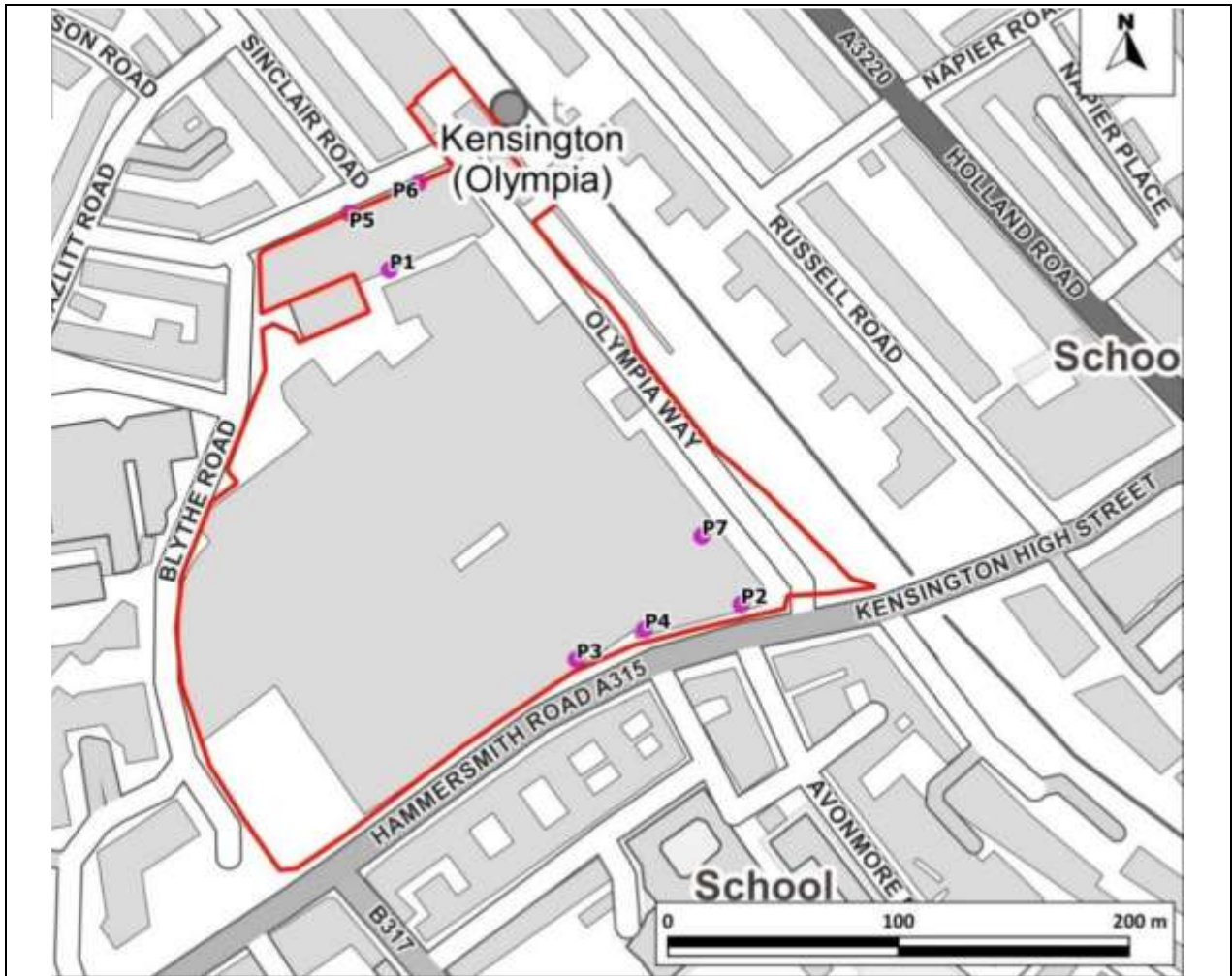


Ward: Avonmore And Brook Green

Site Address:

Olympia Exhibition Centre Hammersmith Road London W14 8UX



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For identification purposes only - do not scale.

Reg. No:

2020/01047/LBC

Date valid:

12.05.2020

Committee Date:

08.09.2020

Case Officer;

Peter Wilson

Conservation Area:

Olympia And Avonmore

Conservation Area - Number 23

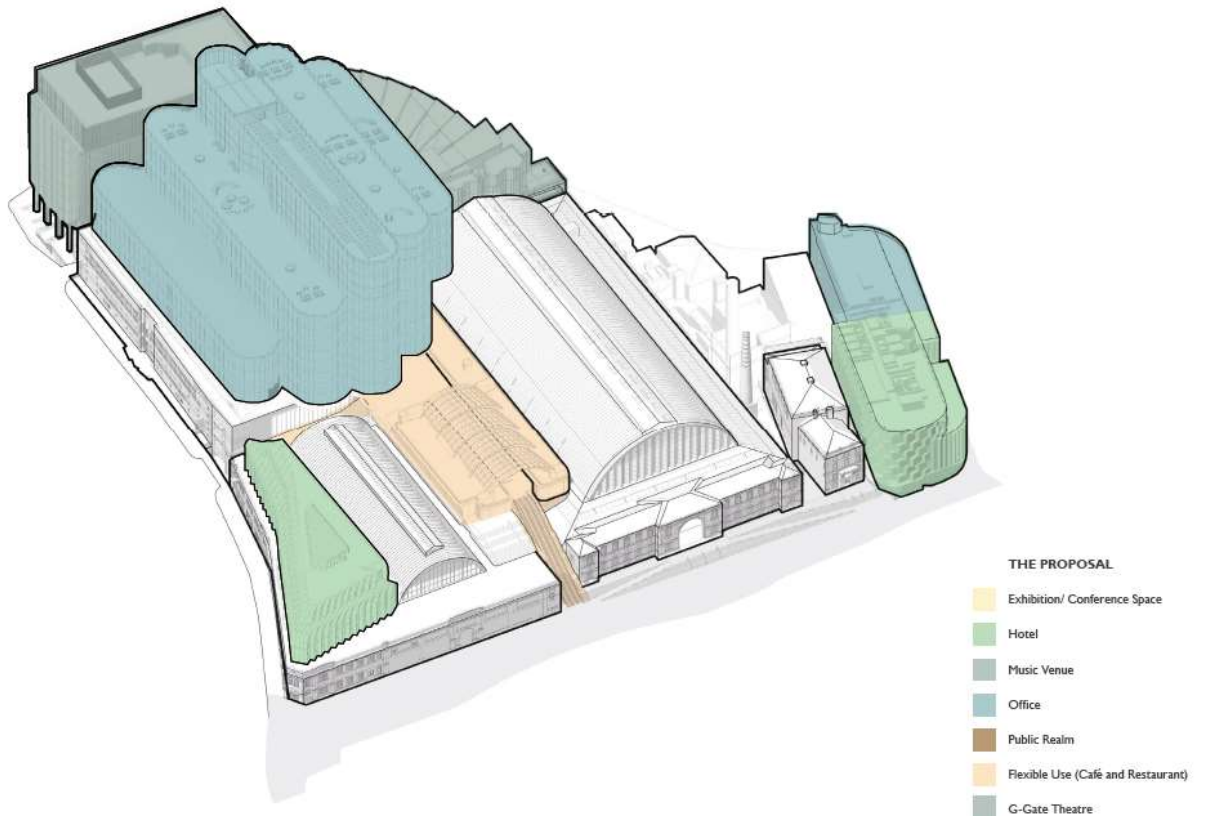
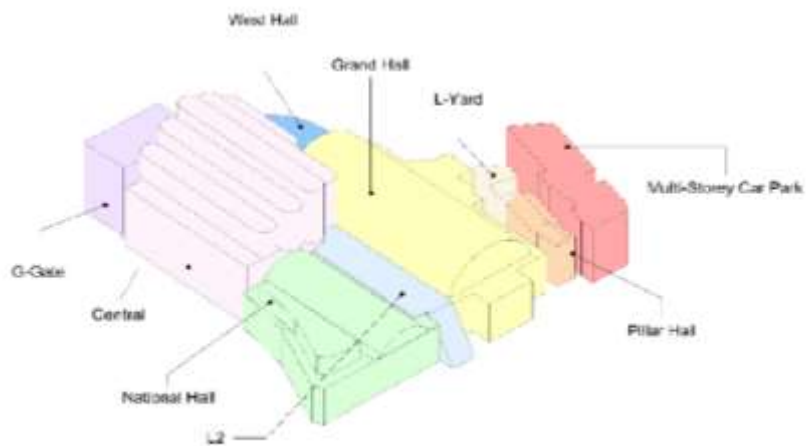
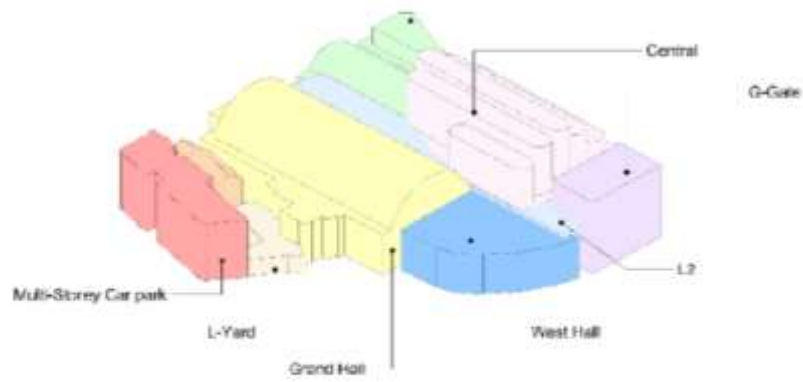


Image: Proposed development



Applicant:

Olympus Property Holding Limited

Description:

Internal and external alterations, amendments and extensions to the Olympia buildings and plots namely Central, G-gate, West, Multi Storey Car Park, Pillar Hall, Grand Hall and National Hall, and associated plant and public realm spaces (to be carried out alongside elements of listed building consent 2018/03101/LBC in connection with the comprehensive redevelopment of the site.

Drg. Nos: See Condition 2

Application type:

Listed Building Consent

Officer Recommendation:

- 1) Subject to there being no contrary direction from the Mayor for London that the Chief Planning Officer be authorised to grant listed building consent subject to the conditions listed below.**

- 2) That the Chief Planning Officer after consultation with the Head of Law 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.**

CONDITIONS

In line with the Town and Country Planning Act 1990 and the Town and Country Planning (Pre-commencement Conditions) Regulations 2018, officers have consulted the applicant on the pre-commencement conditions included in the agenda and the applicant has raised no objections.

Definitions

“**Council**” means the London Borough of Hammersmith and Fulham.

“**Development**” means the statutory definition of ‘development’ which is set out in Section 55 of the Town and Country Planning Act 1990 (as amended).

“**The Development**” means “Redevelopment of Olympia comprising: a) Central Hall - demolition with retention of listed façade to Hammersmith Road, erection of new ground plus up to 13 storey building for (B1) office, (D1) exhibition, flexible (A1-A4) retail/financial and professional services /restaurant/bar, and flexible (B1/D1) office/conference uses; new site-wide logistics centre, car/cycle parking and plant within two new basement levels; b) G-Gate site - erection of ground plus 9 upper storeys building with two levels of basement for use as a theatre, (D1) exhibition, flexible (A3/A4) restaurant/bar use at ground/level 2 and flexible A3/A4/B1 at upper two floors of building; c) National Hall - internal and external alterations comprising three storey roof-level extension for use as (C1) hotel, part use of National Hall for (A1-A4/C1) hotel and ancillary use, two levels of internal decks for use as (D1) exhibition space and flexible (D1) exhibition/(A3/A4) restaurant/bar use, alterations to existing basement and associated internal and external works; d) West Hall - alterations and extension to provide two additional storeys for use as (D2) live music and performance space; e) Maclise Road Multi Storey Car Park - partial demolition, alterations and extension for use as (C1) hotel, (D2) cinema, and flexible (B1/D1) co-working/conference use; f) Grand and National Halls - demolition of existing accommodation and circulation spaces between halls and construction of new Level 2 public realm deck with glazed canopy comprising flexible use (A1-A4) retail/restaurant/bar/financial and professional services; g) Pillar Hall - Internal and external alterations for use of building for (A3/A4) restaurant/bar, ancillary live music; h) Grand Hall - internal and external alterations including creation of two levels of internal decks for use as (D1) exhibition space and flexible (D1), (A3/A4) exhibition/restaurant/bar use; i) Plant and energy centres; j) Pedestrian/vehicle/cycle/highway works; k) Public realm, landscaping and associated works”.

“**Level 2**” means the area between Grand Hall and National Hall, which is proposed to become an elevated public access route connecting the various plots of Olympia from Olympia Way to Hammersmith Road.

“**Grand Hall**” means the Grade II* exhibition hall fronting Olympia Way.

“**National Hall**” means the Grade II exhibition hall located on the corner of Olympia Way and Hammersmith Road.

“G-Gate” means the area on the corner of Hammersmith Road and Lyons Walk, which is currently a servicing yard. **“West Hall”** means the exhibition hall attached to the Grand and Central Hall, located on Blythe Road.

“Pillar Hall” means the Grade II* listed hall located on Olympia Way.

“Central” means the Olympia Central building which is Grade II listed, fronting Hammersmith Road.

“MSCP” means the Maclise Road Multi-storey Car Park which is Grade II listed and located on the corner of Maclise Road and Olympia Way.

“L-Yard” means the area behind Pillar Hall that fronts onto Beaconsfield Terrace which consists of a series of ancillary buildings accommodating plant rooms and mechanical equipment, along with some open land used for logistics and servicing.

“Phases” means the Phases of work for the Development as defined below:

“Phase 1” means the works including:

Sub-Phase 1a Infrastructure and temporary works required for the first stage of the Development which comprise: • Substructure works and concrete slab within G-Gate; and • Internal piling and foundation works within Grand Hall, National Hall, and West Hall. Sub Phase 1b: • Modifications to West Hall. Sub Phase 1c works including: • Construction of new switch rooms, Energy Centre structure, temporary and permanent MEP plant for business continuity, new Energy Centre flue, new external Goods lift and new Gas Meter room.

“Phase 2” means the works, including: Sub-Phase 2a: • Construction of a new Music venue above existing West Hall exhibition areas; • Demolition of the existing Central building, while retaining the listed Art Deco façade on Hammersmith Road; • Construction of a protected logistics area within the Ground floor and basement; • Construction of a new build exhibition halls and office behind the Central façade; • Installation of New Energy Centre plant and equipment in L Yard. Sub-Phase 2b: • Provision of new accesses and public realm between Grand Hall, National Hall and Central.

Sub-Phase 2c • Internal refurbishment of Pillar Hall.

“Phase 3” means the works including; Sub-Phase 3a: • Piling and construction of a logistics area within the ground floor and basement within G Gate as well as a new build theatre above; Sub-Phase 3b: • Partial demolition of the existing MSCP, with demolition of sections of the southern part of the building, modifications to the existing structure and construction of new floors above for new Hotel and Co-working offices.

“Phase 4” means the works including: Sub-Phase 4a: • Construction within National Hall and extension above to provide a hotel; Sub-Phase 4b: • Construction of internal decks within Grand Hall and National Hall.

“Enabling Works” means: • Site clearance (excluding demolition works) • Preparatory works & MEP/utility relocations (Existing Utility and Mechanical, Electrical and Public Health Building Services (MEP) Diversions), particularly L-Yard, installation of additional power to the site • Site investigations and surveys • Fixtures and fitting strip out

(excluding listed buildings) • Temporary access/highway works • Temporary welfare and office accommodation • Hoardings

“Commencement” means in respect of the Development or individual Stages (as relevant) the initiation of development as defined in Section 56(4) of the Town and Country Planning Act 1990 (as amended) including “Commence” which shall be construed accordingly.

“Practical Completion” means completion save in minor respects so that the Development can be used and operated in the manner permitted by the Planning Permission.

“Olympia Way Outline Application” means the outline planning application (ref: 2018/03102/OUT) for access, layout, landscape, appearance, and scale for Olympia Way, including the demolition of the existing building adjacent to the station entrance, construction of buildings up to 4 storeys in height for flexible uses, public realm, and associated landscaping.

“Listed Building Consent” means the listed building consent application that is related to this application, that covers works to listed buildings on site, including Grand Hall, National Hall, Pillar Hall, Olympia Central and the Maclise Road Multistorey Car Park.

1. Time Limit

The works hereby granted consent shall not commence later than the expiration of 3 years beginning with the date upon which this consent is granted.

Reason: Condition required to be imposed by Section 18(1) (a) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended by section 91 of the Planning and Compensation Act 2004).

2. Approved Drawings

The Development shall be carried out and completed in accordance with the following approved drawings:

2. Approved Drawings

The Development shall be carried out and completed in accordance with the following approved drawings:

Demolition Area Schedule - Masterplan

1709-SPP-SC-A-ZZ-D-80-XX-01-01 Masterplan - Demolition Area Schedule P02

Site Plan

1709-SPP-DR-A-ZZ-P-20-0S-01-01 Masterplan - Proposed Site Plan P02

Proposed Plans - Masterplan

1709-SPP-DR-A-ZZ-P-20-B1-01-01 Masterplan - Proposed Level B1 Floor Plan 1:500
A0 P01 P02

1709-SPP-DR-A-ZZ-P-20-B2-01-01 Masterplan - Proposed Level B2 Floor Plan P02

1709-SPP-DR-A-ZZ-P-20-0G-01-01 Masterplan - Proposed Level 0G Floor Plan P02

1709-SPP-DR-A-ZZ-P-20-01-01-01 Masterplan - Proposed Level 01 Floor Plan P03
1709-SPP-DR-A-ZZ-P-20-1M-01-01 Masterplan - Proposed Level 01 Mezzanine Floor P01
1709-SPP-DR-A-ZZ-P-20-02-01-01 Masterplan - Proposed Level 02 Floor Plan P03
1709-SPP-DR-A-ZZ-P-20-02-01-02 Masterplan - Proposed Level 02 Intermediate Floor Plan P01
1709-SPP-DR-A-ZZ-P-20-2M-01-01 Masterplan - Proposed Level 02 Mezzanine Floor Plan P02
1709-SPP-DR-A-ZZ-P-20-03-01-01 Masterplan - Proposed Level 03 Floor Plan P02
1709-SPP-DR-A-ZZ-P-20-04-01-01 Masterplan - Proposed Level 04 Floor Plan P02
1709-SPP-DR-A-ZZ-P-20-05-01-01 Masterplan - Proposed Level 05 Floor Plan P02
1709-SPP-DR-A-ZZ-P-20-06-01-01 Masterplan - Proposed Level 06 Floor Plan P02
1709-SPP-DR-A-ZZ-P-20-07-01-01 Masterplan - Proposed Level 07 Floor Plan P02
1709-SPP-DR-A-ZZ-P-20-08-01-01 Masterplan - Proposed Level 08 Floor Plan P02
1709-SPP-DR-A-ZZ-P-20-09-01-01 Masterplan - Proposed Level 09 Floor Plan P02
1709-SPP-DR-A-ZZ-P-20-10-01-01 Masterplan - Proposed Level 10 Floor Plan P02
1709-SPP-DR-A-ZZ-P-20-11-01-01 Masterplan - Proposed Level 11 Floor Plan P02
1709-SPP-DR-A-ZZ-P-20-12-01-01 Masterplan - Proposed Level 12 Floor Plan P02
1709-SPP-DR-A-ZZ-P-20-13-01-01 Masterplan - Proposed Level 13 Floor Plan P02
1709-SPP-DR-A-ZZ-P-20-0R-01-01 Masterplan - Proposed Roof Plan P02

Proposed Elevations - Masterplan

1709-SPP-DR-A-ZZ-P-25-XX-01-01 Masterplan - Proposed Streetscape SE Elevation P02
1709-SPP-DR-A-ZZ-P-25-XX-01-02 Masterplan - Proposed Streetscape NE Elevation P03
1709-SPP-DR-A-ZZ-P-25-XX-01-03 Masterplan - Proposed Streetscape NW Elevation P02
1709-SPP-DR-A-ZZ-P-25-XX-01-04 Masterplan - Proposed Streetscape SW Elevation P02
1709-SPP-DR-A-ZZ-P-25-XX-01-11 Masterplan - Proposed Streetscape SE & NE Elevations in Context P03
1709-SPP-DR-A-ZZ-P-25-XX-01-12 Masterplan - Proposed Streetscape NW & SW Elevations in Context P02

Proposed Sections - Masterplan

1709-SPP-DR-A-ZZ-P-26-XX-01-01 Masterplan - Proposed Section S1 P02
1709-SPP-DR-A-ZZ-P-26-XX-01-02 Masterplan - Proposed Sections S2 & S3 P02
1709-SPP-DR-A-ZZ-P-26-XX-01-03 Masterplan - Proposed Section S4 P02
1709-SPP-DR-A-ZZ-P-26-XX-01-04 Masterplan - Proposed Sections S5 & S6 P02
1709-SPP-DR-A-ZZ-P-26-XX-01-05 Masterplan - Proposed Sections S7 & S8 P02

Proposed Area Schedule - Masterplan

1709-SPP-SC-A-ZZ-P-80-XX-01-01 Masterplan - Proposed Area Schedule P02

Demolition Plans – Grand Hall

1709-SPP-DR-A-OG-D-20-B1-01-01 Grand - Demolition Level B1 Floor Plan P01
1709-SPP-DR-A-OG-D-20-0G-01-01 Grand - Demolition Level 0G Floor Plan P02
1709-SPP-DR-A-OG-D-20-01-01-01 Grand - Demolition Level 01 Floor Plan P02
1709-SPP-DR-A-OG-D-20-01M-01-01 Grand - Demolition Level 01 Mezzanine Floor Plan P01
1709-SPP-DR-A-OG-D-20-0R-01-01 Grand - Demolition Roof Plan P01

Demolition Elevations – Grand Hall

1709-SPP-DR-A-OG-D-25-XX-01-01 Grand - Demolition North Elevation P01
1709-SPP-DR-A-OG-D-25-XX-01-02 Grand - Demolition East Elevation P01
1709-SPP-DR-A-OG-D-25-XX-01-03 Grand - Demolition South Sectional Elevation P01
1709-SPP-DR-A-OG-D-25-XX-01-04 Grand - Demolition West Sectional Elevation P01

Demolition Sections – Grand Hall

1709-SPP-DR-A-OG-D-26-XX-01-01 Grand - Demolition Section S1 P01
1709-SPP-DR-A-OG-D-26-XX-01-02 Grand - Demolition Section S2 P01

Proposed Site – Grand Hall

1709-SPP-DR-A-OG-P-00-OS-01-01 Grand- Proposed Site Plan P02

Proposed Plans – Grand Hall

1709-SPP-DR-A-OG-P-20-B1-01-01 Grand - Proposed Level B1 Floor Plan P02
1709-SPP-DR-A-OG-P-20-0G-01-01 Grand - Proposed Level 0G Floor Plan P02
1709-SPP-DR-A-OG-E-20-0GM-01-01 Grand - Proposed Level 0G Mezzanine Floor Plan P02
1709-SPP-DR-A-OG-P-20-01-01-01 Grand - Proposed Level 01 Floor Plan P02
1709-SPP-DR-A-OG-P-20-01M-01-01 Grand - Proposed Level 01 Mezzanine Floor Plan P02
1709-SPP-DR-A-OG-P-20-0R-01-01 Grand - Proposed Roof Plan P02

Proposed Elevations – Grand Hall

1709-SPP-DR-A-OG-P-25-XX-01-01 Grand - Proposed North Elevation P02
1709-SPP-DR-A-OG-P-25-XX-01-02 Grand - Proposed East Elevation P03
1709-SPP-DR-A-OG-P-25-XX-01-03 Grand - Proposed South Sectional Elevation P02
1709-SPP-DR-A-OG-P-25-XX-01-04 Grand - Proposed West Sectional Elevation P02
1709-SPP-DR-A-OG-P-25-XX-01-20 Grand - Decorative Façade Reinstatement 1P03
1709-SPP-DR-A-OG-P-25-XX-01-25 Grand - Decorative Façade Reinstatement 2 P02

Proposed Sections – Grand Hall

1709-SPP-DR-A-OG-P-26-XX-01-01 Grand - Proposed Section S1 P02
1709-SPP-DR-A-OG-P-26-XX-01-02 Grand - Proposed Section S2 P02

Demolition Plans – National hall

1709-SPP-DR-A-ON-D-20-B1-01-01 National - Demolition Level B1 Floor Plan P02
1709-SPP-DR-A-ON-D-20-0G-01-01 National - Demolition Level 0G Floor Plan P02
1709-SPP-DR-A-ON-D-20-0GM-01-01 National - Demolition Level 0G Mezzanine Floor Plan P02
1709-SPP-DR-A-ON-D-20-01-01-01 National - Demolition Level 01 Floor Plan P02
1709-SPP-DR-A-ON-D-20-0R-01-01 National - Demolition Roof plan P02

Demolition Elevations – National Hall

1709-SPP-DR-A-ON-D-25-XX-01-01 National - Demolition NW Sectional Elevation P02
1709-SPP-DR-A-ON-D-25-XX-01-02 National - Demolition NE Elevation P02
1709-SPP-DR-A-ON-D-25-XX-01-03 National - Demolition SE Elevation 1 P02
1709-SPP-DR-A-ON-D-25-XX-01-04 National - Demolition SW Sectional Elevation P02

Demolition Sections – National Hall

1709-SPP-DR-A-ON-D-26-XX-01-01 National - Demolition Section S1 P02

1709-SPP-DR-A-ON-D-26-XX-01-02 National - Demolition Section S2 P02

Proposed Site – National Hall

1709-SPP-DR-A-ON-P-00-OS-01-01 National - Proposed Site Plan P02

Proposed Plans – National Hall

1709-SPP-DR-A-ON-P-20-B1-01-01 National - Proposed Level B1 Floor Plan P02
1709-SPP-DR-A-ON-P-20-0G-01-01 National - Proposed Level 0G Floor Plan P02
1709-SPP-DR-A-ON-P-20-01-01-01 National – Proposed Level 01 Floor Plan P02
1709-SPP-DR-A-ON-P-20-02-01-01 National - Proposed Level 02 Floor Plan P02
1709-SPP-DR-A-ON-P-20-03-01-01 National - Proposed Level 03 Floor Plan P02
1709-SPP-DR-A-ON-P-20-04-01-01 National - Proposed Level 04 Floor Plan P02
1709-SPP-DR-A-ON-P-20-05-01-01 National - Proposed Level 05 Floor Plan P02
1709-SPP-DR-A-ON-P-20-0R-01-01 National - Proposed Roof Plan P02

Proposed External Wall Details – National Hall

1709-SPP-DR-A-ON-P-21-XX-01-01 National - Proposed External Wall Details - Sheet 01 P02
1709-SPP-DR-A-ON-P-21-XX-01-02 National - Proposed External Wall Details - Sheet 02 P02

Proposed Elevations – National Hall

1709-SPP-DR-A-ON-P-25-XX-01-01 National - Proposed NW Sectional Elevation P02
1709-SPP-DR-A-ON-P-25-XX-01-02 National - Proposed NE Elevation P02
1709-SPP-DR-A-ON-P-25-XX-01-03 National - Proposed SE Elevation P02
1709-SPP-DR-A-ON-P-25-XX-01-04 National - Proposed SW Sectional Elevation P02
1709-SPP-DR-A-ON-P-25-XX-01-05 National - Proposed NW Sectional Elevation - Sheet 02 P02

Proposed Sections – National Hall

1709-SPP-DR-A-ON-P-26-XX-01-01 National - Proposed Section 01 P02
1709-SPP-DR-A-ON-P-26-XX-01-02 National - Proposed Section 02 P02
1709-SPP-DR-A-ON-P-26-XX-01-03 National - Proposed Section 03 1:200 A1 P02

Demolition Plans – Olympia Central

1709-SPP-DR-A-OC-D-20-B1-01-01 Central - Demolition Level B1 Floor Plan P01
1709-SPP-DR-A-OC-D-20-0G-01-01 Central - Demolition Level 0G Floor Plan P01
1709-SPP-DR-A-OC-D-20-01-01-01 Central - Demolition Level 01 Floor Plan P01
1709-SPP-DR-A-OC-D-20-1M-01-01 Central - Demolition Level 01 Mezzanine Floor Plan P01
1709-SPP-DR-A-OC-D-20-02-01-01 Central - Demolition Level 02 Floor Plan P01
1709-SPP-DR-A-OC-E-20-2M-01-01 Central - Demolition Level 02 Mezzanine Floor Plan P01
1709-SPP-DR-A-OC-D-20-03-01-01 Central - Demolition Level 03 Floor Plan P01
1709-SPP-DR-A-OC-D-20-04-01-01 Central - Demolition Level 04 Floor Plan P01
1709-SPP-DR-A-OC-D-20-0R-01-01 Central - Demolition Roof Plan P01

Demolition Elevations - Olympia Central

1709-SPP-DR-A-OC-D-25-XX-01-01 Central - Demolition SE &SW Elevations P01
1709-SPP-DR-A-OC-D-25-XX-01-02 Central - Demolition NE & NW Sectional Elevations P01

Demolition Sections - Olympia Central

1709-SPP-DR-A-OC-D-26-XX-01-01 Central - Demolition Section S1+S2 P01

Proposed Site - Olympia Central

1709-SPP-DR-A-OC-P-00-OS-01-01 Central - Proposed Site Plan P02

Proposed Plans - Olympia Central

1709-SPP-DR-A-OC-P-20-B2-01-01 Central - Proposed Level B2 Floor Plan P01

1709-SPP-DR-A-OC-P-20-B1-01-01 Central - Proposed Level B1 Floor Plan P02

1709-SPP-DR-A-OC-P-20-0G-01-01 Central - Proposed Level 0G Floor Plan P02

1709-SPP-DR-A-OC-P-20-01-01-01 Central - Proposed Level 01 Floor Plan P02

1709-SPP-DR-A-OC-P-20-01M-01-01 Central - Proposed Level 01 Mezzanine Floor Plan P01

1709-SPP-DR-A-OC-P-20-02-01-01 Central - Proposed Level 02 Floor Plan P02

1709-SPP-DR-A-OC-P-20-02-01-02 Central - Proposed Level 02 Intermediate Floor Plan P01

1709-SPP-DR-A-OC-P-20-2M-01-01 Central - Proposed Level 02 Mezzanine Floor Plan P02

1709-SPP-DR-A-OC-P-20-03-01-01 Central - Proposed Level 03 Floor Plan P02

1709-SPP-DR-A-OC-P-20-04-01-01 Central - Proposed Level 04 Floor Plan P02

1709-SPP-DR-A-OC-P-20-05-01-01 Central - Proposed Level 05 Floor Plan P02

1709-SPP-DR-A-OC-P-20-06-01-01 Central - Proposed Level 06 Floor Plan P02

1709-SPP-DR-A-OC-P-20-07-01-01 Central - Proposed Level 07 Floor Plan P02

1709-SPP-DR-A-OC-P-20-08-01-01 Central - Proposed Level 08 Floor Plan P02

1709-SPP-DR-A-OC-P-20-09-01-01 Central - Proposed Level 09 Floor Plan P02

1709-SPP-DR-A-OC-P-20-10-01-01 Central - Proposed Level 10 Floor Plan P02

1709-SPP-DR-A-OC-P-20-11-01-01 Central - Proposed Level 11 Floor Plan P02

1709-SPP-DR-A-OC-P-20-12-01-01 Central - Proposed Level 12 Floor Plan P02

P031709-SPP-DR-A-OC-P-20-0R-01-01 Central - Proposed Roof Plan P02

Proposed External Wall Details - Olympia Central

1709-SPP-DR-A-OC-P-21-XX-01-01 Central - Proposed External Wall Details - Sheet 01 P02

1709-SPP-DR-A-OC-P-21-XX-01-02 Central - Proposed SW Elevation - Sheet 02 P02

Proposed Elevations - Olympia Central

1709-SPP-DR-A-OC-P-25-XX-01-01 Central - Proposed SE Elevation P02

1709-SPP-DR-A-OC-P-25-XX-01-02 Central - Proposed SW Elevation P02

1709-SPP-DR-A-OC-P-25-XX-01-03 Central - Proposed NW Elevation P02

1709-SPP-DR-A-OC-P-25-XX-01-04 Central - Proposed NE Elevation P02

Proposed Sections - Olympia Central

1709-SPP-DR-A-OC-P-26-XX-01-01 Central - Proposed Section 01 P02

1709-SPP-DR-A-OC-P-26-XX-01-02 Central - Proposed Section 02 P02

1709-SPP-DR-A-OC-P-26-XX-01-03 Central - Proposed Section 03 P02

Proposed Site – G-Gate

1709-SPP-DR-A-GG-P-00-OS-01-01 G-Gate - Proposed Site Plan P02

Proposed Plans – G-Gate

1709-SPP-DR-A-GG-P-20-B1-01-01 G-Gate - Proposed Level B1 Floor Plan P02

1709-SPP-DR-A-GG-P-20-B2-01-01 G-Gate - Proposed Level B2 Floor Plan P02

1709-SPP-DR-A-GG-P-20-0G-01-01 G-Gate - Proposed Level 0G Floor Plan P02
1709-SPP-DR-A-GG-P-20-01-01-01 G-Gate - Proposed Level 01 Floor Plan P02
1709-SPP-DR-A-GG-P-20-02-01-01 G-Gate - Proposed Level 02 Floor Plan P02
1709-SPP-DR-A-GG-P-20-03-01-01 G-Gate - Proposed Level 03 Plan P02
1709-SPP-DR-A-GG-P-20-04-01-01 G-Gate - Proposed Level 04 Floor Plan P02
1709-SPP-DR-A-GG-P-20-05-01-01 G-Gate - Proposed Level 05 Floor Plan P02
1709-SPP-DR-A-GG-P-20-06-01-01 G-Gate - Proposed Level 06 Floor Plan P02
1709-SPP-DR-A-GG-P-20-07-01-01 G-Gate - Proposed Level 07 Floor Plan P02
1709-SPP-DR-A-GG-P-20-08-01-01 G-Gate - Proposed Level 08 Floor Plan P02
1709-SPP-DR-A-GG-P-20-09-01-01 G-Gate - Proposed Level 09 Floor Plan P02
1709-SPP-DR-A-GG-P-20-10-01-01 G-Gate - Proposed Level 10 Floor Plan P01
1709-SPP-DR-A-GG-P-20-0R-01-01 G-Gate - Proposed Roof Plan P02

Proposed External Wall Details - G-Gate

1709-SPP-DR-A-GG-P-21-XX-01-01 G-Gate - Proposed External Wall Details P02

Proposed Elevations - G-Gate

1709-SPP-DR-A-GG-P-25-XX-01-01 G-Gate - Proposed South Elevation P02
1709-SPP-DR-A-GG-P-25-XX-01-02 G-Gate - Proposed West Elevation P02
1709-SPP-DR-A-GG-P-25-XX-01-03 G-Gate - Proposed North Elevation P02
1709-SPP-DR-A-GG-P-25-XX-01-04 G-Gate - Proposed East Elevation P02

Proposed Sections - G-Gate

1709-SPP-DR-A-GG-P-26-XX-01-01 G-Gate - Proposed Section S1 P02
1709-SPP-DR-A-GG-P-26-XX-01-02 G-Gate - Proposed Section S2 P02

Demolition Plans – West Hall

1709-SPP-DR-A-OW-D-20-0G-01-01 West - Demolition Level 0G Floor Plan P02
1709-SPP-DR-A-OW-D-20-0GM-01-01 West - Demolition Level 0G Mezzanine Floor Plan P02
1709-SPP-DR-A-OW-D-20-01-01-01 West - Demolition Level 01 Floor Plan P02
1709-SPP-DR-A-OW-E-20-1M-01-01 West - Demolition Level 01 Mezzanine Floor Plan 1 P02
1709-SPP-DR-A-OW-D-20-0R-01-01 West - Demolition Roof plan P02

Demolition Elevations – West Hall

1709-SPP-DR-A-OW-D-25-XX-01-01 West - Demolition NW & NE Elevations P02
1709-SPP-DR-A-OW-D-25-XX-01-02 West - Demolition SE & SW Elevations P02

Demolition Sections – West Hall

1709-SPP-DR-A-OW-D-26-XX-01-01 West - Demolition Section S1 & S2 P02

Proposed Site – West Hall

1709-SPP-DR-A-OW-P-00-OS-01-01 West - Proposed Site Plan P02

Proposed Plans – West Hall

1709-SPP-DR-A-OW-P-20-0G-01-01 West - Proposed Level 0G Floor Plan P02
1709-SPP-DR-A-OW-P-20-0GM-01-02 West - Proposed Level 0G Mezzanine Floor Plan P02
1709-SPP-DR-A-OW-P-20-01-01-01 West - Proposed Level 01 Floor Plan P02
1709-SPP-DR-A-OW-P-20-1M-01-02 West - Proposed Level 01 Mezzanine Floor Plan P02

1709-SPP-DR-A-OW-P-20-02-01-01 West - Proposed Level 02 Floor Plan P02
1709-SPP-DR-A-OW--P-20-03-01-01 West - Proposed Level 03 Floor Plan P02
1709-SPP-DR-A-OW-P-20-0R-01-01 West - Proposed Roof Plan P02

Proposed External Wall Details – West Hall

1709-SPP-DR-A-OW-P-21-XX-01-01 West - Proposed External Wall Details - Sheet 01 P02
1709-SPP-DR-A-OW-P-21-XX-01-02 West - Proposed External Wall Details - Sheet 02 P02

Proposed Elevations – West Hall

1709-SPP-DR-A-OW-P-25-XX-01-01 West - Proposed NW Elevation P02
1709-SPP-DR-A-OW-P-25-XX-01-02 West - Proposed NE Elevation P02
1709-SPP-DR-A-OW-P-25-XX-01-03 West - Proposed SE Elevation P02
1709-SPP-DR-A-OW-P-25-XX-01-04 West - Proposed SW Elevation P02

Proposed Sections – West Hall

1709-SPP-DR-A-OW-P-26-XX-01-01 West - Proposed Section S1 P02
1709-SPP-DR-A-OW-P-26-XX-01-02 West - Proposed Section S2 P02
1709-SPP-DR-A-OW-P-26-XX-01-03 West - Proposed Section S3 P02

Proposed Site - L-Yard

1709-SPP-DR-A-LY-P-00-OS-01-01 L-Yard - Proposed Site Plan P02

Proposed Plans - L-Yard

1709-SPP-DR-A-LY-P-20-0G-01-01 L-Yard - Proposed Level 0G Floor Plan P01
1709-SPP-DR-A-LY-P-20-GM-01-01 L-Yard - Proposed Level GM Floor Plan P01
1709-SPP-DR-A-LY-P-20-01-01-01 L-Yard - Proposed Level 01 Floor Plan P02
1709-SPP-DR-A-LY-P-20-1M-01-01 L-Yard - Proposed Level 01 Mezzanine Floor Plan P01
1709-SPP-DR-A-LY-P-20-02-01-01 L-Yard Proposed Level 02 Floor Plan P01

Proposed Elevations - L-Yard

1709-SPP-DR-A-LY-P-25-XX-01-01 L-Yard - Proposed North Elevation P02
1709-SPP-DR-A-LY-P-25-XX-01-02 L-Yard - Proposed East Sectional Elevation P02
1709-SPP-DR-A-LY-P-25-XX-01-03 L-Yard - Proposed South Sectional Elevation P02
1709-SPP-DR-A-LY-P-25-XX-01-04 L-Yard - Proposed West Sectional Elevation P02

Demolition Plans – Maclise Road Car Park

1709-SPP-DR-A-CP-D-20-0B-01-01 MSCP - Demolition Level B1 Floor Plan P02
1709-SPP-DR-A-CP-D-20-0G-01-01 MSCP - Demolition Level 0G Floor Plan P02
1709-SPP-DR-A-CP-D-20-01-01-01 MSCP - Demolition Level 01 Floor Plan P02
1709-SPP-DR-A-CP-D-20-02-01-01 MSCP - Demolition Level 02 Floor Plan P02
1709-SPP-DR-A-CP-D-20-03-01-01 MSCP - Demolition Level 03 Floor Plan P02
1709-SPP-DR-A-CP-D-20-04-01-01 MSCP - Demolition Level 04 Floor Plan P02
1709-SPP-DR-A-CP-D-20-05-01-01 MSCP - Demolition Level 05 Floor Plan P02
1709-SPP-DR-A-CP-D-20-0R-01-01 MSCP - Demolition Roof plan P02

Demolition Elevations - Maclise Road Car Park

1709-SPP-DR-A-CP-D-25-XX-01-01 MSCP - Demolition North Elevation P02
1709-SPP-DR-A-CP-D-25-XX-01-02 MSCP - Demolition South Elevation P02
1709-SPP-DR-A-CP-D-25-XX-01-03 MSCP - Demolition East & West Elevations P02

Demolition Sections - Maclise Road Car Park

1709-SPP-DR-A-CP-D-26-XX-01-01 MSCP - Demolition Section S1 P02

1709-SPP-DR-A-CP-D-26-XX-01-02 MSCP - Demolition Sections S2 & P02

Proposed Site - Maclise Road Car Park

1709-SPP-DR-A-CP-P-00-OS-01-01 MSCP - Proposed Site Plan P02

Proposed Plans - Maclise Road Car Park

1709-SPP-DR-A-CP-P-20-B1-01-01 MSCP - Proposed Level B1 Floor Plan P02

1709-SPP-DR-A-CP-P-20-0G-01-01 MSCP - Proposed Level 0G Floor Plan P02

1709-SPP-DR-A-CP-P-20-01-01-01 MSCP - Proposed Level 01 Floor Plan P02

1709-SPP-DR-A-CP-P-20-02-01-01 MSCP - Proposed Level 02 Floor Plan P02

1709-SPP-DR-A-CP-P-20-03-01-01 MSCP - Proposed Level 03 Floor Plan P02

1709-SPP-DR-A-CP-P-20-04-01-01 MSCP - Proposed Level 04 Floor Plan P02

1709-SPP-DR-A-CP-P-20-05-01-01 MSCP - Proposed Level 05 Floor Plan P03

1709-SPP-DR-A-CP-P-20-06-01-01 MSCP - Proposed Level 06 Floor Plan P02

1709-SPP-DR-A-CP-P-20-07-01-01 MSCP - Proposed Level 07 Floor Plan 1 P02

1709-SPP-DR-A-CP-P-20-0R-01-01 MSCP - Proposed Roof Plan P03

Proposed External Wall Details - Maclise Road Car Park

1709-SPP-DR-A-CP-P-21-XX-01-01 MSCP - Proposed External Wall Details P02

Proposed Elevations - Maclise Road Car Park

1709-SPP-DR-A-CP-P-25-XX-01-01 MSCP - Proposed North Elevation P02

1709-SPP-DR-A-CP-P-25-XX-01-02 MSCP - Proposed South Elevation P02

1709-SPP-DR-A-CP-P-25-XX-01-03 MSCP - Proposed East & West Elevations P02

Proposed Sections - Maclise Road Car Park

1709-SPP-DR-A-CP-P-26-XX-01-01 MSCP - Proposed Section S1 P02

1709-SPP-DR-A-CP-P-26-XX-01-02 MSCP - Proposed Sections S2 & S3 P02

Demolition Plans – Pillar Hall

1709-SPP-DR-A-PH-D-20-B1-01-01 Pillar Hall - Demolition Level B1 Floor Plan P02

1709-SPP-DR-A-PH-D-20-0G-01-01 Pillar Hall - Demolition Level 0G Floor Plan P02

1709-SPP-DR-A-PH-D-20-01-01-01 Pillar Hall - Demolition Level 01 Floor Plan P02

1709-SPP-DR-A-PH-D-20-02-01-01 Pillar Hall - Demolition Level 02 Floor Plan P02

1709-SPP-DR-A-PH-D-20-03-01-01 Pillar Hall - Demolition Level 03 Floor Plan P02

1709-SPP-DR-A-PH-D-20-04-01-01 Pillar Hall - Demolition Level 04 Floor Plan P02

1709-SPP-DR-A-PH-D-20-0R-01-01 Pillar Hall - Demolition Roof plan P02

Demolition Elevations – Pillar Hall

1709-SPP-DR-A-PH-D-25-XX-01-01 Pillar Hall - Demolition North Elevation P02

1709-SPP-DR-A-PH-D-25-XX-01-02 Pillar Hall - Demolition West Elevation P02

1709-SPP-DR-A-PH-D-25-XX-01-03 Pillar Hall - Demolition South Elevation P02

1709-SPP-DR-A-PH-D-25-XX-01-04 Pillar Hall - Demolition East Elevation P03

Demolition Sections – Pillar Hall

1709-SPP-DR-A-PH-D-26-XX-01-01 Pillar Hall - Demolition Section S1 P01

Proposed Site – Pillar Hall

1709-SPP-DR-A-PH-P-00-OS-01-01 Pillar Hall - Proposed Site Plan P01

Proposed Plans – Pillar Hall

1709-SPP-DR-A-PH-P-20-B1-01-01 Pillar Hall - Proposed Level B1 Floor Plan P02
1709-SPP-DR-A-PH-P-20-0G-01-01 Pillar Hall - Proposed Level 0G Floor Plan P02
1709-SPP-DR-A-PH-P-20-01-01-01 Pillar Hall - Proposed Level 01 Floor Plan P02
1709-SPP-DR-A-PH-P-20-02-01-01 Pillar Hall - Proposed Level 02 Floor Plan P02
1709-SPP-DR-A-PH-P-20-03-01-01 Pillar Hall - Proposed Level 03 Floor Plan P02
1709-SPP-DR-A-PH-P-20-04-01-01 Pillar Hall - Proposed Level 04 Floor Plan P02
1709-SPP-DR-A-PH-P-20-0R-01-01 Pillar Hall - Proposed Roof Plan P02

Proposed Elevations – Pillar Hall

1709-SPP-DR-A-PH-P-25-XX-01-01 Pillar Hall - Proposed North Elevation P02
1709-SPP-DR-A-PH-P-25-XX-01-02 Pillar Hall - Proposed West Elevation P02
1709-SPP-DR-A-PH-P-25-XX-01-03 Pillar Hall - Proposed South Elevation P02
1709-SPP-DR-A-PH-P-25-XX-01-04 Pillar Hall - Proposed East Elevation P03

Proposed Sections – Pillar Hall

1709-SPP-DR-A-PH-P-26-MF-01-01 Pillar Hall - Proposed Section S1 P01

Proposed Site – L2 Public Realm

1709-SPP-DR-A-PR-P-00-OS-01-01 L2 Public Realm - Proposed Site Plan P02

Proposed Plans – L2 Public Realm

1709-SPP-DR-A-PR-P-20-02-01-01 L2 Public Realm - Proposed Level 02 Floor Plan P02
1709-SPP-DR-A-PR-P-20-2M-01-02 L2 Public Realm - Proposed Level 02 Mezzanine Floor Plan P02
1709-SPP-DR-A-PR-P-20-0R-01-01 L2 Public Realm - Proposed Roof Plan P02

Proposed Elevations – L2 Public Realm

1709-SPP-DR-A-PR-P-25-XX-01-01 L2 Public Realm - Proposed North Sectional Elevation P02
1709-SPP-DR-A-PR-P-25-XX-01-02 L2 Public Realm - Proposed East Elevation P02
1709-SPP-DR-A-PR-P-25-XX-01-03 L2 Public Realm - Proposed South Sectional Elevation P02
1709-SPP-DR-A-PR-P-25-XX-01-04 L2 Public Realm - Proposed West Sectional Elevation P02

Proposed Sections – L2 Public Realm

1709-SPP-DR-A-PR-P-26-XX-01-01 L2 Public Realm - Proposed Section 01 P02
1709-SPP-DR-A-PR-P-26-XX-01-02 L2 Public Realm - Proposed Section 02 P02

Reason: To ensure full compliance with the planning application hereby approved and to prevent harm arising through deviations from the approved plans, in accordance with Policies 7.1, 7.2, 7.3, 7.4, 7.5, 7.6, 7.7, 7.8, 7.9 and 7.21 of the London Plan 2016 and Policies DC1, DC2, DC3, DC4 and DC8 of the Local Plan 2018.

3. Building Contract for MSCP

No works (excluding Enabling Works) at the MSCP to commence until a signed building contract for redevelopment of the Maclise Road MSCP in accordance with this consent has been submitted to and approved in writing by the Council.

Reason: To ensure that works do not take place prematurely and to safeguard the special architectural or historic interest of the listed building in accordance with Policy DC8 of the Local Plan 2018.

4. Building Contract for National Hall

No works (excluding Enabling Works) at National Hall to commence until a signed building contract for redevelopment of the National Hall in accordance with this consent has been submitted to and approved in writing by the Council.

Reason: To ensure that works do not take place prematurely and to safeguard the special architectural or historic interest of the listed building in accordance with Policy DC8 of the Local Plan 2018.

5. Building Contract for Olympia Central

No works (excluding Enabling Works) at Olympia Central to commence until a signed building contract for the construction of the basement Logistics Centre in accordance with this consent has been submitted to and approved in writing by the Council.

Reason: To ensure that works do not take place prematurely and to safeguard the special architectural or historic interest of the listed building in accordance with Policy DC8 of the Local Plan 2018.

6. Structural protection and monitoring regime

A detailed structural engineer's report and construction method statement for the demolition, basement excavation and construction works to each Listed Building shall be submitted to and approved in writing by the Council prior to the commencement of any works to that listed building or any affected parts of adjacent listed buildings (excluding Enabling Works), including:

- Details and drawings of the existing structural arrangement and structural condition of each listed building,
- Details and drawings of the proposed structural arrangement and structural condition of each listed building; (including in the case of Grand Hall 1:20 details of the interface between the new structural interventions and historic ironwork),
- Details and relevant drawings of the construction methodology and details of any piling/temporary works required to facilitate the works and how the impact of both of these on the significance of the relevant listed building and adjacent listed buildings has been minimised,
- details of the proposed means of structural protection to the relevant listed building and adjacent listed building during the works,
- confirmation that there will be no damage to the relevant listed building or adjacent listed buildings as a result of the works,
- details of a structural monitoring regime for the listed buildings including indicative monitoring points and indicative limits to be carried out by a structural surveyor throughout the duration of the works, including monitoring of the plasterwork within the interior of Pillar Hall,
- effect of anticipated ground movements on the listed buildings using the Burland scale should be provided, in addition to an assessment of these

movements on the listed structures based on their arrangement and condition,

- explanations of specific construction sequences and proposed propping arrangements that correlate with the proposed monitoring strategy in order to limit ground movements to within the anticipated ground movements.

The works shall be carried out in accordance with the approved details.

Reason: In order to safeguard the special architectural or historic interest of the listed buildings in accordance with policy DC1, DC4 and DC8 of the Local Plan 2018.

7. Historic Building Recording and photographic survey

Prior to the commencement of any works to the Multi-Storey Car Park a Level 2 historic building recording of the Multi-Storey Car Park shall be submitted to and approved in writing by the Council.

Prior to the commencement of any works to each of the listed buildings an internal and external photographic record of each listed building with locations of each photograph marked on floor plans shall be submitted to and approved in writing by the Council and a copy of the approved photographic record and floorplans shall be deposited at the Local Archives.

Reason: In order to record the special architectural or historic interest of the listed buildings in accordance with Policy DC8 of the Local Plan 2018

8. Schedule and specification of external works

A schedule and specification of all external works including details of refurbishment, repairs, and restoration in respect of each external surface of each listed building shall be submitted to and approved in writing by the Council prior to commencement of any works for each Listed Building. The works shall be implemented in accordance with the approved details prior to occupation of the relevant Listed building and shall thereafter be permanently retained.

Reason: In order to safeguard the special architectural or historic interest of the listed buildings in accordance with policy DC1, DC4 and DC8 of the Local Plan 2018.

9. Detailed external drawings

Prior to the commencement of any works (excluding Enabling Works), detailed drawings of each elevation of each listed building, at a scale not less than 1:20 (in plan, section, and elevation) of typical bays and junctions with adjacent buildings shall be submitted to and approved in writing by the Council. This shall include detailed drawings at of scale of not less than 1:20 (in plan, section, and elevation) of shopfronts for any A Class uses on site. The works shall be carried out in accordance with the details as approved and thereafter permanently retained in this form.

Reason: In order to safeguard the special architectural or historic interest of the listed buildings in accordance with policy DC1, DC4 and DC8 of the Local Plan 2018.

10. Detailed external materials

Prior to the commencement of any works to each Listed building (excluding Enabling Works), details and samples of all the materials to be used in all external faces and roofs of each of the Listed buildings to include entrances, cladding, fenestration, roofing, and plant, shall be submitted to and approved in writing by the Council. External material sample panels for each listed building, including samples of brickwork, stonework, concrete, pointing style, mortar colour and mix shall be erected onsite for the inspection by Council's Conservation Officer and written approval by Council. The works to each listed building shall be carried out in accordance with the details as approved and thereafter permanently retained in this form.

Reason: In order to safeguard the special architectural or historic interest of the listed buildings in accordance with policy DC1, DC4 and DC8 of the Local Plan 2018.

11. Schedule and specification of internal works

A schedule and specification of all internal works including details of refurbishment, repairs and restoration in respect of each internal element of each listed building shall be submitted to and approved in writing by the Council prior to commencement of internal fit out works within each Listed Building. The works shall be implemented in accordance with the approved details prior to occupation of the relevant listed building and shall thereafter be permanently retained.

Reason: In order to safeguard the special architectural or historic interest of the listed buildings in accordance with policy DC1, DC4 and DC8 of the Local Plan 2018.

12. Detailed internal drawings

Prior to the relevant part of the works commencing within each listed building detailed drawings at a scale of not less than 1:20 in plan, section and elevation of the proposed works, repair and restoration of all internal spaces within each listed building (including all rooms and circulation spaces) shall be submitted to and approved in writing by the Council. The works shall be undertaken in accordance with the approved details prior to occupation of the relevant listed building and shall thereafter be permanently retained.

Reason: In order to safeguard the special architectural or historic interest of the listed buildings in accordance with policies DC1, DC4 and DC8 of the Hammersmith and Fulham Local Plan (2018).

13. Internal material samples – General

Prior to the relevant part of the works commencing within each listed building, details, and samples of all new and replacement internal materials to each listed building including all surface finishes and all paint colours to be used in works to flooring, walls, ceilings, stairs, balustrades, and internal light fittings (in particular to ceilings, recessed fittings, design of pendants, lighting rafts) shall be submitted to and approved in writing by the Council. The works shall be implemented in accordance with the approved details prior to the occupation of the relevant listed building and shall thereafter be permanently retained.

Reason: In order to safeguard the special architectural or historic interest of the listed buildings in accordance with policies DC1, DC4 and DC8 of the Hammersmith and Fulham Local Plan (2018).

14. Façade restoration – Grand Hall

Prior to the relevant part of the works commencing at each listed building, a method statement for the removal of the entrance buildings at the front elevation of the Grand Hall and the restoration of the Grand Hall façade shall be submitted to and approved in writing by the Council. The method statement will explain how historic fabric will be protected and details of removal and storage of fabric if required. The method statement will also provide details of how the façade of Grand Hall will be recorded for restoration. Sample panels of the brick and stone repair and restoration works shall be prepared onsite for the inspection and approval of the Council's Conservation Officer and written approval of the Council.

Prior to the relevant part of the works commencing at Grand Hall, detailed drawings of the proposed works to Grand Hall at a scale of not less than 1:20 in plan, section and elevation shall be submitted for the Council's approval, including of:

- A. The restoration of the Grand Hall entrance arch and the restoration of the base relief within the entrance arch;
- B. The proposed windows to the front elevation of the Grand Hall;
- C. The proposed door opening to be created in the south bay of the barrel-vaulted roof of Grand Hall.
- D. The reinstatement of the Britannia sculpture to the front elevation of Grand Hall.

The works shall be implemented in accordance with the approved details prior to the occupation of the relevant listed building and shall thereafter be permanently retained.

Reason: In order to safeguard the special architectural or historic interest of the listed building in accordance with policy DC1, DC4, DC6 and DC8 of the Hammersmith and Fulham Local Plan (2018).

15. Façade restoration – Olympia Central

Prior to the relevant part of the works commencing at Olympia Central, a method statement for the removal of the paint to the front elevation of the Olympia Central and the repair and restoration of the concrete to the Olympia Central façade shall be submitted to and approved in writing by the Council. Sample panels of the concrete repair and restoration works shall be prepared onsite for the inspection and approval of the Council's Conservation Officer and written approval of the Council.

Prior to the relevant part of the works commencing at Olympia Central, detailed drawings of the proposed works to reinstate the '1929' relief to the front elevation of Olympia Central, at a scale of not less than 1:20 in plan, section and elevation, shall be submitted for the Council's approval. The works shall be implemented in accordance with the approved details prior to the occupation of the replacement building behind the retained facade at Olympia Central and shall thereafter be permanently retained.

Reason: In order to safeguard the special architectural or historic interest of the listed building in accordance with policies DC1, DC4 and DC8 of the Hammersmith and Fulham Local Plan (2018).

16. Replacement windows – Olympia Central

Prior to commencement of works (excluding Enabling Works and Demolition) at Olympia Central detailed drawings at a scale of not less than 1:20 in plan, section, and elevation of all new and replacement windows of Olympia Central and details of the following shall be submitted to and approved in writing by the Council:

- A. Fenestration materials,
- B. Window frame and glazing bar profiles,
- C. Window opening style,
- D. Window subdivision (including window model samples and samples of glass),
and
- E. Secondary glazing (including details of opening style and sub-division).

The works shall be implemented in accordance with the approved details prior to the occupation of the building and shall thereafter be permanently retained.

Reason: In order to safeguard the special architectural or historic interest of the listed building in accordance with policy DC1, DC4, DC6 and DC8 of the Local Plan 2018.

17. Detailed drawings and materials – National Hall Hotel support structure

Prior to the relevant part of the works commencing, detailed drawings at a scale of not less than 1:20 in plan, section and elevation of the total number, location, design and materials of the new structural columns to be placed through the ground floor and first floor (Apex Room and Club Room) of the National Hall in connection with the erection of additional floors for the hotel extension, shall be submitted to and approved in writing by the Council. The works shall be implemented in accordance with the approved details prior to the occupation of the building and shall thereafter be permanently retained:

Reason: In order to safeguard the special architectural or historic interest of the listed building in accordance with policy DC1, DC4 and DC8 of the Local Plan 2018.

18. Detailed drawings and materials – Grand Hall and National Hall Level 2 skydeck structure

Prior to the relevant part of the works commencing, detailed drawings at a scale of not less than 1:20 in plan, section and elevation of the total number, location, design and materials of the new structural columns to be placed through the ground floor and first floor galleries of Grand Hall and National Hall in connection with the Level 2 skydeck structure shall be submitted to and approved in writing by the Council. The works shall be implemented in accordance with the approved details prior to the occupation of the building and shall thereafter be permanently retained:

Reason: In order to safeguard the special architectural or historic interest of the listed buildings in accordance with policy DC1, DC4 and DC8 of the Local Plan 2018.

19. Detailed drawings and materials – Grand Hall mezzanines

Prior to the relevant part of the works commencing, detailed drawings of typical bays of the proposed mezzanine levels in Grand Hall and of the junctions with the existing structure at a scale of not less than 1:20 in plan, section and elevation, together with samples of materials of the mezzanines shall be submitted to and approved in writing by the Council. The works shall be implemented in accordance with the approved details prior to the occupation of the building and shall thereafter be permanently retained:

Reason: In order to safeguard the special architectural or historic interest of the listed building in accordance with policies DC1, DC4 and DC8 of the Local Plan 2018.

20. Detailed drawings and materials – National Hall mezzanines

Prior to the relevant part of the works commencing, detailed drawings of typical bays of the proposed mezzanine levels in National Hall and of the junctions with the existing structure at a scale of not less than 1:20 in plan, section and elevation, together with samples of materials of the mezzanines shall be submitted to and approved in writing by the Council. The works shall be implemented in accordance with the approved details prior to the occupation of the building and shall thereafter be permanently retained:

Reason: In order to safeguard the special architectural or historic interest of the listed building in accordance with policies DC1, DC4 and DC8 of the Local Plan 2018.

21. Detailed drawings and materials – M&E servicing

Details including detailed drawings at a scale of not less than 1:20 in plan, section and elevation and material samples (where necessary) of all internal M&E servicing in each listed building shall be submitted to and approved in writing by the Council prior to commencement of the relevant part of the works to each Listed Building. The works shall be implemented in accordance with the approved details prior to occupation of the relevant listed building and shall thereafter permanently retained.

Reason: In order to safeguard the special architectural or historic interest of the listed buildings in accordance with policies DC1, DC4 and DC8 of the Hammersmith and Fulham Local Plan (2018).

22. Method Statement – Olympia Central canopy

Prior to commencement of any works (excluding Enabling Works) to Olympia Central a Method Statement for the temporary removal, secure storage, repair, restoration and reinstatement of the canopy on the front elevation of Olympia Central together with timescales for reinstatement shall be submitted to and approved in writing by the Council. The works shall be implemented in accordance with the approved details and the canopy shall thereafter be permanently retained in situ.

Reason: In order to safeguard the special architectural or historic interest of the listed building, in accordance with the NPPF (2012), Policy 7.8 of the London Plan (2016), Policies DC1, DC4 and DC8 of the Local Plan (2018), and Key Principles of the Planning Guidance SPD (2018).

23. Protection of architectural features and historic fabric during demolition and construction works

A Method Statement for the protection of internal and external architectural details and historic building fabric to each Listed Building and affected parts of adjacent listed buildings during demolition and construction works shall be submitted to and approved in writing by the Council prior to the commencement of any works to the relevant Listed Buildings. The works shall be implemented in accordance with approved details and the protection methods shall be retained for the duration of the demolition and construction works.

Reason: In order to safeguard the special architectural or historic interest of the listed buildings, in accordance with the NPPF (2012), Policy 7.8 of the London Plan (2016), Policies DC1, DC4 and DC8 of the Local Plan (2018), and Key Principles of the Planning Guidance SPD (2018).

24. Salvage, storage and reuse of redundant architectural features

Details of arrangements for the salvage, secure storage and reuse of redundant architectural features of each listed building and affected parts of adjacent listed buildings, shall be submitted to and approved in writing by the Council prior to the commencement of any works, (excluding enabling works), to the relevant Listed Buildings. The works shall be implemented in accordance with the approved details and the salvaged items shall thereafter be permanently retained on-site, in accordance with the approved details.

Reason: In order to safeguard the special architectural or historic interest of the listed buildings, in accordance with the NPPF (2012), Policy 7.8 of the London Plan (2016), Policies DC1, DC4 and DC8 of the Local Plan (2018), and Key Principles of the Planning Guidance SPD (2018).

25. Local History Plaques

Details of a local history plaque/s for each of the Listed Buildings, including its text and materials and a detailed drawing at a scale of not less than 1:20 in plan and elevation of the location where it shall be displayed on each Listed Building, shall be submitted to and approved in writing by the Council prior to the occupation of each Listed Building. The plaque/s shall be installed in accordance with the approved details prior to occupation of the building and thereafter permanently retained in situ.

Reason: In order to better reveal the special architectural or historic interest of the buildings following the modifications and changes, in accordance with Policy DC1 and DC8 of the Local Plan 2018.

26. Internal signage strategy – listed buildings

Prior to the installation of any internal signage within any listed building, an Internal Signage Strategy for the listed buildings shall be submitted to and approved in writing by the Council and all works pursuant to this consent shall be carried out in accordance with the approved details.

Reason: In order to safeguard the special architectural or historic interest of the listed building, in accordance with the NPPF (2012), Policy 7.8 of the London Plan (2016),

Policy DC8 of the Local Plan (2018), and Key Principles of the Planning Guidance SPD (2018).

27. Replacement windows – Pillar Hall

Prior to commencement of works (excluding Enabling Works and Demolition) at Pillar Hall, detailed drawings at a scale of not less than 1:20 in plan, section, and elevation of all new and replacement windows of Pillar Hall and details of the following shall be submitted to and approved in writing by the Council:

- A. Fenestration materials,
- B. Window frame and glazing bar profiles,
- C. Window opening style,
- D. Window subdivision (including window model samples and samples of glass),
and
- E. Secondary glazing (including details of opening style and sub-division).

The works shall be implemented in accordance with the approved details prior to the occupation of the building and shall thereafter be permanently retained.

Reason: In order to safeguard the special architectural or historic interest of the listed building in accordance with policy DC1, DC4, DC6 and DC8 of the Local Plan 2018.

Reason(s) for granting planning permission

- 1) **Design and Heritage:** It is considered that the proposals will deliver good quality architecture which optimises the capacity of the site with good quality good exhibition, hotel, theatre, retail, leisure and commercial accommodation. The development would a new high-quality spaces and public realm. The height, scale and massing of the proposed built form is appropriate and provides a satisfactory design response to the site and surrounding townscape at its edges. The elevations have an architectural character which provides interest across the frontages. The relationship between the built form and public realm would assist in the creation of a sense of place. Where harm has been identified to heritage assets it is considered this is outweighed by the substantial design, heritage and public benefits identified. It is considered that this is compliant with Section 16, 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990. The proposed development is therefore considered acceptable in accordance with the NPPF, Policies 7.1, 7.2, 7.3, 7.4, 7.5, 7.6 and 7.21 of the London Plan and Policies DC1, DC2, DC4, DC7 and DC8 of the Local Plan (2018).
- 2) **Objections:** Whilst a number of issues have been raised by objectors to the scheme it is considered, for the reasons explained in the detailed analysis, that planning permission should be granted for the scheme subject to appropriate safeguards to ensure that necessary controls and mitigation measures are established. This decision is taken on the basis of the proposed controls, mitigation measures and delivery commitments contained in the draft conditions and Heads of Terms for the Section 106 Agreement set out in this committee report, which are considered to provide an adequate framework of control to ensure as far as

reasonably practicable that the public benefits of the scheme will be realised in accordance with relevant planning policies whilst providing the mitigation measures and environmental improvements needed to address the likely significant adverse impacts of the development.

Officer Report

LOCAL GOVERNMENT ACT 2000 LIST OF BACKGROUND PAPERS

All Background Papers held by case officer named above:

Application form received: 18th September 2018

Drawing Nos: see Condition 2

Policy Documents: National Planning Policy Framework (NPPF) 2018
The London Plan 2016
LBHF - Local Plan 2018
LBHF - Supplementary Planning Document 2018

Consultation Comments:

Comments From:

Transport For London - Land Use Planning Team
Historic England London Region

Dated:

10.06.20
29.05.20

Neighbour Comments:

Letters From:

23 Fitzgeorge Avenue London W14 0SY 12.06.20
32 Sinclair Road London W14 0NH 23.06.20
Flat 34 Kensington West Blythe Road London W14 0JG
8 Palace Mansions Earsby Street London W148QN

Dated:

12.06.20
23.06.20
22.06.20
21.06.20

For the assessment of this application please refer to the report under ref.
2020/01048/VAR