

Planning and Development Control Committee Minutes

Tuesday 16 January 2024

PRESENT

Committee members: Councillors Omid Miri (Chair), Florian Chevoppe-Verdier (Vice-Chair), Wesley Harcourt, Nikos Soussous, Patrick Walsh, Alex Karmel and Adrian Pascu-Tulbure

Officers:

Matt Butler (Assistant Director of Development Management)
Allan Jones (Team Leader Urban Design and Heritage)
Roy Asagba-Power (Team Leader)
Graham Simpson (Principal Planning Officer)
Catherine Paterson (Highways)
Mrinalini Rajaratnam (Chief Solicitor - Property and Planning)
Charles Francis (Clerk)

1. APOLOGIES FOR ABSENCE

Apologies for absence were provided by Councillor Rebecca Harvey.

2. DECLARATION OF INTERESTS

There were no declarations of interest.

3. MINUTES

The minutes of the previous meetings held on 5 and 19 December 2023 were agreed as an accurate record.

4. 160 - 164 HURLINGHAM ROAD, LONDON SW6 3NG, PALACE AND HURLINGHAM, 2023/00349/FUL

An addendum was circulated prior to the meeting that modified the report. Roy Asagba-Power presented the item.

The Applicant and the Agent spoke in support of the application.

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

Recommendation 1:

FOR	4
AGAINST:	3
NOT VOTING:	0

Recommendation 2:

FOR:	Unanimous
AGAINST:	0
NOT VOTING:	0

RESOLVED

1. That the Director of Planning and Property be authorised to grant permission upon the completion of a satisfactory legal 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 the planning conditions, which may include the variation, addition or deletion of conditions, any such changes shall be within their discretion.

5. 9 THAMES REACH, 80 RAINVILLE ROAD, LONDON W6 9HS, FULHAM REACH, 2023/02527/FUL

An addendum was circulated prior to the meeting that modified the report. Roy Asagba-Power presented the item.

The Agent spoke in support of the application.

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

Recommendation 1:

FOR	6
AGAINST:	0
NOT VOTING:	1

Recommendation 2:

FOR:	Unanimous
AGAINST:	0
NOT VOTING:	0

RESOLVED

1. That the Director of Planning and Property be authorised to grant 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 planning conditions, which may include the variation, addition or deletion of conditions, any such changes shall be within their discretion.

6. 299, 301 AND 303 MUNSTER ROAD, LONDON SW6 6BJ, MUNSTER, 2023/01687/FUL

Roy Asagba-Power presented the item. The Architect spoke in support of the application.

During the course of discussions, the Committee explored a number of issues. These included: the context for a potential unilateral undertaking and the planning ramifications of this. The Committee considered that in this case, the cumulative impact of the proposed extensions would not cause demonstrable visual harm to the existing character of the area due to the lack of existing uniformity within the front elevation of the current terrace, and the differing scale/roof heights (and presence of existing mansard extensions) in the vicinity of the application site. On balance, the Committee agreed that securing a unilateral undertaking to ensure that at least two- adjoining properties would be developed in full would justify approving planning permission, (subject to relevant conditions).

The Committee voted on the officer recommendation to refuse the application as follows:

FOR	1
AGAINST:	6
NOT VOTING:	0

Therefore, this recommendation was lost.

Councillor Florian Chevoppe-Verdier proposed the following motion, which was seconded by Councillor Alex Karmel - to delegate authority to the officers:

1. *To grant planning permission subject to securing a Unilateral Undertaking to ensure at least two adjoining properties would be built at the same time and to attach the appropriate planning conditions for the following reasons :*
 - a. *Subject to a Unilateral Undertaking securing at least two adjoining extensions being built together there will be no demonstrable harm or significant impact on the character of the area.*
 - b. *The development is not in a conservation area and not in close proximity to a designated area, therefore subject to the Unilateral Undertaking being completed there would be no harm.*
2. *If the Unilateral Undertaking was not completed within 6 months of the date of this meeting to refuse planning permission.*

The Committee voted on the motion above as follows:

FOR	6
AGAINST:	1
NOT VOTING:	0

Therefore, this motion was carried.

A further motion was proposed by the Chair, Councillor Omid Miri *to delegate authority to officers to make minor changes to the reasons stated.* This was seconded by Councillor Florian Chevoppe-Verdier.

The Committee voted on the motion above as follows:

FOR	6
AGAINST:	1
NOT VOTING:	0

Therefore, this motion was carried.

Councillor Alex Karmel proposed *that the planning conditions and terms of the Unilateral Undertaking be agreed with the Chairman before the planning permission was issued.* This was seconded by Councillor Florian Chevoppe-Verdier.

The Committee voted on the motion above as follows:

FOR	7
AGAINST:	0
NOT VOTING:	0

Therefore, this motion was carried.

Addendum

Meeting started: 7.02 pm
Meeting ended: 10.03 pm

Chair

Contact officer: Charles Francis
Committee Co-ordinator
Governance and Scrutiny
Tel 07776 672945
E-mail: charles.francis@lbhf.gov.uk