

# Planning and Development Control Committee Minutes

Wednesday 26 November 2025

## **PRESENT**

**Committee members:** Councillors Nikos Souslous (Chair), Nicole Trehy (Vice-Chair), Patrick Walsh, Callum Nimmo, Lydia Paynter and Alex Karmel.

**Other Councillors:**

Councillors Florian Chevoppe Verdier, Daryl Brown and Stephen Cowan.

**Officers:**

Joanne Woodward (Director of Planning and Property)  
Matt Butler (Assistant Director of Development Management)  
Ieuan Bellis (Team Leader)  
Allan Jones (Team Leader Urban Design and Heritage)  
John Sanchez (Deputy Team Leader)  
Catherine Slade (Deputy Team Leader)  
Catherine Paterson (Principal Transport Planner)  
Grant Deg (Director Legal Services)  
Mrinalini Rajaratnam (Chief Solicitor Planning and Property)  
Charles Francis (Clerk)

Gwion Lewis, King's Counsel

## **1. APOLOGIES FOR ABSENCE**

Apologies for absence were provided by Councillors Ross Melton and Adrian Pascu-Tulbure.

## **2. DECLARATION OF INTERESTS**

In relation to Item 4, the Chair, Councillor Nikos Souslous declared that he worked for a local charity in 2021 and applied for and received a grant from the Earl's Court Development Company on behalf of the organisation. He confirmed he would consider the application with an open mind and on its merits. He participated in the meeting and voted on the item.

### 3. **MINUTES**

The minutes of the previous meeting held on 11 November 2025 were agreed as an accurate record.

### 4. **LAND BOUNDED BY NORTH END ROAD, BEAUMONT AVENUE, WEST CROMWELL ROAD, WEST LONDON RAILWAY LINE, LILLIE ROAD, LAND COMPRISING THE EMPRESS STATE BUILDING, AISGILL AVENUE, THE FORMER GIBBS GREEN SCHOOL AND PROPERTIES FRONTING DIEPPE CLOSE, LONDON, SW6 / W14, WEST KENSINGTON, 2024/01942/COMB**

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

A verbal update to the Addendum was also provided, adding two further Heads of Terms as follows:

- The retention of architect and landscape architect as part of the detailed design stages, to safeguard the design intent.
- The provision and retention of a free to enter publicly accessible roof terrace (including the submission of a Publicly Accessible Roof Terrace Management Plan).

John Sanchez, Catherine Slade and Allan Jones provided a presentation.

Before the registered speakers addressed the Committee, the Chair confirmed that due to the complexity of the application, he would use his discretion and permit an extended speaking time of 10 minutes at the meeting. This was agreed by the Committee.

No objectors had registered to speak. The Chief Executive Officer, Head of Design and Head of Planning of The Earl's Court Development Company, and a local resident addressed the Committee in support.

Councillor Florian Chevoppe-Verdier and Councillor Daryl Brown, ward Councillors for West Kensington addressed the Committee.

The Committee voted on the officer recommendations for approval as amended by the Addendum and verbal 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, subject to there being no contrary direction from the Mayor for London, 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 and verbal 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.

**Addendum**

Meeting started: 7.00 pm  
Meeting ended: 10.52 pm

Chair .....

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# PLANNING AND DEVELOPMENT CONTROL COMMITTEE

Addendum 26.11.2025

REG REF.	ADDRESS	WARD	PAGE
2024/01942/COMB	Land bounded by North End Road, Beaumont Avenue West Cromwell Road, West London Railway Line, Lillie Road, land comprising the Empress State Building, Aisgill Avenue, the former Gibbs Green School & and properties fronting Dieppe Close, London, SW6 / W14	West Kensington	10

## Late Representations:

22.11.2025	West London Business	Support	1
23.11.2025 - 24.11.2025	18 Kemsford Gardens SW5; 25 Nevern Square SW5; 82 Donatt's Road SE14	Support	3
25.11.2025	West London Chambers 21 Ravenswood Bexley DA5; 15 Micklethwaite Road SW6; Knightsbridge Partnership; The Skills Centre, Empress Space, SW6; MIMI Artist of Fulham; 24 Orsman Road N1; 10th Fulham Scouts; 15 Weavers Terrace Micklethwaite Road Fulham, SW6; 43 Cheryl's Close SW6; 6 Park View Mews, SW9.	Support	11
25.11.2025	Flat 2, 24 Clanricarde Gardens, W2; Barons Court (No Address Given)	Objection	2
26.11.2025	Imperial College London	Support	1

Page 11	<u>DESCRIPTION:</u> Detailed Proposals: DELETE two instances of "up to" in the fourth line of the paragraph
Page 26	<u>CONDITION 14:</u> (Preparatory/AIW): DELETE on first line "30" and ADD "66" and DELETE "75 and 76" (N.B. For Conditions nos. 3, 4 and 66 REPLACE text CONDITION "15" with CONDITION "14")
Page 30	<u>CONDITION 24:</u> (Play Space details): ADD "(e) The play space shall be calculated and provided in accordance with relevant formula set out in the Mayor of London Play and Informal Recreation SPG (2012). (Outline Component)"
Page 39	<u>CONDITION 50:</u> (WLCA - post construction): DELETE "...phase..." and ADD "...Development Zone..."
Pages 50 & 51	<u>CONDITIONS 75 &amp; 76:</u> (Contamination Conditions): DELETE "... (excluding Advanced Infrastructure and Preparatory Works approved pursuant to Condition 15) ..."
Page 60	<u>CONDITION 96:</u> (Ecology – Protected Species): Delete 2 <sup>nd</sup> Reason listed.
Page 71	<b><u>ADDITIONAL CONDITIONS:</u></b>

### CONDITION 122 (Operational Management Plan)

Prior to first occupation of any use (excluding Older Persons Housing (Use Class C2), residential (Class C3) or Sui Generis Co-Living or Purpose-Built Student Accommodation uses) within a Development Plot, an Operational Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The Operational Management Plan shall include details of hours of operation and use of outdoor spaces for the relevant use(s), which shall be occupied in accordance with the approved details and thereafter retained in this form.

Reason: To ensure the amenity of surrounding occupiers is not unduly affected by noise and other disturbance, in accordance with Local Plan 2018 Policies T1, CC11, CC12 and CC13.

#### CONDITION 123 (PBSA LAYOUTS)

The studios and cluster flats in WB03 shall (in respect of their fixtures and overall layouts) be provided as shown on the approved plans and thereafter retained for the lifetime of the use of the building as purpose-built student accommodation. The approved arrangement shall thereafter be permanently retained unless subsequently agreed otherwise with the Local Planning Authority in writing.

Reason: In the interests of maintaining an acceptable quality of life for future occupiers and fire safety in accordance with Policies GG6, D11, D12 and H15 of the London Plan (2021).

#### CONDITION 124 (PUBLIC TOILETS)

The public toilets and changing place shown on drawing number ECD-WB05-ZZ-DRM-07-GF-DR-A-020100 rev P1 at ground floor level in Building WB05 T1 shall be provided and ready for use prior to occupation of Buildings WB04 and WB05 T1 and shall be maintained and kept available for public use 24 hours a day, 7 days a week thereafter for the lifetime of the development.

Reason: In the interests of inclusive development that addresses the needs of all users in accordance with Policies GG1, D5, S6, E10 of the London Plan (2021) and Policy DC2 of the Local Plan (2018).

#### CONDITION 125 (MINIMUM RETAIL SPACE)

Within the detailed plots (WB03, WB04, WB05 T1 and WB05 T2), notwithstanding the flexible land use applied for as identified on drawing numbers ECD-WB03-P1-SER-07-ZZ-DR-A-002205 rev 1, ECD-WB04-P1-SHR-07-GF-DR-A-102200 rev P01 and ECD-WB05-ZZ-DRM-07-GF-DR-A-020100 rev P1, no less than 250sqm of retail floorspace shall be provided at any time once any building has been occupied.

Reason: In the interests of addressing the retail needs of occupiers in accordance with Policies GG1, GG2, SD1 and E9 of the London Plan (2021) and FRA1 and TLC1 of the Local Plan (2018).

#### CONDITION 126 (TRANSPARENT FRONTAGE)

No more than 25% of the window glass at ground floor level in the development, including the shop fronts, shall be mirrored, painted, or otherwise obscured, at any time during the lifetime of the development, unless clearly indicated on approved drawings or subsequently agreed with the Local Planning Authority in writing.

Reason: To ensure a satisfactory external appearance and to prevent harm to the street scene and public realm, in accordance with Policies GG1, D3, D4 of the London Plan (2021) and Policies DC1 and DC8 of the Local Plan (2018).

#### CONDITION 127 (PERMITTED DEVELOPMENT RIGHTS)

Notwithstanding the provisions of Schedule 2, Part 3, Class MA of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modifications), no change of use from Class E (commercial, business and service) to a use falling within Class C3 (dwellinghouses) shall take place.

Reason: To avoid loss of employment floorspace on the site in accordance with Policies GG5, SD1, E1 and E2 of the London Plan (2021) and Policies FRA, FRA1 and E1 of the Local Plan 2018.

Page 72

REASON: (1) Principle of Development. DELETE "...subject to detailed assessment of the proposals" and INSERT "...when assessed against the Development Plan"

Page 73

REASON: (3) Affordable Housing DELETE "... the maximum reasonable provision..." and INSERT "... in excess of the maximum reasonable provision..."

Page 83	Para.1.5, 5 <sup>th</sup> line ADD: Earls Court Partnership Limited (ECPL) is a joint venture formed in December 2019 between Delancey (on behalf of its client funds), the Dutch pension fund manager APG and Transport for London.
Page 89	Para. 2.7, 10 <sup>th</sup> line: DELETE "...100m..." and ADD "...200m..."
Page 91	Para. 2.22, 1 <sup>st</sup> line: DELETE "...North End Ward..." and ADD "...West Kensington Ward..."
Page 93	Para. 2.34, 6 <sup>th</sup> line: ADD "...and National Rail..."
Page 106	<u>TABLE:</u> AMEND the following: Development Zone C: DELETE "Alternative..." and ADD "Other..."
Page 108	Development Zone X: DELETE "WB03" and ADD "WK03" Development Zone Z: DELETE "...Zone WK13..." and ADD "...Plot WK13..."
Page 113	NOTE: Para. 4.33: 155,000 sqm GEA is the LBHF cap.
Page 188	Para. 6.64, 5 <sup>th</sup> bullet point: DELETE and ADD "Improvements to cycle infrastructure in the area"
Page 210	Para 6.188 Final bullet over the page on page 211: Replace "4" with "24" and insert an additional bullet: "Parish Church of All Saints (Grade II* listed building)
Page 211	Para 6.189 Update second sentence as follows: "There would be beneficial effects on Barons Court and Olympia and Avonmore CA, and on West Brompton Station..."
Page 228	Para. 10.28, 3 <sup>rd</sup> line: DELETE "... in November 2022..."
Page 229	Para. 10.32, 4 <sup>th</sup> line: DELETE "..., as well as the GLA Planning Viability Team..."
Page 229	Paras 10.33 - 10.35 (inclusive): AMEND as follows (deleted text <del>struck through</del> , additional text in <i>italics</i> ):  10.33 In this case, <del>the applicant has successfully applied for public subsidy, discussions on public subsidy are ongoing between the applicant and the GLA</del> and the proposed tenure split does not comply with the requirements of London Plan policy H6 (Affordable housing tenure) insofar as the proposed tenure split of 60% intermediate to 40% social and affordable rent, does not accord with the Council's preferred split of 60% social and affordable rent, to 40% intermediate housing types. The below target proportion of social and affordable rental products has been justified on the basis of scheme viability.  10.34 However, notwithstanding these matters, the Council has discretion in relation to the tenure split in particular, and given the wider, challenging environment for delivery at the current time, has chosen to take a flexible approach <i>to the application of the criteria set out in London Plan policy H5(c)</i> . Similarly, as the GLA, in its Stage 1 report, has recognised that the scheme potentially qualifies for FTR subject to the agreement of the Local Planning Authority, it is concluded that at regional level a flexible approach to the issue of public subsidy is also being taken.  10.35 For these reasons, it is considered that the Council should exercise its discretion in favour of <del>allowing the application to follow</del> <i>taking an approach along the lines of the FTR and therefore the application has not been subject to a full FVA, and shall not be subject to mid and late-stage reviews, subject to any conclusions to the contrary in the GLA's Stage 2 report.</i>
Page 231	Para 10.48, 2 <sup>nd</sup> line: DELETE "... specifying the minimum quantum of residential development within each outline phase..." and ADD "...requiring the submission of housing reconciliation and delivery strategies in support of RMAs for every Development Plot..."
Page 233	Para. 10.56, 4 <sup>th</sup> line: DELETE "... in respect of the nomination rights for occupation..."
Page 235	Para 10.62, 1 <sup>st</sup> line: DELETE "be subject to the" and ADD "be treated as akin to a scheme on the FTR" (so that it reads "As it is considered that the scheme should be treated as akin to a scheme on the <b>FTR</b> and there is agreement that...")
Page 235	Para 10.64, 2 <sup>nd</sup> line: DELETE "...Although the quantum of delivery will vary depending on the stage of the build out, with less being delivered in the detailed component than would be at the completion of the Early Phases and All Phases scenarios..."
Page 240	Para 10.94, 1 <sup>st</sup> line: DELETE "...with WB05 T1 having a yield of 120 intermediate homes and WB05 T2 a yield of 64 social rent homes..." and ADD "...with WB05 T1 having a yield of 114 social rent homes and WB05 T2 a yield of 64 intermediate homes..."
Page 245	Para 10.117, 4 <sup>th</sup> line: ADD "..., or ground floor +32... (so that it reads: "... (34 storeys in total, or ground floor +32).
Page 248	Para 10.136, 6 <sup>th</sup> line: DELETE "... 18,000sqm..." and ADD "...16,000sqm..."

Page 250	Non-residential table, 4 <sup>th</sup> line1: DELETE “4,000” (total outline phases maximum – culture) and ADD “7,000”.
Page 258	Para 11.34, 3 <sup>rd</sup> line: DELETE “...WB 05...” and ADD “...WB04...”
Page 260	Para 11.50, 2 <sup>nd</sup> and 5 <sup>th</sup> lines: DELETE “...*” and ADD “...Non-residential table 3...”
Page 261	Para 11.54, 7 <sup>th</sup> and 10 <sup>th</sup> lines: DELETE “...*” and ADD “...Figure 19...”
Page 265	Para 11.69, 3 <sup>rd</sup> line: DELETE “..., and thereafter in purpose-built facilities within the boundary of LBHF in either the Empress Place Innovation and Creation character area or the West Kensington Innovation Cluster...” and ADD “...to be provided on site for a minimum of 10 years”.
Page 271	Para 11.102, 2 <sup>nd</sup> line: DELETE “...32,000sqm...” and ADD “...36,000sqm...”
Page 271	Para 11.102, 4 <sup>th</sup> line: DELETE “...12,000sqm...” and ADD “...16,000sqm...”
Page 291	Para 12.71 End of paragraph. ADD new sentence “(Delivery of these elements would require legal agreement ahead of implementation)”.
Page 313	Para 12.161, 2 <sup>nd</sup> line: REPLACE “Crescent” with “Avenue”
Page 347	Para. 15.45: DELETE the following: Kensington Hall Gardens (36-45); North End Road (No.177); Gibbs Green (147-160); Garsdale Terrace (No: 1-6); 1-88 Fairburn House from the list. (N.B in the July 2024 ES, Garsdale Terrace (No 1-6) was classified as Negligible or Minor Adverse. In the ES Addendum “Kensington Hall Gardens (36-45) was amended to Negligible Adverse; Gibbs Green (147-160) to Minor Adverse; 1-88 Fairburn House to Minor Adverse and North End Road (No.177) was removed as a sensitive receptor as it does not comprise residential use.
Page 348	Para. 15.46: DELETE 147–160 Gibbs Green as “major adverse,” (Note: ES Addendum reclassifies 147–160 Gibbs Green to Minor Adverse)
Page 351	Para. 15.74, 3 <sup>rd</sup> line: DELETE “.... major adverse (significant).” and ADD “...minor adverse”.
Page 417	<b><u>INSERT SECTION: 18.0 SOCIO ECONOMICS/ EQUALITY CONSIDERATIONS</u></b>

### **Employment & Skills**

18.1 Local Plan Policy E4 requires the provision of appropriate employment and training initiatives for local people of all abilities in the construction and the operation of major developments.

18.2 Financial contributions, and a development-wide Employment, Skills and Business Strategy, would be secured via the S106 Agreement to support borough-wide economic development priorities (see, for a fuller discussion, para. 19.11 of the main Committee Report). Subject to the obligations set out in para. 19.11, the proposal would be considered to comply with the requirements of Policy E4 of the Local Plan.

### **Health Impact Assessment**

18.3 Policy GG3D of the London Plan states that “to improve Londoners’ health and reduce health inequalities, those involved in planning and development must: assess the potential impacts of development proposals and Development Plans on the mental and physical health and wellbeing of communities, in order to mitigate any potential negative impacts, maximise potential positive impacts, and help to reduce health inequalities, for example through the use of Health Impact Assessments”.

18.4 The application is accompanied by a Health Impact Assessment (HIA) assessing whether effects identified in other relevant technical assessments submitted as part of the application would result in health effects.

### **The Public Sector Equality Duty (Section 149 of the Equality Act 2010)**

18.5 The Equality Act 2010 provides protection from discrimination for groups or individuals based on the following protected characteristics: age, disability, gender reassignment, pregnancy and maternity, race, religion or beliefs, sex and sexual orientation. Section 149 of the 2010 Act places a legal duty on public authorities, including in their capacity as Local Planning Authorities, to have due regard to the need to:

- eliminate discrimination, harassment, victimisation and any other conduct that is prohibited under the 2010 Act;

- advance equality of opportunity between persons who share a relevant protected characteristic and persons should do not share it;
- foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

18.6 A detailed assessment of inclusivity and access benefits and constraints is provided in paragraphs 14.1-14.19 of the main Committee Report. This assessment confirms that the proposed development would provide accessible homes as well as ensuring that the new units are adaptable for future users, thereby promoting inclusion and providing safe, accessible environments people with specific housing needs. Moreover, a decision to grant permission in this case would reduce barriers to access for disabled people through the provision of an enhanced and step-free public realm. It is also the view of officers that the blue badge spaces at street level are acceptable, and the provision of accessible floorspace, and publicly accessible podium gardens and education space would advance equality of opportunity. Officers are satisfied that the proposed development would not result in any adverse impacts on inclusivity or equality.

### **Human Rights Act 1998**

18.7 It is unlawful for a public authority to act in a way which is compatible with rights secured by the European Convention on Human Rights.

18.8 Insofar as a grant of planning permission would interfere with the right to respect for private and/or family life (Article 8 of the ECHR) including by causing a degree of harm to the amenity of those living in nearby residential properties, it is the view of officers that such interference is necessary in order to secure the benefits of the scheme and therefore necessary in the interests of the economic wellbeing of the country. Officers are satisfied any such interference would be proportionate to achieve that objective as the proposal would not result in an unacceptable impact on the existing use of nearby residential properties.

18.9 Insofar as a grant of planning permission would result in interference with the right to the peaceful enjoyment of possessions (Article 1, Protocol 1), including any interference arising through impact on daylight and sunlight or other impact on adjoining properties, it is the view of officers that such interference would be in the public interest and strike a proportionate and fair balance between that public interest and private interests.

Page 417	Para. 19.5: DELETE the bulleted list of charging rates. The figures stated in the bullet points relate to the Central London Zone, which the site is outside. ADD the following sentence: "The site is subject to a £80 flat rate for Mayoral CIL. Development used wholly or mainly for the provision of any medical or health services or education as a school or college, as an institution of higher education are applied a NIL rate".
Page 418	Para. 19.8, DELETE last sentence "The required infrastructure or mitigation measures identified by the borough will therefore need to be funded through the s106 agreement or appropriate legal agreement".
Page 418	Para. 19.10 DELETE PARAGRAPH and replace the heading "Section 106 Agreement" with "Legal Agreement"

### **PROPOSED Heads of Terms**

Page 419	Under "Residential" heading: add the following bullet point:
Page 419	• A residential strategy to be agreed with the Council, to include prioritising sales to UK residents.
Page 419	Under "Non-Residential" heading; delete the existing wording of the second bullet point, and replace with the following "Minimum delivery of Research & Development floorspace, which could include laboratory-enabled floorspace"
Page 419	Under "Non-Residential" heading; add the following additional bullet points:
	• "Submission of Commercial and Employment Delivery Strategy in support of RMAs for relevant Development Phases"
	• "Submission of Events Management Plans in support of RMA for relevant development phases"
	• "Submission of Event Travel Plans prior to commencement of development on a Development Plot containing an event space"
Page 419	Under "Purpose Built Student Accommodation" heading, add the following additional bullet point:



Page 423	<ul style="list-style-type: none"> <li>• “Submission of Student Management Plans prior to occupation of any student accommodation”</li> </ul>
Page 423	Delete Heading “Minimum Benefit/Cost Guarantee”; and text below
Page 424	Under “Incubator Office Space”; delete existing wording of the first bullet point and replace with the following: “Incubator Office Space (minimum floor area 2,500sqm) to be delivered within Phase 1 as a long-term meanwhile use, to be on-site for a minimum of 10 years”.
Page 424	Under “Incubator Office Space”; delete final (4 <sup>th</sup> ) bullet point beginning “Submission of reconciliation statements...”
Page 424	Under “Community, Culture & Social Infrastructure”; add the following additional bullet points: <ul style="list-style-type: none"> <li>• “Submission of a Cultural Implementation Strategy in support of the RMAs relating to relevant Development Zones”</li> <li>• “Submission of Community, Culture &amp; Social Infrastructure plans”</li> <li>• “Submission of Community Use Management Plans</li> </ul>
Page 426	Under “Highways & Transport” heading, add the following additional bullet points: <ul style="list-style-type: none"> <li>• “Details of proposed Car Club strategy/delivery (including details of the operator, the proposed car club bays and membership for residents/occupiers)”</li> <li>• “Provision/maintenance of public access across the site for pedestrians and cyclists.</li> <li>• 5th add (see para 16.278 for further details of S278 works)</li> </ul>
Pages 434 & 437	<p><b>APPENDIX A:</b> DELETE following drawings (Illustrative only):</p> <p>ECD-WB03-P1-SER-XX-ZZ-DR-A-021300 – Illustrative WB03 Podium Bay Study  ECD-WB03-P1-SER-XX-ZZ-DRA-021301 – Illustrative WB03 Resi Entrance Lobby Bay Study  ECD-WB03-P1-SER-XX-ZZ-DR-A-021302 - Illustrative WB03 Cluster Kitchen Bay Study  ECD-WB03-P1-SER-XX-ZZ-DR-A-021303 - Illustrative WB03 Typical Studio Bay Study  ECD-WB03-P1-SER-XX-ZZ-DR-A-021304 - Illustrative WB03 Top of the Building Bay Study  ECD-WB05-T1-DRM-07-ZZ-DR-A-040122 –Illustrative WB05-T1 Bay Study Base  ECD-WB05-T1-DRM-07-ZZ-DR-A-040123 –Illustrative WB05-T1 Bay Study Middle  ECD-WB05-T1-DRM-07-ZZ-DR-A-040124 –Illustrative WB05-T1 Bay Study Top  ECD-WB05-T1-DRM-07-ZZ-DR-A-040125 –Illustrative WB05-T2 Bay Study Base  ECD-WB05-T1-DRM-07-ZZ-DR-A-040126 –Illustrative WB05-T2 Bay Study Top</p>