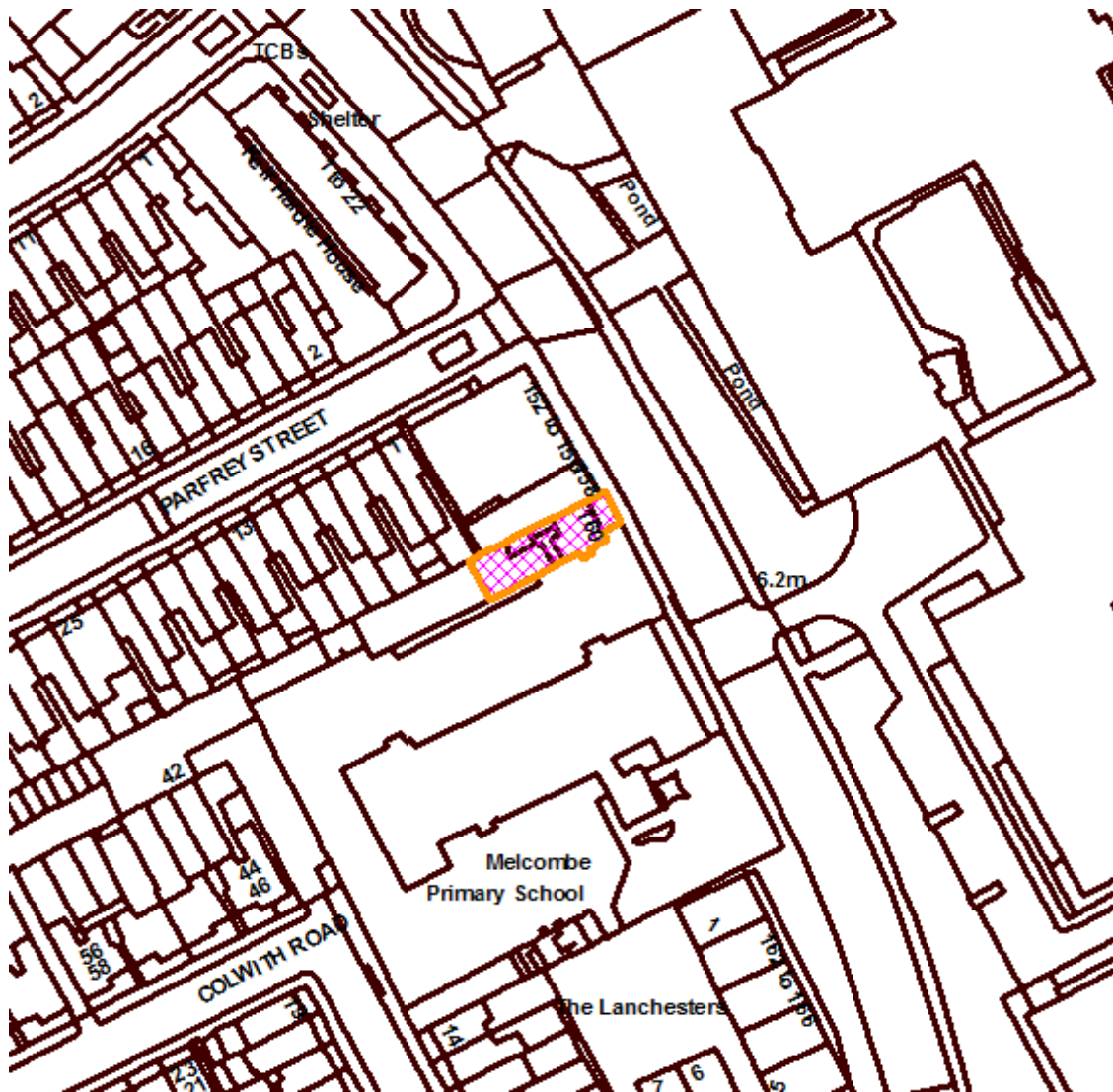

Ward: Fulham Reach

Site Address:

School Caretaker's House Melcombe Primary School 160
Fulham Palace Road London W6 9ER



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For identification purposes only - do not scale.

Reg. No:

2020/01501/LBCHF

Case Officer:

Graham Simpson

Date Valid:

06.07.2020

Conservation Area:

Constraint Name: Crabtree Conservation Area -
Number 28

Committee Date:

13.10.2020

Applicant:

Mr Kevin Gordon
LBHF London SW6 1JU

Description:

Change of use of the existing property from (Class D2) into HMO for up to 3 people (Class C4); formation of a new pedestrian access to the front elevation; infilling of existing entrance door and installation of new entrance door to the front porch; associated landscaping; internal alterations to the bathrooms, internal staircase, kitchen and bedroom areas; associated internal alterations.

Drg Nos: 100 Rev 02; 101 Rev 02; 102 Rev 02; 200 Rev 02; 500 Rev 02; 501 Rev 02; 502 Rev 02; 800 Rev 03; FRA Rev 02

Application Type:

Listed Building Consent LBHF

Officer Recommendation:

That the Chief Planning Officer be authorised to determine the application and grant permission subject to the condition(s) listed below:

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 Heads of Terms of the legal agreement or conditions, which may include the variation, addition or deletion of conditions, any such changes shall be within their discretion.

- 1) The development hereby permitted shall not commence later than the expiration of 3 years beginning with the date of the original decision dated 28th April 2020.

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) The works hereby approved are only those specifically stated in the written description and indicated on the approved drawing numbers outlined above.

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

- 3) All new works and finishes and works of making good to the retained fabric shall match the existing adjacent work with regard to the methods used and to materials, colour, texture and profile unless shown otherwise on the drawings or other documentation hereby approved or required by any condition(s) attached to this consent.

To ensure the protection of the special architectural or historic interest of the building in accordance with policy 7.8 (Heritage assets and archaeology) of the London Plan (2016) and policies DC1 (Built environment), DC4 (Alterations and extensions) and DC8 (Heritage and conservation) of the Local Plan (2018).

- 4) Detailed drawings at a scale of not less than 1:20 in plan, section, and elevation of the proposed works, including new works and repair and restoration of internal spaces within the building (including all rooms and circulation spaces) shall be submitted to and approved in writing by the Council prior to the commencement of any works (other than works of site preparation, excavation, and demolition of existing buildings). The works shall be implemented in accordance with the approved details prior to occupation of the building and shall thereafter be permanently retained.

In order to safeguard the special architectural or historic interest of the building in accordance with policy DC8 of the Local Plan 2018.

- 5) Works on site, including demolition, shall not be commenced until a signed building contract for the extension to the listed building has been submitted to and approved in writing by the Local Planning Authority.

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

- 6) A schedule and specification of all internal works including details of refurbishment, repairs and restoration of all rooms and circulation spaces within the building shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of any works. The works shall be implemented in accordance with the approved details prior to occupation of the building and shall thereafter be permanently retained.

In order to safeguard the special architectural or historic interest of the listed building in accordance with policy DC8 of the Local Plan 2018.

- 7) Details and samples of all new and replacement internal materials, all surface finishes and all paint colours including those to be used in works to flooring, walls, ceilings, stairs, balustrades, internal light fittings, shall be submitted for the Council's approval prior to the commencement of any works (other than works of site preparation, excavation, and demolition of existing buildings). The works shall be implemented in accordance with the approved details prior to the occupation of the building and shall thereafter be permanently retained.

In order to safeguard the special architectural or historic interest of the building in accordance with policy DC8 of the Hammersmith and Fulham Local Plan 2018.

- 8) 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 mechanical and electrical servicing shall be submitted to and approved in writing by the Council prior to commencement of any works (other than works of site preparation, excavation, and demolition of existing buildings). The works shall be implemented in accordance with the approved details prior to occupation of the building and shall thereafter permanently retained.

In order to safeguard the special architectural or historic interest of the building in accordance with policy DC8 of the Local Plan 2018.

- 9) Prior to the relevant part of the works commencing, a method Statement for the protection of internal and external architectural details and historic building fabric during the works shall be submitted to and approved in writing by the Council. 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.

In order to safeguard the special architectural or historic interest of the building in accordance with policy DC8 of the Local Plan 2018.

- 10) Detailed drawings at a scale of not less than 1:20 in plan, section and elevation of all new and replacement windows and doors and details of materials, frame and glazing bar profiles, opening style, subdivision (including window model samples and samples of glass) and of any secondary glazing (including details of opening style and sub-division) shall be submitted to and approved in writing by the LPA prior to the commencement of any works. The works shall be implemented in accordance with the approved details prior to the occupation of the building and shall thereafter be permanently retained.

In order to safeguard the special architectural or historic interest of the building in accordance with policy DC8 of the Local Plan 2018.

- 11) Prior to the commencement of the works hereby approved an internal and external photographic survey of the property including the summer house and boundary treatment (incorporating a master plan showing the location of each photograph) shall be submitted to, and approved in writing by, the Council and a copy of the approved photographic survey shall be deposited with the Borough Archives.

To ensure that the special interest of this listed building is recorded, in accordance with policy 7.8 (Heritage assets and archaeology) of the London Plan (2016) and Policies DC1 (Built environment), DC4 (Alterations and extensions) and DC8 (Heritage and conservation) of the Hammersmith and Fulham Local Plan (2018).

Justification for Approving the Application:

- 1) The proposals would cause harm less than substantial harm to the significance of the listed building and its setting, which would be outweighed by public benefits, in this respect the proposal complies with Policies DC1, DC4 and DC8 of the Local Plan 2018.

LOCAL GOVERNMENT ACT 2000 LIST OF BACKGROUND PAPERS

All Background Papers held by Andrew Marshall (Ext: 4841):

Application form received: 15th June 2020

Drawing Nos: see above

Policy documents: National Planning Policy Framework (NPPF) 2019
The London Plan 2016

LBHF - Local Plan 2018
LBHF – Planning Guidance Supplementary Planning Document
2018

Consultation Comments:

Comments from:
Historic England London Region

Dated:
10.07.20

Neighbour Comments:

Letters from:

Dated:

Refer to report for application ref. 2020/01500/FR3.