zero emission heating (condition No.16)'

Page 229 Para.3.118: Delete 'is expected to agree' and replace with 'has agreed'.

Page 230 Para.3.118 q): Bullet point 1, line 1, delete '7' and replace with '11', Insert second bullet point: '- the provision of 4 Sheffield Stands on the public highway in the vicinity of the site.'

Page 231 Para.4.5 delete ', including an evacuation lift'.

2025/03221/FUL 350-358 Uxbridge Road White City 232

Page 229 Para 15.8: Delete "is expected to agree" and insert with "has agreed"

2025/00369/FUL 104 King Street Hammersmith Broadway 274

Page 276 Delete Condition 5: replace with:

5) Prior to commencement of the development hereby approved, a Construction Logistics Plan (CLP) in accordance with Transport for London Guidance shall have been submitted to and approved in writing by

the Local Planning Authority. The CLP should cover the following minimum requirements: site logistics and operations; construction vehicle routing; details in respect to parking suspensions; confirmation that there will be no closure or suspension of Cycleway 9 at any point during the construction period; mitigation to ensure the protection of vulnerable road users; an appropriate strategy to move materials from the suspended bays to the site; contact details for site managers and details of management lines of reporting; location of site offices, ancillary buildings, plant, wheel-washing facilities, stacking bays and parking; storage of any skips, oil and chemical storage etc.; access and egress points; membership of the Considerate Contractors Scheme; as well a clear description of how the site will discourage the use of private transport by personnel employed in its construction. The approved details shall be undertaken in accordance with the terms and throughout the period set out in the CLP.

To ensure that appropriate steps are taken to limit the impact of the proposed construction works on the operation of the public highway, in accordance with Policy T7 of the London Plan (2021) and Policies T1, T6 and T7 of the Local Plan (2018).

Page 283 Delete Condition 31 replace with:

31) Prior to occupation of the development hereby permitted, details (including manufacturer specification, installation/commissioning certificates, gas supply/meter site clear certificate and photographic confirmation) of the installed Air Source Heat Pumps (ASHP), Heat Battery Boilers, Electric boilers or alternative electrical only heating systems to be provided for space heating, hot water and cooling of the Hotel use (Class C1) 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 the interests of air quality, in accordance with Policy S11 of the London Plan (2021), Policy CC10 of the Local Plan (2018), and the councils Air Quality Action Plan.

Page 284 Delete Condition 32: replace with:

32) Prior to occupation of the development hereby permitted, details (including manufacturer specification, installation/commissioning certificates, and photographic confirmation) of the installed Waste Water Heat Energy Recovery System (WWHERS) in all of the bathrooms of the 70 self-contained apartments of the Hotel use (Use Class C1), 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 the interests of air quality, in accordance with Policy S11 of the London Plan (2021), Policy CC10 of the Local Plan (2018), and the councils Air Quality Action Plan.

Page 287 Insert additional condition:

41) Prior to occupation of the development hereby permitted, details (including manufacturer specification, installation/commissioning certificates, gas supply/meter site clear certificate, and photographic confirmation) of the installed electric induction cooking stoves in the kitchenettes of the 68 self-contained apartments of the Hotel use (Use Class C1) 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 the interests of air quality, in accordance with Policy S11 of the London Plan (2021), Policy CC10 of the Local Plan (2018), and the councils Air Quality Action Plan.

Page 312 Para 6.7: Delete “is expected to agree” and insert with “has agreed”

Page 312 Para. 6.6, Delete Clauses 11), 12) and 13): and replace with

11) S278 works to include the indicative works identified in the ATZA; Prior to Occupation, the Developer must have entered into a Section 278 Agreement to agree to meet the costs of the agreed Highway Works necessitated by this Development, and the Final Payment required must have been paid in full Prior to Occupation.

2025/03431/FUL 153 Hurlingham Road Palace & Hurlingham 315

Page 332 Paragraph 6.49, at the beginning add ‘Aside from installing the portacabins and the updated refuse delivery arrangements, there would be no additional servicing impacts that would result from the proposals. A condition is attached to mitigate any undue harm and in these circumstances, the temporary development would be acceptable with regards to servicing and deliveries.’

2025/03297/VAR La Reserve Hotel Walham Green 335
422 - 428 Fulham Road

Page 339 Condition 6: Delete first sentence and replace with ‘Change first sentence to ‘An updated Delivery and Servicing Plan (DSP) shall be submitted to and approved in writing by the LPA prior to occupation and shall thereafter operate in accordance with the approved details.’

Page 345 Delete condition 26 (Service Management Plan).

Page 357 Add new Condition: 53) No Bedrooms on Basement Level 2
The lowest level (Level 2) of the basement hereby approved shall not be used for bedrooms or other guest accommodation and shall only be used in connection with, and incidental to, the ancillary and back of house use of the hotel.
The use of the lowest basement level for guest accommodation, separate from the use of the remainder of the ancillary use of the hotel, would raise materially different planning considerations that the Council would wish to consider at that time, and to minimise flood risk to occupiers, in accordance with Policies CC3, CC4, C11, DC1, E3 and HO11 of the Local Plan (2018).

Page 360 Add new informative: 3. Substation
This permission does not give any consent for the construction of any new substation on site which is not part of the hereby approved drawings.

Page 378 Para. 6.17, 7th line after ‘78%’ delete ‘respectively’ and insert ‘Similarly these same windows would have a resulting No Skyline (daylight distribution) of 77%, 70% and 75%’. Also 8th line and last line add ‘and NSL’ after VSC.
.’

2025/02206/FUL 81 Blythe Road Brook Green 388

Page 390 Condition 3, Line 1: Delete “of the development hereby permitted” and insert “of above ground works”

Page 391 Condition 7, line 1: Delete “of the development hereby permitted” and insert “of above ground works”

Page 391 Condition 8, line 1: Delete “of the development hereby permitted” and insert “of above ground works”

Page 392 Delete condition 10, replace with

10) Prior to commencement of the demolition phase of the development hereby permitted, Details of temporary ground level solid timber hoarded fencing (minimum height 2.5 metres) around the perimeter of the site on all site boundaries and vertical enclosure of the site by scaffold sheeting membrane from ground floor level up to roof level shall be submitted to and approved in writing by the Local Planning Authority. The temporary solid timber hoarded fencing and vertical enclosure in accordance with BS 5975-2:2024 and BS7955:1999 shall be installed prior to the start of any site clearance/demolition works and thereafter be retained for the duration of the building works. No part of the temporary fencing and/or enclosure of the site shall be used for the display of commercial advertisement hoardings unless the relevant advertisement consent is sought from the Local Planning Authority. Approved details shall be fully implemented and permanently retained and maintained during the demolition and construction phases of the development.

To ensure a satisfactory external appearance and to prevent harm to the street scene and public realm, in accordance with Policies D1 and D8 of the London Plan 2021, Policies DC1, DC2, DC8 and CC12 of the Local Plan 2018 and Key Principles of the Planning Guidance SPD 2018.

Page 395 Delete condition 24, replace with:

24) Prior to the commencement of the demolition phase (excluding installation of hoarding and Dust

Deposition monitors around the perimeter of the site) of the development hereby permitted, details of an Air Quality Dust Management Plan (AQDMP) in accordance with the Councils AQDMP Template ‘B’ shall be submitted to and approved in writing by the Local Planning Authority. Approved details shall be fully implemented and permanently retained and maintained during the demolition phases of the development.

The development site is within the borough wide Air Quality Management Area (AQMA). Mitigation measures are required to make the development acceptable in accordance with Policies CC1 and CC10 of the Local Plan (2018).

Page 397 Delete condition 25, replace with:

25) Prior to the commencement of the construction phase (excluding installation of hoarding and Dust Deposition monitors around the perimeter of the site) of the development hereby permitted, details of an Air Quality Dust Management Plan (AQDMP) in accordance with the Councils AQDMP Template ‘D’ shall be submitted to and approved in writing by the Local Planning Authority. Approved details shall be fully implemented and permanently retained and maintained during the construction phases of the development.

The development site is within the borough wide Air Quality Management Area (AQMA). Mitigation measures are required to make the development acceptable in Page 398 accordance with Policies CC1 and CC10 of the Local Plan (2018).

Page 398 Delete condition 26, replace with:

26) Prior to commencement of above ground works in the development hereby permitted, a Ventilation Strategy Report to mitigate the impact of existing poor air quality for the five self-contained dwellinghouses (Class C3) shall be submitted to and approved in writing by the Local Planning Authority. This is applicable to all residential floors where Council 2030 World Health Organisation aligned Annual Mean Air Quality Targets for Nitrogen Dioxide (NO₂) - 10ug/m⁻³, Particulate (PM₁₀) -15 ug/m⁻³ and Particulate (PM_{2.5}) - 5 ug/m⁻³ are exceeded and where current and future predicted pollutant concentrations are within 5% of these limits. The report shall include the following information:

- a) Details and locations of the ventilation intake locations at rear roof level or on the rear elevations of all residential floors.
- b) Details and locations of ventilation extracts, to demonstrate that they are located a minimum of 2 metres away from the air ventilation intakes on all residential floors, to minimise the potential for the recirculation of extract air through the supply air ventilation intakes
- c) Details of the independently tested mechanical ventilation system with Nitrogen Dioxide (NO₂) and Particulate Matter (PM_{2.5}, PM₁₀) filtration with air intakes on the rear elevation to remove airborne pollutants. The filtration system shall have a minimum efficiency of 90% in the removal of Nitrogen Oxides/Dioxides, Particulate Matter (PM_{2.5}, PM₁₀) in accordance with BS EN ISO 10121-1:2014 and BS EN ISO 16890:2016.
- d) Details and locations of restricted opening windows (maximum 200mm for emergency purge ventilation only) for all habitable rooms (Bedrooms, Living Rooms, Study) on all residential floors.

The whole system shall be designed to prevent summer overheating and minimise energy usage. The maintenance and cleaning of the systems shall be undertaken regularly in accordance with manufacturer specifications and shall be the responsibility of the primary owner of the property. Approved details shall be fully implemented prior to the occupation/use of the development and thereafter permanently retained and maintained.

Page 402 Condition 38, line 2: Insert "on completion" after "retained"

Page 436 Para 5.163: Delete "is expected to agree" and insert with "has agreed"