

PLANNING AND DEVELOPMENT CONTROL COMMITTEE
Addendum 20 March 2018

REF.	ADDRESS	WARD	PAGE
2017/04276/FUL	Land Wood Lane and Westway	College Park And Old Oak	2
Page 3	Condition 1, line 2 after 'of' delete the word 'occupation' and insert 'this permission'.		
Pages 3 and 4	Condition 2: insert revisions to the following drawings: Proposed Ground Floor Plan (20)_100 Rev.P01 Proposed West and North Elevations (20)_200 Rev.P02 Proposed East and South Elevations (20)_202 Rev.P01		
Page 14	<p>Add the following condition: Air Quality - Gas Boilers Compliance with Emission Standards</p> <p>Prior to first occupation, details must be submitted to and agreed in writing by the council of the Ultra Low NOx Gas fired boilers. The Ultra Low Nox Gas fired boilers to be provided for space heating and hot water shall have dry NOx emissions not exceeding 30 mg/kWh (at 0% O2). Where any installations do not meet this emissions standard, it should not be operated without the fitting of suitable NOx abatement equipment or technology as determined by a specialist to ensure comparable emissions. Following installation, emissions certificates will need to be provided to the council to verify boiler emissions. The approved details shall be fully implemented prior to the occupation/use of the residential development and thereafter permanently retained and maintained.</p> <p>Reason: In the interests of Air Quality and to comply with Policy CC10 of the Local Plan 2018.</p> <p>Add the following condition: 'The construction of the development hereby permitted shall not commence prior to the submission and approval in writing by the Council of details in plan, section and elevation (at a scale of not less than 1:20) of a typical bay (including the proposed frontage to retail units) to show details of proposed cladding, fenestration, balconies and entrances. No part of the development shall be used or occupied prior to the completion of that part of the development in accordance with the approved details.</p> <p>Reason: To ensure a satisfactory external appearance and to prevent harm to the street scene, river setting and heritage assets, in accordance with the NPPF (2012), Policies 7.4, 7.5, 7.6, 7.7 and 7.8 of the London Plan (2016), Policies DC1, DC2, DC3, DC7, DC8, RTC2 and RTC3 of the Local Plan (2018), and Key Principles of the Planning Guidance SPD (2018).'</p>		
Page 46	<p>Para. 16.2, replace text in paragraph 16.2 with the following text after by:</p> <p>a. requiring all developments which may be impacted by local sources of poor air quality or may adversely contribute to local air quality to provide an air quality assessment that considers the potential impacts of pollution from the development on the site and on neighbouring areas and also considers the potential for exposure to pollution levels above the Government's air quality objective concentration targets. The assessment should include separate consideration of the impacts of (i) the construction/demolition phase of development and (ii) the operational phase of development with appropriate mitigation measures highlighted for each phase;</p> <p>b. requiring mitigation measures to be implemented to reduce emissions, particularly of nitrogen oxides and small particles, where assessments show that developments could cause a significant worsening of local air quality or contribute to the exceedances of the Government's air quality objectives;</p> <p>c. requiring mitigation measures that reduce exposure to acceptable levels where developments are proposed that could result in the occupants being particularly affected by poor air quality;</p>		

d. requiring developments to be 'air quality neutral' and resist development proposals which would materially increase exceedances of local air pollutants and have an unacceptable impact on amenity or health unless the development mitigates this impact through physical measures and/or financial contributions to implement proposals in the Council's Local Air Quality Management Plan; and

e. requiring all decentralised energy schemes to demonstrate that they can be used without having an unacceptable impact on air quality. Where this is not possible, CHP systems will not be prioritised over other air quality neutral technologies.

Page 47

Para. 17.5, under Phasing Programme:

Line 2 - after masterplan insert 'and new bridge link from Wood Lane'.

Line 5 – delete 'and the delivery of the proposed new bridge link from Wood Lane into the site.'

2017/04377/VAR

M&S Warehouse, 54 Wood Lane W12

College Park and Old Oak

50

Pages 51 and 68

Paras 4.3 and 4.9, amend description of development to include reference to 1,012sqm GEA (delete 952)

Page 57

Para 1.6. Delete 'and emerging' on first sentence.

Page 68

Paras 4.4 to 4.8 are absent. Re-order paragraph numbering from 4.3 onwards

Pages 68 and 79

Amend Table 1 (page 68) and Table 2 (page 79) to show there are 57 x 3 bed and 9 x 4 bed units (in the totals column)

Page 69

Para 4.15, second line: delete '5' replace with '6'

Page 72

Para 72, delete final sentence – there is no appendix to this report.

2017/03835/FUL

101 and 105 -107 Stamford Brook Arches W6

Ravenscourt Park

95

Page 104

Additional Correspondence received:

2 Ravenscourt Place Dated 06.03.2018

11 Ravenscourt Place Dated 11.03.2018

36 Ravenscourt Road Dated 14.03.2018

Councillor Phibbs Dated 16.03.2018

36 Ravenscourt Road Dated 20.03.2018

2017/03156/FUL

57 Ellerby Street

Palace Riverside

120

Page 124

Add new condition 18:

Prior to commencement of the development hereby approved, a Construction Management and Logistics Plan (CMLP) shall be submitted to, and be approved in writing by, the Local Planning Authority. The CMLP shall set out control measures for dust, noise, vibration, lighting, delivery locations, restriction of hours of work and all associated activities audible beyond the site boundary to between 08:00-18:00hrs Mondays to Fridays and between 08:00 -13:00 hrs on Saturdays, arrangements for advance notification to neighbours and other interested parties of proposed works and public display of contact details including accessible phone contact to persons responsible for the site works for the duration of the works. The CMLP shall include the numbers, size and routing of construction vehicles and other matters relating to traffic management to be agreed. The approved CMLP shall be implemented and adhered to throughout the project period.

To ensure that the amenity of occupiers of surrounding premises is not adversely affected by noise, vibration, dust, lighting, or other emissions from the building site, and to safeguard highway and pedestrian safety in accordance with Policies DM T6, T7, CC11 and C13 of the Local Plan (2018).

2017/04441/FUL	223-229 Dawes Road	Munster	133
Page 134	Delete all drawing numbers and replace with: 208: (10) 002 G; (10) 003 Rev G; (12) 001 H; (12) 002 Rev L; (12) 003 F; (12) 005 E; (05) 002 E; (05) 003 D; (11) 001 B; (11) 002 E; (11) 003 B.		
	Delete Refusal Reason 2 and replace with: The proposed development would result in an excessive residential density which is nearly double the maximum normal density considered acceptable in this type of location and results in an adverse unneighbourly impact in terms of loss of outlook to No.231 Dawes Road and substandard as the proposed three-bedroom family unit (Flat 2) would include poor quality private amenity space. The development is contrary to Policy 3.4 of the London Plan (2016), Policies DC1, DC2 HO4 and HO11 of the Local Plan (2018) and Key Principles HS1 and HS6 of the Planning Guidance Supplementary Planning Document (2018).		
Page 135	Para 1.2, at the end of the first sentence add 'together with ancillary commercial storage areas'.		
Page 138	Para 4.6, add 'marketing' before 'evidence' on second line		
Page 139	Para 4.14. After last sentence add: 'Policy H03 of the Local Plan states that developments of 11 of more self-contained dwellings should provide affordable housing'.		
Page 145	Para 4.56, first line: delete HS7 and replace with HS6.		
	Para 4.57, delete last sentence and replace with: Unlike the first and second floor of the existing building which are set back along the Hannel Road frontage the proposed building would 'infill' the existing terrace at first floor and above. The increased proposed mass at first and second floors in close proximity to habitable rooms in the rear of No. 231 Dawes Road would have an unneighbourly impact on that property in terms of loss of outlook and an increased sense of enclosure. The proposals are contrary to Policy DC1 and HO11 of the Local Plan (2018) and Key Principle HS6 of the Planning Guidance Supplementary Planning Document (2018).		
Page 149	Para. 5.1, delete third sentence and replace with: The proposals would cause harm to residential amenity but would not have a detrimental impact on the highway network or local parking conditions.		
2018/00136/FUL	Fulham Cross School	Munster	150
Page 156	Amend Condition 18) delete "Prior to the commencement of the development (save works of site clearance, demolition of existing buildings and below ground works)" and replace with "Within three months of first use of the development hereby permitted"		
Page 159	Amend Condition 28) after ", a BREEAM (2011) certificate" add "or other suitable supporting information"		
Page 178	Paragraph 3.92. After "and require submission of post construction BREEAM assessment" add "or other suitable supporting information"		
2017/04662/FUL	Fulham Football Club SW6	Palace Riverside	182
Page 183	Drg No.s: Delete all and replace with "As listed in Condition 2 below"		
Page 184	Condition 2: Delete all drawings and replace with: FFL-POP-00-00-SI-A-0000 S0 02; FFC-POP-00-00-SI-A-0001 S0 02; FFL-POP-00-02-SI-A-0002 S0 02; FFC-POP-00-RF-SI-A-0003 S0 02; FFC-POP-RS-00-GA-A-0100 S0 02; FFC-POP-RS-00-GA-A-0101 S0 02;		

FFC-POP-RS-00-GA-A-0120 S0 02; FFC-POP-RS-05-GA-A-0121 S0 02;
 FFCPOP-RS-00-GA-A-0122 S0 02; FFC-POP-RS-05-GA-A-0123 S0 02;
 FFC-POP-RS-02-GA-A-0102 S0 02; FFC-POP-00-ZZ-DR-A-0103 S0 02;
 FFC-POP-00-ZZ-SE-A-0200 S0 02; FFC-POP-00-ZZ-SE-A-0201 S0 02;
 FFC-POP-00-ZZ-SE-A-0210 S0 01; FFC-POP-00-ZZ-SE-A-0211 S0 01;
 FFC-POP-00-ZZSE- A-0212 S0 01; FFC-POP-ZX-XX-EE-A-0300 S0 02;
 FFC-POP-ZX-XX-EE-A-0301 S0 02; FFC-POPZX-XX-EE-A-0305 S0 01;
 FFC-POP-00-00-SI-A-0005 S0 02; FFC-POP-00-05-SI-A-0006 S0 02;
 FFCPOP-00-RF-SI-A-0007 S0 02; FFC-POP-RS-B1-GA-A-0104 S0 02;
 FFC-POP-RS-00-GA-A-0105 S0 02; FFC-POP-RS-01-GA-A-0106 S0 02;
 FFC-POP-RS-02-GA-A-0107 S0 02; FFC-POP-RS-03-GA-A-0108 S0 02;
 FFC-POP-RS-04-GA-A-0109 S0 02; FFC-POP-RS-05-GA-A-0110 S0 02;
 FFC-POP-RSRF-GA-A-0112 S0 02; FFC-POP-PT-00-GA-A-0113 S0 02;
 FFC-POP-PT-01-GA-A-0114 S0 02; FFCPOP-PT-02-GA-A-0115 S0 02;
 FFC-POP-PT-03-GA-A-0116 S0 02; FFC-POP-PT-03-GA-A-0117 S0 02;
 FFC-POP-HS-00-GA-A-0118 S0 02; FFC-POP-HS-05-GA-A-0119 S0 01;
 FFC-POP-RS-ZZ-SE-A-0203 S0 02; FFC-POP-RS-ZZ-SE-A-0204 S0 02;
 FFC-POP-RS-ZZ-SE-A-0205 S0 02; FFC-POP-RS-ZZSE-A-0206 S0 02;
 FFC-POP-PT-ZZ-SE-A-0208 S0 02; FFC-POP-HM-ZZ-SE-A-0209 S0 02;
 FFC-POPZX-XX-EE-A-0302 S0 02; FFC-POP-ZX-XX-EE-A-0303 S0 02;
 FFC-POP-ZX-XX-EE-A-0304 S0 01; FFCPOP-PT-XX-D-A-0310 S0 01;
 FFC-POP-PT-XX-D-A-0311 S0 01; FFC-POP-PT-XX-D-A-0312 S0 01;
 FFC-POP-PT-XX-D-A-0313 S0 01; FFC-POP-PT-XX-D-A-0314 S0 01;

Craven Cottage Riverside Stand Environmental Statement, Volume 1: Main Technical Assessments, November 2017; Craven Cottage Riverside Stand Environmental Statement, Volume 2a: Figures and Appendices to the Technical Assessments, November 2017; Craven Cottage Riverside Stand Environmental Statement, Volume 2b: Figures and Appendices to the Technical Assessments, November 2017; Craven Cottage Riverside Stand Environmental Statement, Volume 2c: Figures and Appendices to the Technical Assessments, November 2017; Craven Cottage Riverside Stand Environmental Statement, Volume 2d: Figures and Appendices to the Technical Assessments, November 2017; Craven Cottage Riverside Stand Environmental Statement, Volume 3: Non-Technical Summary, November 2017; Design and Access Statement, November 2017; Planning Statement, November 2017; Sustainability Statement, November 2017; Energy Statement, November 2017; Waste Management Strategy, November 2017; Supplementary Environmental Statement: Technical Assessment and Appendices, January 2018; Supplementary Environmental Statement: Non-Technical Summary, January 2018; Supplementary Environmental Statement: Technical Assessment and Appendices, February 2018; Supplementary Environmental Statement: Non-Technical Summary, February 2018; Technical Note by Wolfson Unit, dated 27th February 2018.

Page 190

Condition 20: Replace with:

"Prior to the commencement of development an Air Quality Dust Management Plan (AQDMP) is submitted to and approved in writing by the Council. The AQDMP must be site specific and include an Air Quality Dust Risk Assessment (AQDRA) that considers sensitive receptors off-site of the development and is undertaken in compliance with the methodology contained within Chapter 4 of the Mayor's of London 'The Control of Dust and Emissions during Construction and Demolition', SPG, July 2014 and the identified measures recommended for inclusion into the AQDMP. The AQDMP submitted must comply with the Mayors SPG and should include an Inventory and Timetable of dust generating activities during demolition and construction; Dust and Emission control measures including for on-road and off-road construction traffic, Details of Non-Road Mobile Machinery (NRMM) used on the site, Ultra Low Emission Vehicle Strategy (ULEVS) for the use of on-road Ultra Low Emission Vehicles such as Euro VI (HGV), Electric, Hybrid (Electric-Petrol). The NRMM should meet as minimum the Stage IIIB emission criteria of Directive 97/68/EC and its subsequent amendments. This will apply to both variable and constant speed engines for both NOx and PM. An inventory of all NRMM must be registered on the NRMM register <https://nrmm.london/user-nrmm/register>. Air quality monitoring of PM10 should be undertaken where appropriate and used to prevent levels exceeding predetermined Air Quality threshold trigger levels. Developers must ensure that on-site contractors follow best practicable means to minimise dust and emissions at all times. Approved details shall be fully implemented and

permanently retained and maintained during the demolition and construction phases of the development.

In the interest of air quality, to comply with the requirements of the NPPF (2012), Policy 7.14 of the London Plan (2016), and Policy CC10 of the Local Plan (2018)."

Page 191

Condition 21: Replace with:

"Prior to the commencement of the development (excluding site clearance and demolition) a Low Emission Strategy shall be submitted to and approved in writing by the Local Planning Authority. The Low Emission Strategy must detail the remedial action and mitigation measures that will be implemented to protect receptors (e.g. abatement technology for energy plant, design solutions). This Strategy must make a commitment to implement the mitigation measures (including NOx emissions standards for the chosen energy plant) that are required to reduce the exposure to future users/occupiers to poor air quality and to help mitigate the development's air pollution impacts, in particular the emissions of NOx and particulates from on-site and off-site transport during the Operational phases via a Ultra Low Emission Vehicle Plan (ULEVP) e.g. use of on-road Ultra Low Emission Vehicles such as Electric, Hybrid (Electric-Petrol), and energy generation sources. Evidence shall be submitted to and approved in writing by the Local Planning Authority to show that the Energy Plant installed within the energy centre comply with the relevant emissions standards in the Mayor's Sustainable Design and Construction Supplementary Planning Document (2014) shall be set out in the document. The strategy must re-assess air quality neutral in accordance with the Mayor of London SPG 'Sustainable Design and Construction' (April 2014) guidance. It must also identify mitigation measures as appropriate to reduce building emissions to below GLA benchmark levels. Approved details shall be fully implemented prior to the occupation/use of the residential development and thereafter permanently retained and maintained.

In the interest of air quality, to comply with the requirements of the NPPF (2012), Policy 7.14 of the London Plan (2016), and Policy CC10 of the Local Plan (2018)."

Page 191

Condition 22, line 1: Add "Unless agreed otherwise in writing by the Council" before "prior to the operation".

Page 192

Condition 24, line 1: Add "Unless agreed otherwise in writing by the Council" before "prior to installation".

Page 201

Condition 58, line 4: Insert "external" between "Any" and "tables"

Page 201

Condition 59, lines 1 and 4: Replace the word "open" with "external"

Page 222

Para. 210 delete and replace with:

359 representations have been received. Of these 190 are in support of the development and 169 raise objection to the development.