

Planning and Development Control Committee Minutes

Wednesday 30 July 2025

PRESENT

Committee members: Councillors Ross Melton, Nikos Souslous (Chair), Patrick Walsh and Adrian Pascu-Tulbure

Other Councillors: Councillor Rowan Ree

Officers:

Matt Butler (Assistant Director of Development Management)
Ieuan Bellis (Team Leader)
Allan Jones (Team Leader Urban Design and Heritage)
John Sanchez (Deputy Team Leader)
Sinead Winship-David (Deputy Team Leader)
Neil Egerton (Team Leader)
Catherine Paterson (Principal Transport Planner)
Mrinalini Rajaratnam (Chief Solicitor Planning and Property)
Charles Francis (Clerk)

At the start of the meeting, the Chair proposed that the published running order of the agenda was changed so that Items 5 and 6 –Ravenscourt Park Hospital / LBC were considered first. This was agreed by the Committee.

1. APOLOGIES FOR ABSENCE

Apologies for absence were provided by Councillors Lydia Paynter, Nicole Trehy, Callum Nimmo and Jackie Borland.

2. DECLARATION OF INTERESTS

For transparency, and in relation to Items 5 and 6 on the agenda (Ravenscourt Park Hospital) Councillor Patrick Walsh declared he was a ward Councillor for Ravenscourt. He confirmed he would consider both applications with an open mind and on their merits. He participated in the meeting and voted on the items.

3. MINUTES

Minutes are subject to confirmation at the next meeting as a correct record of the proceedings and any amendments arising will be recorded in the minutes of that subsequent meeting.

The minutes of the previous meeting held on 8 July 2025 were agreed as an accurate record.

4. **RAVENSCOURT PARK HOSPITAL, RAVENSCOURT PARK, LONDON W6 0TU, RAVENSCOURT, 2023/03129/FUL**

For transparency, and in relation to Items 5 and 6 on the agenda (Ravenscourt Park Hospital) Councillor Patrick Walsh declared he was a ward Councillor for Ravenscourt. He confirmed he would consider both applications with an open mind and on their merits. He participated in the meeting and voted on the items.

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

Sinead Winship-David provided a presentation which covered the main application and the listed building consent application. A representative of the Ravenscourt Square Resident's Association spoke in objection to the application and a representative of Applicant spoke in support.

During the course of discussions, Councillor Patrick Walsh proposed that the approval of the construction logistics plan and the demolition logistics plan pursuant to condition 9 be referred back to Committee for consideration prior to the commencement of works. This was seconded by Councillor Nikos Souslous.

The Committee voted on the officer recommendations for approval, subject to the request for the construction logistics plan and the demolition logistics plan to be referred back to Committee, and 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

Recommendation 3:

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 as varied by the Addendum and subject to the completion of a satisfactory legal agreement in accordance with 3 below and subject to the approval of the construction logistics plan and the demolition logistics plan being brought back to committee for consideration.
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.
3. 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 heads of terms of the legal agreement and finalise the legal agreement to deal with the matters set out in Section 24 of this report.

5. RAVENS COURT PARK HOSPITAL, RAVENS COURT PARK, LONDON W6 0TU, RAVENS COURT, 2023/03130/LBC

For transparency, and in relation to Items 5 and 6 on the agenda (Ravenscourt Park Hospital) Councillor Patrick Walsh declared he was a ward Councillor for Ravenscourt. He confirmed he would consider both applications with an open mind and on their merits. He participated in the meeting and voted on the items.

The Committee voted on the officer recommendations for approval 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 listed building consent subject to the conditions listed below as amended 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 changes to the

conditions listed in the report as amended in the Addendum, which may include the amendment, addition or deletion of conditions.

6. FORMER LAUNDRY SITE, REAR OF NOS. 9 - 61 PENNARD ROAD, W12, SHEPHERD'S BUSH GREEN, 2025/01351/FUL

John Sanchez provided a presentation. Peter Wheeler, Chairman of the Shepherd's Bush Market Tenants Association and a representative of the Applicant spoke in support.

The Committee voted on the officer recommendations for approval 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 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.

7. WHITE CITY LIVING, 54 WOOD LANE, LONDON W12 7RQ, COLLEGE PARK AND OLD OAK, 2024/02570/FUL

Sinead Winship-David provided a presentation. The Applicant waived his right to speak as there were no objectors.

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

Recommendation 3:

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 below as amended in the Addendum and subject to the completion of a satisfactory legal agreement in accordance with 3 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.
3. That the Director of Planning and Property, be authorised after consultation with the Assistant Director of Legal Services and the Chair of the Planning and Development Control Committee, to make any minor changes to the heads of terms of the legal agreement and finalise the legal agreement to deal with the matters set out in Section 26 of the report.

8. THRESHOLD AND UNION HOUSE, 65 SHEPHERD'S BUSH GREEN, LONDON W12 8TX, SHEPHERD'S BUSH GREEN, 2024/00917/VAR

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

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

9. **FLAT A BASEMENT,18 STOWE ROAD, LONDON W12 8BN, CONINGHAM, 2025/00018/FUL**

Neil Egerton provided a presentation on the application. The Applicant spoke in support and Councillor Rowan Ree spoke in support of the application.

The Committee voted on the officer recommendation for refusal as follows:

Recommendation 1:

FOR	0
AGAINST:	Unanimous
NOT VOTING:	0

During the course of discussions, the Committee noted the comments of the applicant, Councillor Rowan Ree and that letters of support had been received from adjacent neighbours.

Councillor Ross Melton proposed a motion to approve the application and delegate authority to officers to attach appropriate conditions, as the development does not have a significantly different impact than the extant permission for an outbuilding on the same site and in comparison with other development in the conservation area the proposed development was not harmful to the character and appearance of the conservation area, nor does it have an overbearing impact on the neighbouring properties.

The motion was seconded by Councillor Adrian Pascu-Tulbure.

The Committee voted on the recommendation to approve the planning application for the reasons stated and delegate authority to officers to attach appropriate conditions.

Recommendation:

FOR	Unanimous
AGAINST:	0
NOT VOTING:	0

RESOLVED

1. That the Director of Planning and Property be authorised to grant planning permission subject to appropriate conditions for the following reason:

The committee considered that the proposed development does not have a significantly different impact than the extant permission for an outbuilding on the same site and also noted that in comparison with other development in the conservation area the proposed development is not considered harmful to the character and appearance of the conservation area, nor does it have an overbearing impact on the neighbouring properties. In this respect the proposal is considered acceptable in relation to relevant policies of the Local Plan (2018) and relevant Key Principles of the Planning Guidance SPD (2018).

10. 21 THORPEBANK ROAD, LONDON W12 0PG, WORMHOLT, 2024/03132/FUL

Neil Egerton provided a presentation. There were no registered speakers.

The Committee voted on the officer recommendations for approval 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 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.

Addendum

Meeting started: 7.00 pm
Meeting ended: 10.32 pm

Chair

Contact officer: Charles Francis
Committee Co-ordinator
Governance and Scrutiny
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PLANNING AND DEVELOPMENT CONTROL COMMITTEE

Addendum 30.07.2025

REG REF.	ADDRESS	WARD	PAGE
2025/01351/FUL	Former Laundry Site r/o Nos. 9-61 Pennard Road London W12	Shepherd's Bush Green	11

Page 13

DELETE and REPLACE Condition No.3 with the following:

"All lighting shall be switched off manually by the last member of staff leaving the site and all internal lighting shall be fitted with a failsafe/cut off to ensure all access lights are switched off between 20.00 hours and 08.00 hours the following day.

To ensure the development does not cause excessive light pollution and to conserve energy when they are not occupied, in accordance with Policy CC12 of the Local Plan (2018)".

Page 17 – 19

LIST OF NEIGHBOUR COMMENTS: ADD the following addresses:

19 - 25 Rotherhithe New Road London SE16	06.07.25
7 Park Road North Acton	08.07.25
127 Elgin Avenue W9	08.07.25
38A Archel Road	08.07.25
Rachel Road W14	08.07.25
24 Coslany Street Norwich NR3	08.07.25
14 Sir Alexander Close London W3	08.07.25
25 Pennard Mansions, Goldhawk Road London W12	08.07.25
Scotts Road London W12	06.07.25
306 Barandon Walk London W11	06.07.25
470 Bromyard House Bromyard Avenue London W3	06.07.25
4 Boxmoor House Queensdale Crescent London W11	06.07.25
42 Landor Walk London W12	06.07.25
2 Richford Street W6	06.07.25
55 Redcliffe Gardens London SW10	06.07.25
82 Frithville Gardens London W12	06.07.25
98 Stebbing House W11	06.07.25
99 Heathlee Road London SE3	06.07.25
25C Askew Road London W12	06.07.25
22 Abbot Close Northolt UB5	06.07.25
53 Idmiston Road London SE27	07.07.25
21 Loptin Road (Basement) W12	08.07.25
22 Arch 161 Shop 2 Shepherds Bush Market W12	21.07.25

N.B. A late representation received from the Chair of the SBMTA (reported verbally to the committee).

Page 24

Para.3.4 / 7th line: DELETE "...70 containers..." and ADD "...71 containers..."

Page 25

Para. 4.2: DELETE and REPLACE paragraph with:

"The Council has received **139 objections** including representations from the former Chair of the Shepherd's Bush Market Traders Association (SBMTA) and "Friends of Shepherd's Bush Market" and residents in Pennard Road/Lime Grove and two letters of support".

Page 28

Para. 6.2

DELETE (and replace with):

The application site forms part of the wider White City Regeneration Area and more specifically, Strategic Site Policy WCRA 3 (Shepherd’s Bush Market and Adjacent land) which maintains continued support for the existing traders and retention and improvement of the market. Seeks to facilitate a mixed-use scheme including the provision of affordable housing, affordable workspace and other uses.”

REG REF.

ADDRESS

WARD

PAGE

2023/03129/FUL

Ravenscourt Park Hospital
Ravenscourt Park, London W6

Ravenscourt

35

Page 40

Within condition 2, replace:

2210-SPP-RCB-ZZ-DR-A-26-2003 REV: P03 - RCB - Proposed Section 03

2210-SPP-RCB-ZZ-DR-A-26-2005 REV: P02 - RCB - Proposed Section 05

to read:

2210-SPP-RCB-ZZ-DR-A-26-2003 REV: P01 - RCB - Proposed Section 03

2210-SPP-RCB-ZZ-DR-A-26-2005 REV: P03 - RCB - Proposed Section 05

Page 72

Insert additional Condition 84 to read:

83. Demolition Waste Diversion Strategy

Prior to the commencement of any demolition works, the applicant shall submit to and have approved in writing by the Local Planning Authority a Demolition Waste Diversion Strategy. The strategy shall detail measures to:

Maximise the reuse and recycling of demolition waste on-site and off-site;

Minimise the quantity of waste sent to landfill;

Comply with the waste hierarchy principles; and

Include a pre-demolition audit identifying materials for recovery

The development shall be carried out in accordance with the approved strategy, and evidence of compliance shall be submitted upon completion of demolition works.

Reason: To ensure sustainable waste management practices in accordance with London Plan Policy SI7.

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Neighbour representation list.

- 47 Ravenscourt Gardens London W6 – replace ‘09.02.24’ with ‘02.09.24’

- Insert ‘29 Ravenscourt Gardens – 06.09.24’ and ‘29 Ravenscourt Gardens – 15.04.25’

Page 77

Para 1.1, amend text to read: ‘(PTAL 3/4)’

Page 80

Para 4.5, replace: ‘1,313m2’ with ‘1,171m2’

Page 90

Insert additional paragraph, 5.36 to read:

‘Eight additional representations have been received since the publication of the officer’s report to planning committee. The main issues raised are summarised below:

- Concerns regarding the timing of the committee date and publication of the agenda one week prior, residents are concerned that this is insufficient notice

- Residents were not notified of the committee date by officers

- Neighbours' representations have not been listed in the committee report [Officer note – all representations have been listed in the full planning application report. Residents' concerns related to the LBC report which had only the representations that were specifically registered against the LBC, and not the full application, listed]
- Report does not sufficiently consider impacts on neighbouring amenity, including daylight/sunlight, overlooking and loss of privacy
- Developer has misrepresented the extent of their engagement with residents

The representations did not raise any new material planning considerations that had not already been noted and addressed within the report to committee.

A request was also made for a copy of the applicant's FVA and the final review undertaken by the Council's independent viability consultant (BPS). The FVA has been publicly accessible through the Council's planning website since the date on which the application was validated, and a copy of the BPS review was provided as requested.

The aforementioned representations were received from the following addresses:

- 15 Ravenscourt Square
- 3a Ravenscourt Square
- 21 Ravenscourt Park
- 20 Ravenscourt Park
- 47 Ravenscourt Gardens
- 3 Ravenscourt Square
- 29 Ravenscourt Gardens
- 9 Ravenscourt Square

Page 90

Insert additional paragraph 5.37 to read:

'Four interested residents have sent written statements to PADCC Members as they are unable to attend committee in person. Statements have been received from the below and are summarised in the table:

Address	Summary of Statement
20 Ravenscourt Park	<ul style="list-style-type: none"> - Notes that the daylight/sunlight assessment was updated but that it still does not take account of a terrace and annex/garden room [note – the terrace has been assessed in the updated report and complies with BRE overshadowing criteria. The annex is not a habitable room for the purposes of a BRE d/s assessment] - Concerns regarding recorded WPSH loss [note – whilst there would be a reduction in winter sunlight to this home, the retained sunlight (APSH and WPSH) far exceeds the BRE target of 25% and 4% respectively. All rooms would therefore continue to receive generous levels of sunlight] - Loss of privacy from new windows in Blocks B and D, particularly in relation to the annex to the rear of the garden, does not comply with key principle HS7 [note – the annex has two rooflights providing skyward views and all other glazing faces directly into the garden of the host property. An assessment under HS7 is not relevant as no window to

	<p>window overlooking could be achieved. The additions to blocks B and D are otherwise set back over 35m from the rear elevation of this property]</p> <p>- Additional height of Block D would be intrusive when viewed from the rear of the house and terrace [note – whilst the extensions to Block D would be visible from the property; officers do not consider that this would constitute an overbearing or unduly intrusive development. There is sufficient set back from the existing property and garden and the extensions have utilised setbacks to minimise visual impacts]</p>
47 Ravenscourt Gardens	<p>- Objection dated 02.09.24 is missing from the committee report [note – this was recorded in the committee report as 09.02.24 in error and has been corrected by way of addendum]</p> <p>- Negative impact of balconies has not been fully considered or properly addressed [note – see assessment within the committee report]</p> <p>- Acoustic impact has not been investigated/addressed [note – this relates to the impact of reverberating external noise created by the shape of the historic buildings. This is not a matter that could be controlled by a planning mechanism, but conditions have been secured to prevent disturbance by way of mechanical and amplified noise]</p> <p>- Highway safety – vehicle numbers have been underestimated [note – see assessment within the committee report]</p>
29 Ravenscourt Gardens	<p>- Raised concerns regarding two of three objections made not having been listed in the committee report [note – this has been corrected in the addendum; however, it is important to note that the objections and the contents within, are summarised correctly within the body of the report]</p> <p>- Concerns regarding the Boiler House site and cumulative impacts</p> <p>- Development should be contained within the existing building and number of units reduced which would in turn reduce other impacts such as those on the highway, pedestrians, environment etc.</p>
23 Ravenscourt Park	<p>- Requests the committee take a holistic approach by taking account of the Boiler House site when considering the development, including in relation to financial returns, and potential for building on the BH site to allow for either the removal of Block E or to allow for its size to be reduced [note – the Boiler House site does not form part of the application before committee]</p>

A presentation was submitted to committee Members by a registered speaker, resident of 15 Ravenscourt Square. The presentation is summarised as:

- The principle of the redevelopment of the Hospital is not opposed.
- The objections arise from the proposed density and scale of the Applicant's plans

The presentation concludes:

- If the Committee are minded to grant permission, the top floor of Blocks E and F should be omitted by way of condition.
- Reason: In the interest of mitigation of the massing of the scale height and overlooking and in the interest of the protecting the residential amenity of the houses on Ravenscourt Square

Page 103	Para 11.13, delete 'and C'.
Page 123	Para 12.20, insert: 'The application was submitted and validated prior to the introduction of mandatory BNG and therefore there was no statutory requirement to undertake a BNG assessment.'
Page 126	Para 13.19, delete 'A single storey roof extension including roof terraces is proposed to Block A, which would be used for community purposes' and 'which would be replicated (albeit at the different storey height) in the proposed development,'
Page 128	Para 13.29 delete 'such as air source heat pumps'
Page 131	Para 14.15 delete 'The applicant has not provided updated residential trip generation figures since the removal of the basement car park and the creation of a car-free development. As such it is expected that these vehicle trips would be significantly reduced'
	<u>And insert:</u> 'The transport addendum estimates that the removal of the basement car park and creation of a car free development would result in a reduction of 109 two-way vehicular trips daily when compared to the scheme as originally submitted. This represents a substantial reduction in vehicle trips'.
Page 146	Para 23.4 replace 'exclusive' with 'inclusive'
Page 149	Para 24.5, under Carbon Offsetting, insert: 'This is the estimated carbon offset payment and will be subject to a revised Energy Strategy secured by Condition 51'

REG REF.	ADDRESS	WARD	PAGE
2023/03130/LBC	Ravenscourt Park Hospital Ravenscourt Park, London W6	Ravenscourt	150

Page 156	<u>Within condition 2, replace:</u> 2210-SPP-RCB-ZZ-DR-A-26-2003 REV: P03 - RCB - Proposed Section 03 2210-SPP-RCB-ZZ-DR-A-26-2005 REV: P02 - RCB - Proposed Section 05 <u>to read:</u> 2210-SPP-RCB-ZZ-DR-A-26-2003 REV: P01 - RCB - Proposed Section 03 2210-SPP-RCB-ZZ-DR-A-26-2005 REV: P03 - RCB - Proposed Section 05
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REG REF.	ADDRESS	WARD	PAGE
2024/02570/FUL	WCL – 54 Wood Lane	Ravenscourt	173

Page 249	<p>Para 26.4 insert:</p> <p>'Future occupiers of the residential units within Phase 5 (as with Phases 1 – 4 of the Masterplan) will not be eligible for car parking permits and this will be secured within the legal agreement.</p>
Page 250	<p>Para 26.5, insert:</p> <p>'The total carbon offsetting cost has been calculated as £849,360.'</p>
Page 250	Delete para 26.6. and para 26.7