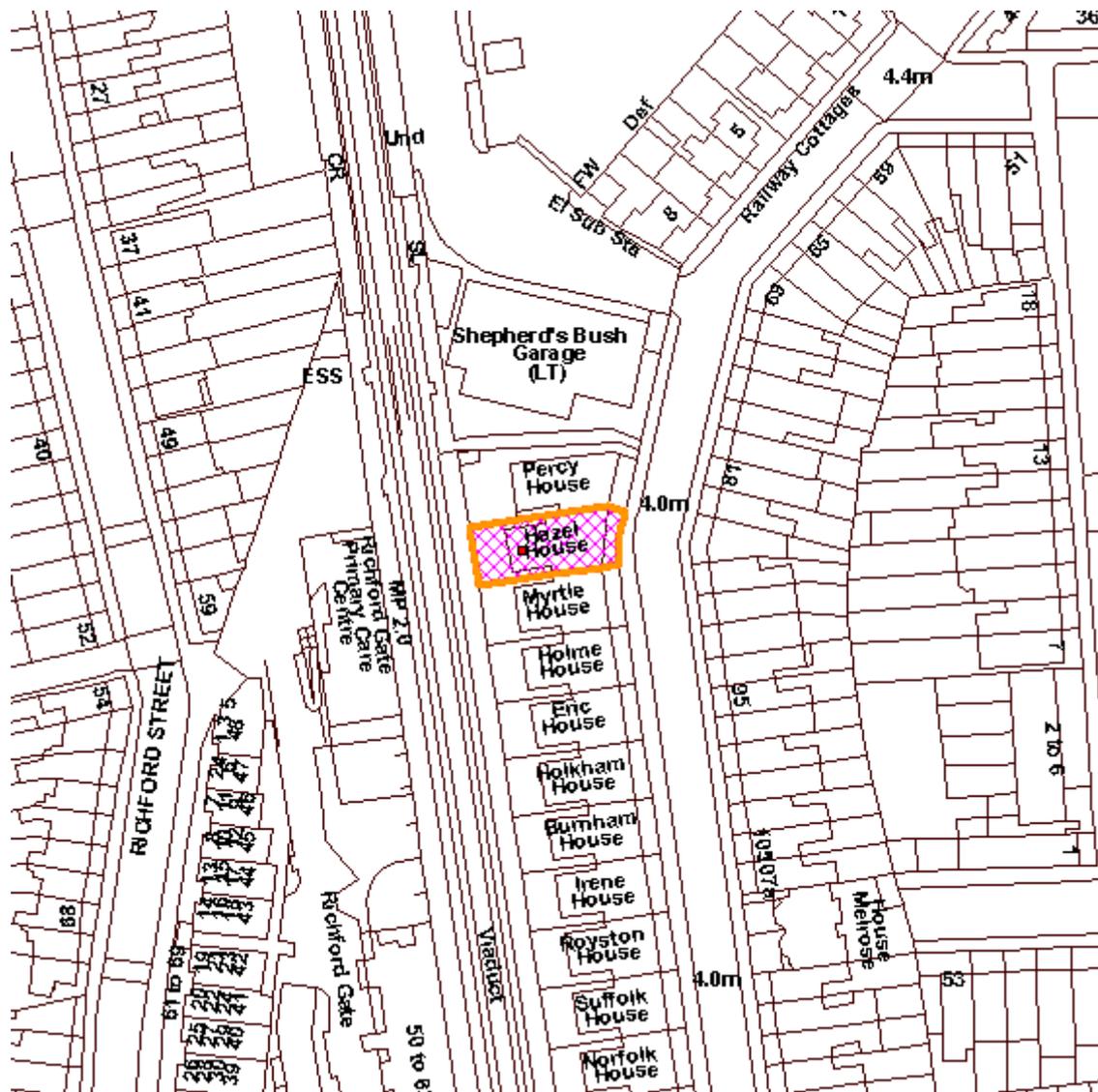


Ward: Addison

Site Address:

Hazel House Sulgrave Road London W6 7QF



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For identification purposes only - do not scale.

Reg. No:
2020/02012/FUL

Case Officer:
Sian Brown

Date Valid:
06.08.2020

Conservation Area:
Constraint Name: Melrose Conservation Area -
Number 26

Committee Date:
03.11.2020

Applicant:

Aspectsaver Ltd
Willmott House 12 Blacks Road London W6 9EU

Description:

Erection of a rear roof extension involving an increase in the ridge height by 300mm in connection with the creation of a self-contained studio flat; alterations to the roof of back addition to incorporate a flat roof and the erection of privacy screen around the flat roof at third floor level to the rear elevation in connection with its use as a terrace.

Drg Nos: 2344-E304 Rev A; 2344-P401; 2344-P402 Rev A; 2344-P403; received 14th October 2020
Peak Acoustics Report, ref:1906191NR, dated 4th July 2019; 2344-P401/A (sound insulation details)

Application Type:

Full Detailed Planning Application

Officer Recommendation:

That the Chief Planning Officer, be authorised to determine the application and grant permission subject to the conditions 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 conditions which may include the variation, addition or deletion of the 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 this planning permission.

Condition required to be imposed by section 91(1)(a) of the Town and Country Planning Act 1990 (as amended by section 51 of the Planning and Compulsory Purchase Act 2004).

- 2) The development shall be carried out and completed only in accordance with the drawings hereby approved,

2344-P401; 2344-P402 Rev A; 2344-P403; and 2344-E304 Rev A

To ensure a satisfactory external appearance and to prevent harm to the street scene, in accordance with Policy DC1, DC4 and DC8 of the Local Plan (2018).

- 3) Any alterations to the elevations of the existing building, including works of making good, shall be carried out in the same materials as the existing elevation to which the alterations relate.

To ensure a satisfactory external appearance, in accordance with Policies DC1, DC4 and DC8 of the Local Plan (2018).

- 4) The party/flank walls of the roof extension hereby permitted shall be constructed

from brick to match the application property in terms of colour range, texture and pointing, shall follow the profile of the extension and shall not project more than 250 millimetres above or beyond the external faces of the roof structure. The ridge shall not be increased by more than 300mm.

To ensure a satisfactory external appearance and to prevent harm to the street scene, in accordance with Policies DC1, DC4 and DC8 of the Local Plan (2018).

- 5) The face of the rear roof extension hereby approved, shall be clad in grey / black slates or artificial slates.

To ensure a satisfactory external appearance and to prevent harm to the street scene, in accordance with Policies DC1, DC4 and DC8 of the Local Plan (2018).

- 6) The rear rooflights hereby approved shall be conservation style rooflights, and thereafter permanently retained in this form.

To ensure a satisfactory external appearance and to prevent harm to the street scene, in accordance with Policies DC1, DC4 and DC8 of the Local Plan (2018).

- 7) The development hereby permitted shall not be occupied until details and samples of the screening to the third floor level as shown on drawing No. 2344-P401 and 2344-P402 Rev A which shall be at least 1.7m high above finished floor level have been submitted to, and approved in writing by, the Council. The screens shall be installed as approved prior to the occupation of the roof extension hereby approved and maintained in this form thereafter.

To ensure a satisfactory external appearance, and to prevent overlooking of the existing occupiers of neighbouring properties and a subsequent loss of privacy, in accordance with Policies DC1, DC4, and HO11 of the Local Plan (2018), and Key Principle HS8 of the Planning Guidance Supplementary Planning Document (2018).

- 8) The extent of the terrace at third floor level shall not exceed that indicated on the approved drawing No. 2344-P401 and 2344-P402 Rev A, and the roof terrace shall not be subsequently enlarged prior to the submission and approval in writing of a further planning application. The roof of the remainder of the back addition hereby approved shall not be used as a terrace or other amenity space. No railings or other means of enclosure shall be erected on or around the roof, and no alterations shall be carried out to the rear elevation of the application property to form access onto the roof.

The increase in size of the roof terrace would increase the likelihood of harm to the existing residential amenities of the occupiers of neighbouring properties as a result of noise and disturbance, contrary to Policies HO11, CC11 and DC4 of the Local Plan (2018) and Key Principle HS8 of the Planning Guidance Supplementary Planning Document (2018).

- 9) No water tanks, water tank enclosures or other structures shall be erected upon the roof of the extension and resultant back addition hereby approved.

It is considered that such structures would seriously detract from the appearance

of the building, in accordance with Policies DC1, DC4 and DC8 of the Local Plan (2018).

- 10) Prior to occupation of the development hereby permitted, details of the installation of Zero Emission Air/Water Source Heat Pumps or Electric Boilers to be provided for space heating and hot water shall be submitted to and approved in writing by the Local Planning Authority. Approved details shall be fully implemented prior to the occupation/use of the development and thereafter permanently retained and maintained.

In the interests of air quality, in accordance with Policy CC10 of the Local Plan (2018).

- 11) The new residential unit hereby permitted shall not be occupied until the Council has been notified in writing (and has acknowledged such notification) of the full postal address of the residential unit. Such notification shall be to the Council's Head of Development Management and shall quote the planning application number specified in this decision letter.

In order that the Council can update its records to ensure that parking permits are not issued to the occupiers of the new unit hereby approved, and thus ensure that the development does not harm the existing amenities of the occupiers of neighbouring residential properties by adding to the already high level of on-street car parking stress in the area; and in order to discourage the use of private cars in the borough in the interests of local air quality, in accordance with Policies T4 and CC10 of the Local Plan (2018).

- 12) No occupiers of the new residential unit hereby permitted, with the exception of disabled persons who are blue badge holders, shall apply to the Council for a parking permit or retain such a permit, and if such a permit is issued it shall be surrendered to the Council within seven days of written receipt.

In order to ensure that the development does not harm the existing amenities of the occupiers of neighbouring residential properties by adding to the already high level of on-street car parking stress in the area; and in order to discourage the use of private cars in the borough in the interests of local air quality, in accordance with Policy 6.13 of the London Plan (2016), Policies T4 and CC10 of the Local Plan (2018), and Key Principle TR3 of the Planning Guidance SPD (2018).

- 13) The new residential unit hereby permitted shall not be occupied until such time as a scheme has been submitted to and approved in writing by the local planning authority to ensure that all occupiers, other than those with disabilities who are blue badge holders, have no entitlement to parking permits from the Council and to ensure that occupiers are informed, prior to occupation, of such restriction. The residential units shall not be occupied otherwise than in accordance with the approved scheme unless prior written agreement is issued by the Council.

In order that the prospective occupiers of the residential unit are made aware of the fact that they will not be entitled to an on-street car parking permit, in the interests of the proper management of parking, and to ensure that the development does not harm the existing amenities of the occupiers of neighbouring residential properties by adding to the already high level of on-street

car parking stress in the area; and in order to discourage the use of private cars in the borough in the interests of local air quality, in accordance with Policy 6.13 of the London Plan (2016), Policies T4 and CC10 of the Local Plan (2018) and Key Principle TR3 of the Planning Guidance SPD (2018).

- 14) No part of the development hereby approved shall be occupied until provision has been made for the storage of domestic refuse and recycling, in the form of the dedicated storage area at ground floor level as indicated on the approved drawing no. 2344-P402 Rev A. Thereafter the provision for refuse and recycling storage shall be so maintained for the life of the development.

To ensure satisfactory provision for the storage of refuse and recycling on site, and thereby prevent it being stored on the highway, in accordance with Policy CC7 of the Local Plan (2018).

- 15) No part of the development hereby approved shall be occupied until provision has been made for the cycle storage area, as indicated on drawing no. 2344-E304 Rev A. Thereafter the provision for cycle storage shall be so maintained for the life of the development.

To ensure satisfactory provision for the bicycle and thereby promote sustainable and active modes of transport, in accordance with Policy 6.9 of the London Plan (2016) and Policy T3 of the Local Plan (2018).

- 16) In line with achieving an enhanced sound insulation value $D_{nT,w}$ and $L_{nT,w}$ of at least 5dB above the Building Regulations value, for the floor/ceiling/wall structures/external terrace areas ($L_{nT,w}$) separating different types of rooms/uses in adjoining dwellings, the specifications and recommendations within the Peak Acoustics Report, ref:1906191NR, dated 4th July 2019 and drawing 2344-P401/A (sound insulation details) received 14th October 2020 will be fully implemented prior to occupation of the development and thereafter be permanently retained.

To ensure that the amenity of occupiers of the development site is not adversely affected by noise, in accordance with Local Plan (2018) Policies CC1 and CC13.

Justification for Approving the Application:

1) Principle: The proposed development would make a small positive contribution towards the quantity of the borough's housing stock, helping to achieve the London Plan (2016) Policy 3.3B and Local Plan (2018) Policy HO1 target of 1,031 residential units per year through new build, conversion or change of use.

2) Quality of Accommodation: The proposed development provides an acceptable standard of living accommodation, in accordance with London Plan (2016) Policy 3.5, the Mayor's Housing Supplementary Planning Guidance (SPG), the DCLG's Nationally Described Space Standards (2015), Local Plan (2018) Policies HO4, and HO11 and Key Principles of the Planning Guidance SPD (2018) which all require new housing to be of a high-quality design and be designed to have

adequate internal space.

3) Design and Heritage: The proposed roof alterations are modest in scale and acceptable in visual terms, and in-keeping with the character and appearance of the host property and subject terrace. The character and appearance of the Melrose Conservation Area and the Hammersmith Grove Conservation Area would be preserved. The proposal therefore accords with the NPPF (2019), London Plan (2016) Policies 7.4 and 7.8, and Local Plan (2018) Policies DC1, DC4 and DC8.

4) Impact on Neighbouring Properties: The development would respect the principles of good neighbourliness. There would be no significant worsening of outlook, overlooking, and noise/disturbance, and no unacceptable loss of sunlight or daylight to cause undue detriment to the amenities of neighbours. Measures would be secured by condition to minimise noise and loss of privacy. The proposed development therefore accords with the NPPF (2019), London Plan (2016) Policy 7.15, Local Plan (2018) Policies DC1, DC4, H011 and CC11, and Key Principles of the Planning Guidance SPD (2018).

5) Highways: The proposed development has made satisfactory provision for cycle storage and refuse storage. Subject to conditions restricting the right of occupants to hold parking permits, the development would not contribute to on-street parking stress. For these reasons the development complies with the NPPF (2019), London Plan (2016) Policies 5.16, 6.1, 6.3, 6.9, 6.10, 6.11 and 6.13, Local Plan (2018) Policies T3, T4 and CC7, and Key Principles of the Planning Guidance SPD (2018).

6) Air Quality: Subject to a condition relating to the installation of a Zero Emission Air/Water Source Heat Pump or an Electric Boiler to be provided for space heating and hot water the development would not have a significant effect on local air quality. The proposed development therefore accords with the NPPF (2019), London Plan (2016) Policy 7.14, and Local Plan (2018) Policy CC10.

7) Objections: Whilst a large 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.

8) 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.

**LOCAL GOVERNMENT ACT 2000
LIST OF BACKGROUND PAPERS**

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

Application form received: 5th August 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:	Dated:
Crime Prevention Design Advisor - Hammersmith	18.08.20

Neighbour Comments:

Letters from:	Dated:
NAG	10.09.20
5 Hazel House Sulgrave Road London W6 7QF	08.09.20
Flat 5 Hazel House Sulgrave Road London W6 7QF	08.09.20
6 Hazel House Sulgrave Road London W6 7QF	07.09.20
6 Holme House Sulgrave Road London W6 7QQ	05.09.20
2 Myrtle House Sulgrave Road London W6 7QG	06.09.20
flat 5 Burnham House Sulgrave Road London W67QW	05.09.20
flat 5 Burnham House Sulgrave Road London W67QW	07.09.20
1 Percy House Sulgrave Road London W6 7QE	14.08.20
1 Myrtle House, Sulgrave Road London W6 7QG	17.08.20
4 Hazel House Sulgrave Road LONDON W67QF	04.09.20
4 Hazel House Sulgrave Road LONDON W67QF	04.09.20
NAG	06.09.20
2 Hazel House Sulgrave Road London W67QF	07.09.20

1.0 SITE AND SURROUNDINGS

1.1 On the east side of Sulgrave Road is a row of twelve three-storey, double bay fronted, Victorian residential buildings. The names of these twelve buildings going from south to north are as follows: Alexandra House, Norfolk House, Suffolk House, Royston House, Irene House, Burnham House, Holkham House, Eric House, Holme House, Myrtle House, Hazel House and Percy House. The properties were all purpose built as flats.

1.2 The current application specifically relates to Hazel House. The subject building is not listed; however, the site is located within the Melrose Conservation Area. The rear of the site is adjacent to the Hammersmith Grove conservation area. The building itself is occupied by 6 flats, two per floor.

1.3 The site has a Public Transport Accessibility Level (PTAL) of 6a (excellent).

1.4 The site is located in Environment Agency's Flood Risk Zones 2 and 3.

2.0 RELEVANT PLANNING HISTORY

+ Subject terrace:

There is a substantial history for the terrace of properties:

2.1 2007/00434/FUL: Erection of a rear roof extension on each building (Percy House / Hazel House / Myrtle House / Holme House / Eric House / Holkham House / Burnham House / Irene House / Royston House / Suffolk House / Norfolk House), including an increase in the existing ridge height in each case by up to a maximum of 300mm. Approved 10.04.2007.

2.2 2015/05734/FUL: Erection of rear roof extensions, erection of rear extensions at third floor level over part of the existing back additions in connection with the creation of self-contained studio flats and the formation of roof terraces at third floor level on top of each property: Hazel House, Myrtle House, Holme House, Holkham House, Burnham House, Royston House, Suffolk House and Norfolk House. Refused 18.07.2016.

The application was refused by the planning committee for the following reasons:

- 1) Excessive density and over development;
- 2) Inadequate cycle and refuse storage;
- 3) Unneighbourly development: obstruction to access of existing second floor flat caused by installation of a staircase;
- 4) Visual amenity: Harm to the appearance of the property and character or appearance of the Melrose Conservation Area; and harm to private views of the property from the Hammersmith Grove Conservation Area, by virtue of the mass, bulk and uncharacteristic upstand of the roof extension;
- 5) Unneighbourly development: noise disturbance resulting from the high-level roof terraces; and
- 6) Absence of sustainable drainage and impact on flooding.

The subsequent appeal was dismissed on 27.01.2017 solely on grounds of design and character and appearance (Reason for refusal 4). All other reasons for refusal were not upheld by the Planning Inspector.

+ Irene House

2.3 2014/02692/FUL: Erection of a rear roof extension, involving an increase in the ridge height by 300mm; installation of two rooflights in the front roofslope. Approved 04.08.2014.

+ Percy House

2.4 2015/00344/FUL: Erection of a rear roof extension involving an increase in the ridge height by 300mm including the raising of the party walls and chimney stack and formation of a roof terrace (Amendments to previously approved planning permission ref: 2013/01607/FUL). Approved 25.06.2015.

+ Eric House

2.5 2015/04272/FUL: Erection of a rear roof extension involving an increase in the ridge height by 300mm; and formation of a roof terrace over part of the existing back addition at third floor level (Amendments to previously approved planning permission ref: 2014/02854/FUL). Approved 04.11.2015.

+ Holkham House

2.6 2017/03247/FUL: Erection of a rear roof extension; erection of a rear extension at third floor level over part of the existing back addition; alterations to part of the roof of back addition to incorporate a flat roof and the erection of privacy screen around the flat roof at third floor level to the rear elevation in connection with its use as a terrace. Approved 17.11.2017.

+ Subject Property: Hazel House

2.7 2018/01617/FUL: Erection of a rear roof extension involving an increase in the ridge height by 300mm, in connection with the formation of 1 no. self-contained studio flat; removal of part of the pitched roof of the back addition at third floor level to form a roof terrace enclosed with a 1700mm high obscured glazed screen atop part of the back addition; installation of French doors to the rear elevation at third floor level in order to allow access to the proposed roof terrace. Refused 14.09.18.

Whilst the rear roof extension was considered acceptable on design grounds (300mm ridge increase and 70 degree roof slope), the application was refused under delegated powers for the following reason:

1) Substandard living environment: failure to meet the minimum floor to ceiling height standards, and noise and vibration due to non-uniform room stacking.

2.8 2019/00670/FUL: Erection of a rear roof extension involving an increase in the ridge height by 393mm in connection with the creation of 1 x self-contained studio flat; alterations to part of the roof of back addition to incorporate a flat roof and the erection of privacy screen around the flat roof at third floor level to the rear elevation in connection with its use as a terrace. Refused 01.05.2019.

The proposed roof extension was amended from the previous refusal to try to resolve the poor quality of the accommodation by ensuring that adequate floor to ceiling heights are provided. As a result, the roof ridge of the roof extension was increased from 300mm to 393mm and the rear elevation was amended from 70 degrees to 83 degrees.

The application was refused under delegated powers for the following summarised reasons:

- 1) Visual amenity: excessive increase in ridge height including a step, and an almost vertical rear roof slope would be out of keeping with the prevailing pattern of development established throughout the terrace, and would harm the character and appearance of the Melrose Conservation Area; and
- 2) Substandard living environment: noise and vibration due to non-uniform room stacking.

The subsequent appeal was dismissed on 04.11.2019 solely on grounds of design and character and appearance. The Inspector concluded that:

- 9 'I am aware of other permissions in this terrace that have been drawn to my attention and I have taken them into account. However, in this case the upstand at the ridge of the front roof slope would not be a characteristic feature of the other buildings or one that I am aware has been permitted elsewhere in this terrace.'
- 10 'I consider that the upstand would be perceptible within the street scene, and while only a minor addition it would be at odds with the character of the roof forms visible from the road within this terrace and it would raise the height above other ridges. In this way it would detract from the character and appearance of the frontage of Hazel House and in turn the terrace as a whole.'
- 11 'At the rear, the mansard roof would have a steep rake and the evidence indicates that this would be steeper than other rear roof additions that have been permitted to some other buildings within the terrace.'
- 11 'I am not satisfied that the almost vertical rear elevation of the mansard roof linked to the near flat roofed section of the roof would constitute good design within the CA in this case.'
- 12 'The combined effect of the proposal would be to cause minor harm to the character and appearance of the CA and therefore detract from the significance of this heritage asset.'
- 19 'I conclude that in any permission a suitably worded condition could require sufficient sound insulation so as to provide acceptable living conditions for occupiers of the accommodation.'

2.9 2020/00806/FUL: Erection of a rear roof extension involving an increase in the ridge height by 300mm in connection with the creation of a self-contained studio flat; alterations to the roof of back addition to incorporate a flat roof and the erection of privacy screen around the flat roof at third floor level to the rear elevation in connection with its use as a terrace. Refused 02.07.2020.

The proposed roof extension was amended from the previous refusal to resolve the design and appearance of the rear roof extension, namely the rear elevation was amended from 83 degrees to 75 degrees. Details of sound insulation were also submitted.

The application was refused under delegated powers for the following reasons:

- 1) Visual amenity: steep rear roof slope would be out of keeping with the prevailing pattern of development established throughout the terrace, and would harm the character and appearance of the Melrose Conservation Area;
- 2) Substandard living environment: failure to meet minimum floor space and floor to ceiling height standards; and
- 3) Inadequate cycle parking: located on land not within ownership of applicant.

3.0 PROPOSAL

3.1 The current application has been submitted to respond to the earlier planning refusal and seeks permission for the erection of a rear roof extension involving an increase in the ridge height by 300mm in connection with the creation of a self-contained studio flat; and alterations to the roof of back addition to incorporate a flat roof and the erection of privacy screen around the flat roof at third floor level to the rear elevation in connection with its use as a terrace.

3.2 The proposals have been amended from the previous application to try to address the reasons for refusal. In summary, the key changes comprise:

- o Alteration to the pitch of the rear roof extension from 75 degrees to 70 degrees,
- o Increased internal floor space,
- o Relocation of cycle storage from the front garden area to inside, under the stairs of the communal hallway.

4.0 PUBLICITY AND CONSULTATIONS

+ Consultation

4.1 The application was advertised by way of site and press notices. Individual notification letters were also sent to 60 neighbouring properties.

4.2 Letters of representation were received from 14 neighbouring properties raising the following concerns:

- o Cynical tactic of repeat planning applications by the same applicant
- o Current proposal is similar to previous refusal, refusal reasons are still valid
- o Detrimental impact to character and appearance of conservation area
- o Detrimental impact to character and appearance of the subject property and terrace
- o Overdevelopment of the site
- o Breach of residential density limits
- o Substandard living environment - too small, inadequate floor to ceiling heights
- o Inappropriate cycle storage - too small, obstructs access to meters, asbestos risk, cycle parking should be provided for all residents,
- o Inappropriate waste storage - insufficient space to provide a further bin, existing refuse storage inadequate for residents
- o Increased on street parking
- o Loss of light
- o Overlooking
- o Noise generated by the terrace
- o Noise generated by the flat - Non-uniform stacking
- o New staircase would reduce accessibility of landing area in cases of emergency
- o Failure to consult residents in relation to works to the chimneys, removal of water tanks in the loft space, re-routing of services
- o Would set an unwanted precedent
- o Noise during construction
- o Building works during covid-19 outbreak and lockdown
- o Spread of covid-19 from increased number of residents
- o What controls are in place to ensure only 1 person lives in the flat.

4.3 Officer response: All material planning issues raised are considered and addressed in the following assessment.

4.4 Councillor Fennimore has written to support the concerns raised by local occupiers.

5.0 POLICY FRAMEWORK

5.1 The Town and Country Planning Act 1990, the Planning and Compulsory Purchase Act 2004 and the Localism Act 2011 are the principal statutory considerations for town planning in England.

5.2 Collectively the three Acts create a plan led system which requires local planning authorities to determine planning applications in accordance with an adopted statutory development plan unless there are material considerations which indicate otherwise (section 38(6) of the 2004 Act as amended by the Localism Act).

5.3 In this instance the statutory development plan comprises the London Plan (2016) and the Local Plan (2018). A number of strategic and local supplementary planning guidance and other documents are also material to the determination of the application.

+ National Planning Policy Framework (February 2019)

5.4 The National Planning Policy Framework (NPPF) came into effect on 27 March 2012 and was revised in 2019 and is a material consideration in planning decisions. The NPPF, as supported by the Planning Practice Guidance (PPG), sets out national planning policies and how these are expected to be applied.

5.5 The NPPF does not change the statutory status of the development plan as the starting point for decision making. Proposed development that accords with an up to date Local Plan should be approved and proposed development that conflicts should be refused unless other material considerations indicate otherwise.

+ London Plan

5.6 The London Plan was published in July 2016. It sets out the overall strategic plan for London and a fully integrated economic, environmental, transport and social framework for the development of the Capital over the next 20-25 years. It forms part of the development plan for Hammersmith and Fulham

+ Draft London Plan

5.7 The draft London Plan was published for public consultation in 2017. Following an Examination in Public of the draft Plan from January to May 2019, the Panel issued their report and recommendations to the Mayor in October 2019. In December 2019, the Mayor of London submitted his "Intend to Publish" version of the London Plan to the Secretary of State for his consideration. The 'Intend' version includes a schedule of which recommendations the Mayor is intending to accept or not and the Secretary of State has 6-weeks to review this. Once adopted, the new London Plan will supersede the current London Plan. As the document is in its late stages towards adoption, it is considered that relatively significant weight should be applied to the draft policies where

the inspector had a more favourable view in determining this application

+ Local Plan

5.8 The Council adopted the new Local Plan on 28 February 2018. The policies in the Local Plan together with the London Plan make up the statutory development plan for the borough. The Planning Guidance Supplementary Planning Document (SPD) (February 2018) is also a material consideration in determining planning applications. It provides supplementary detail to the policies and is organised around key principles.

5.9 With regards to this application, all planning policies in the National Planning Policy Framework (NPPF), London Plan (2016), Local Plan (2018) and Planning Guidance SPD (2018) which have been referenced where relevant in this report have been considered with regards to equalities impacts through the statutory adoption processes, and in accordance with the Equality Act Page 132 2010 and Council's PSED. Therefore, the adopted planning framework which encompasses all planning policies which are relevant in officers' assessment of the application are considered to acknowledge protected equality groups, in accordance with the Equality Act 2010 and the Council's PSED.

6.0 PLANNING ASSESSMENT

6.1 The main considerations material to the assessment of this application have been summarised as follows:

- o Principle of Land Use
- o Quality of Accommodation
- o Design and Appearance
- o Residential Amenity (daylight/sunlight/outlook/privacy)
- o Noise (stacking/terrace)
- o Highways and Transportation
- o Air Quality

LAND USE

6.2 London Plan (2016) Policy 3.3B and Table 3.1 set an annual target of 1,031 net additional dwellings for Hammersmith and Fulham. Draft London Plan Policy H1 sets out ten-year targets for net housing completions for each Borough. Hammersmith and Fulham has a target of 16,090 homes.

6.3 Local Plan Policy HO1 states that the council will work with partner organisations and landowners to exceed the current London Plan minimum target of 1,031 additional dwellings a year up to 2025 and continue to seek at least 1,031 additional dwellings in the period up to 2035. This target is achieved through various means including the provision of new homes through conversions.

6.4 The proposed conversion of the roof space to create 1 additional residential unit would make a small contribution to the delivery of additional residential accommodation as set out in the above policies.

QUALITY OF ACCOMMODATION

6.5 London Plan Policy 3.5 places a significant focus on internal space standards for dwellings. The purpose of the policy is to ensure that all new homes are fit for purpose and offer the potential to be occupied over time by households of all tenures. The Mayor's Housing SPD provides detailed standards which set out the minimum level of quality and design that new homes should meet.

6.6 Local Plan Policies HO4 and HO11 requires all housing to provide a high quality residential environment and be well designed internally and externally. Planning Guidance SPD Key Principles HS1 and HS2 are also relevant with regards to internal space and amenity space provision.

+ Internal space standards

6.7 Local Plan Policy HO4 and HO11 expect all housing development to be of a high-quality design and be designed to have adequate internal space. The proposed flat should accord with the minimum internal space standards set out in London Plan, the Mayor's Housing Supplementary Planning Guidance (SPG) and the DCLG's Nationally Described Space Standards (2015), with particular reference to Policy 3.5, Table 3.3 of The London Plan of which is also listed in the Planning Guidance SPD Key Principle HS2.

6.8 The above policies all require a 1-person flat to have a minimum gross internal area (GIA) of 37sq.m including at least 1.0sq.m. built in storage. The above policies also set a minimum floor to ceiling height of 2.3 metres for at least 75% of the gross internal area of the dwelling. However, to address the unique heat island effect of London and the distinct density and flatted nature of most of its residential development, the London Plan, the Mayor's Housing SPD Standard 31, and SPD Key Principle HS2 require a minimum floor to ceiling height of 2.5 metres for at least 75% of the gross internal area.

6.9 The previous application failed to provide both sufficient floorspace (it was below 37sqm) and adequate floor to ceiling height (less than 2.5 metres). It was considered the cumulative impact of these failings would result in the creation of cramped, poor quality, substandard residential accommodation.

6.10 The current proposal confirms that the studio would meet the minimum GIA standard. The flat would measure 37sqm including 1sqm of storage. As per the previous refusal, 75% of the proposed floor to ceiling height would remain 2.3 metres, thereby meeting the minimum requirement rather than the 2.5 metres aspiration for new units in London. However, the Mayor's Housing SPG does state "Failure to meet one standard would not necessarily lead to an issue of compliance with the London Plan, but a combination of failures would cause concern." In this case the proposed studio has sufficient floor space and would be appropriately arranged with a single multifunctional space to enable it to be used as flexibly as possible to make up for its small size. Together with the compliance with other residential standards in respect to levels of light, outlook and private amenity space (discussed below) the proposal would provide an acceptable internal and external residential environment for a studio flat, in line with the objectives of the above policies. In 2019 (2019/00670/FUL), a studio with the same floor space (37sqm) and ceiling height (2.3 metres) was considered acceptable by officers, and whilst that application was refused on other matters (design and appearance/non-uniform stacking) the Inspector in determining the appeal did not

disagree with the Officers assessment of the living environment. On this basis withholding planning permission on the failure to meet the higher floor to ceiling height alone would not be justified.

+ Light, outlook and privacy

6.11 The reception of light and outlook is important to the quality of life. Policy 3.5 of the London Plan, the Mayor's Housing SPG Standards 29 and 32 and Planning Guidance SPD Key Principle HS2 state developments should minimise the number of single aspect dwellings. Single aspect dwellings that are north facing should be avoided. The Mayor's Housing SPG Standard 28 states habitable rooms within each dwelling should be provided with an adequate level of privacy in relation to neighbouring properties, the street and other public spaces.

6.12 The levels of light and outlook the proposed studio would receive is considered acceptable. Whilst single aspect, the studio fenestration would be at roof level, facing east and covering a large proportion of the rear elevation of the roof extension. In terms of privacy, no properties are located to the rear of Hazel House to overlook the proposed studio (faces onto railway lines). The proposed roof terrace would be enclosed by 1700mm obscure glazed screens to the sides which would prevent overlooking of the private space from neighbouring properties. It is worth noting that planning permission has not been refused in the past in terms of levels of light, outlook and privacy.

+ External amenity space

6.13 Local Plan Policy HO11 and SPD Key Principle HS1 require all new developments to make provision for open space to meet the needs of occupiers and users. It is also required that all new dwellings have access to an area of amenity space appropriate to the type of housing being provided. The Mayor's Housing SPG Standards 26 and 27 require a minimum of 5sqm. of private outdoor space to be provided for 1-2 person dwellings and an extra 1sqm. for each additional occupant, and where balconies are provided these be designed to respect the amenity of neighbours and should have a minimum depth of and width of 1500mm. The latter is also reiterated under Planning Guidance SPD Key Principle HS1.

6.14 The proposed development would involve removal of part of the pitched roof of the back addition to form a roof terrace enclosed by 1700mm high obscure glazed screens to the sides. The roof terrace would be accessible to the flat through French doors to the rear elevation of the rear roof extension. The proposed roof terrace (12sqm) would be in excess of the minimum 5sqm. requirement. As such, it is considered the proposed development provides sufficient external amenity space in accordance with the above policies. The use of the roof terrace and the impact on residential amenity is considered later in the report. It is worth noting that planning permission has not been refused in the past in terms of the quality of the external amenity space.

DESIGN AND HERITAGE

6.15 The NPPF (section 12) states that development should respond to local character and history and the surrounding environment and setting, whilst not preventing innovation but extends this to recognise a role for change and increased densities. The NPPF (section 16) advocates a positive strategy for conserving and enhancing the

historic environment, taking account of (amongst other things) the desirability of new development to make a positive contribution to local character and distinctiveness. The NPPF states that economic, social and environmental gains are to be sought jointly and simultaneously in order to deliver positive improvements in the quality of the built, natural and historic environment.

6.16 Policies 7.4 (Local character) and 7.6 (Architecture) of the London Plan are all relevant and promote the high-quality design of buildings and streets. Policy 7.4 states that development should have regard to the form and function, and structure of an area, place or street and the scale, mass, and orientation of surrounding buildings whilst Policy 7.6 states that buildings and structures should not cause unacceptable harm to the amenity of surrounding land and buildings. These are supported by Draft London Plan Policy D3.

6.17 Local Plan Policy DC1 states that 'Development should create a high quality urban environment that respects and enhances its townscape context and heritage assets. There should be an approach to accessible and inclusive urban design that considers how good design, quality public realm, landscaping and land use can be integrated to help regenerate places. In particular, development throughout the borough should be of the highest standard of design that respects local context and character and should protect and enhance the character, appearance and setting of the borough's conservation areas and its historic environment'.

6.18 Local Plan Policy DC4 states that 'The council will require a high standard of design in all alterations and extensions to existing buildings. These should be compatible with the scale and character of existing development, their neighbours and their setting. In most cases, they should be subservient to the original building. Alterations and extensions should be successfully integrated into the architectural design of the existing building. In considering applications for alterations and extensions the council will consider the impact on the existing building and its surroundings and take into account the following:

- a) Scale, form, height and mass;
- b) Proportion;
- c) Vertical and horizontal emphasis;
- d) Relationship of solid to void;
- e) Materials;
- f) Relationship to existing building, spaces between buildings and gardens;
- g) Good neighbourliness; and
- h) The principles of accessible and inclusive design.'

6.19 Local Plan Policy DC8 states that the council will '...aim to protect, restore or and enhance the quality, and character, appearance and setting of the borough's conservation areas and its historic environment, including listed buildings, historic parks and gardens, buildings and artefacts of local importance and interest, archaeological priority areas and the scheduled ancient monument'. This is supported by Planning Guidance SPD Key Principle CAG3.

6.20 Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states in relation to Conservation Areas that: 'In the exercise, with respect to any buildings or other land in a conservation area, of any functions under or by virtue of any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.'

6.21 Melrose Conservation Area Character Profile states that front roof extensions are generally unacceptable. It advises that the design of the rear roof extension should be sympathetic to the character of the conservation area. It states that in some cases, high visibility of the rear roof of properties may prohibit a roof extension where it would have a detrimental effect on the character of the conservation area.

6.22 The proposals relate to the erection of a rear roof extension involving an increase in the ridge height by 300mm, and alterations to the roof of back addition to incorporate a flat roof and the erection of privacy screens at third floor level in connection with the formation of a roof terrace.

6.23 Rear main roof extensions are a common and established form of development to this type of property not only within this terrace, but also within the Melrose Conservation Area and the wider borough. Notwithstanding this, there have been several planning applications for a rear roof extension to Hazel House which have been refused on design and appearance grounds. In summary, objection has been raised where the proposed rear roof extension differs from those approved to similar properties in the subject terrace, i.e. at Irene House (Ref.2014/02692/FUL), Eric House (Ref.2015/04272/FUL), Percy House (Ref.2015/00344/FUL) and Holkham House (Ref.2017/03247/FUL). In particular planning permission has been refused where the raised ridge height exceeds 300mm, in the case of ref: 2019/00670/FUL (393mm), and where the pitch of the rear elevation exceeds 70 degrees in the case of ref: 2019/00670/FUL (83 degrees) and most recently ref: 2020/00806/FUL (75 degrees).

6.24 The current proposal would increase the ridge height of the main roof by 300mm, by 'shooting back' the roof slope on the same plane. This would be consistent with abovementioned rear roof extensions approved and built within the subject terrace at Irene House, Eric House, Percy House and Holkham House (references quoted above). On this basis the proposed raised ridge would be in-keeping with the character and appearance of the application building and the subject terrace, and in turn would not harm the character and appearance of the Melrose Conservation Area.

6.25 The proposed rear roof extension would now incorporate a rear roof slope of 70 degrees. This is also consistent with the abovementioned examples at Irene House, Eric House, Percy House and Holkham House. On this basis the proposal would also be of an acceptable visual appearance that would be in-keeping with the character and appearance of the application building and the subject terrace, and would not be harmful to the setting of the Melrose Conservation Area.

6.26 The proposed roof terrace, on top of the back addition, would be limited in area to only 12.sqm and would be similar in appearance to terraces/screens which already exist in the terrace at Percy House, Eric House and Holkham House (see references in para. 6.23). Given the terrace enclosure would be made of glazed screens which are of a lightweight appearance, this element of the proposal would preserve the character and appearance of the property, the subject terrace and the Melrose Conservation Area. As such the development is not considered to result in any harm to the Conservation Area overall. It is worth noting that planning permission has not been refused in the past for a terrace in this location, on design grounds.

6.27 The proposed development would also not have an adverse impact on the Hammersmith Grove Conservation Area to the west of the site, as the rear elevation

and roofscape of the application property is not prominent or visible in extensive views within the Conservation Area. There are no immediate street views of the rear elevation of these properties due to the site backing onto the Hammersmith and City Tube line, and due to the built form of Richford Street. At the rear the upper levels of the elevations are only likely to be visible from some private views from properties within the blocks of houses (Percy to Alexandra), from the rear passageway, and in long private views from the rear elevation of properties in Richford Street.

6.28 In view of the above, the design and appearance of the proposals at roof level are considered acceptable. The proposals are in keeping with character and appearance of the subject building and the terrace of which it forms a part of, and would not harm the character, setting or significance of either the Melrose Conservation Area or the Hammersmith Grove Conservation Area. Materials are secured by conditions.

6.29 Officers have assessed the impact of the proposal on the heritage assets and consider that it is compliant with Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990. The proposal is also in line with national guidance in the NPPF and strategic local policies on the historic environment and urban design. It is considered that this is compliant with Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

6.30 The proposed development is also considered acceptable in accordance with the NPPF, Policies 7.4, and 7.6 of the London Plan and Policies DC1, DC4, and DC8 of the Local Plan (2018).

AMENITY IMPACT

6.31 Local Plan Policy HO11 states that proposals for extensions will be considered acceptable where it can be demonstrated that there is no detrimental impact on:

- Privacy enjoyed by neighbours in adjoining properties;
- Daylight and sunlight to rooms in adjoining properties;
- Outlook from windows in adjoining properties; and
- Openness between properties.

6.32 Policies DC1 and DC4 require all proposals for new builds and extensions to be formulated to respect the principles of good neighbourliness.

6.33 Planning Guidance SPD Housing Key Principles 6, 7 and 8 support Local Plan Policy HO11 and set out a more detailed means of assessment.

6.34 In this case the key considerations are the impact to the flats within Hazel House below, and to the flats within the adjoining mansion blocks of Percy House and Myrtle House. No residential properties would be located to the rear of the proposed development.

6.35 It is worth noting that planning permission has not been refused in the past for a rear roof extension and roof terrace on residential amenity grounds.

+ Daylight and sunlight:

6.36 The proposed development would not result in undue harm to daylight/sunlight levels. For a previous refused scheme (reference: 2015/05734/FUL), the applicants, at

the time, submitted a sunlight and daylight analysis which was assessed by Officers. This report demonstrated compliance with the BRE guidance on daylight and sunlight to neighbouring properties. As the current proposal, would be of a similar scale and position to the previous, Officers are satisfied that the proposal would result in no demonstrable harm to neighbouring properties that would justify a refusal of planning permission. The same consideration was also given in the determination of planning application references 2018/01617/FUL, 2019/00670/FUL and 2020/00806/FUL at Hazel House, and also for the same development at Holkham House (Ref.2017/03247/FUL). As such no objection is raised under loss of sunlight and daylight grounds.

+ Outlook:

6.37 The proposed development would not result in undue harm to outlook. No residential properties would be located to the rear of the proposed development (SPD Key Principle HS6 is therefore not applicable). The bulk of the rear roof extension would be contained to the main rear roof slope and would not extend over the existing back addition. As such, it is not considered to have a significant detrimental impact to the flank windows contained within the back additions of both Percy House and Myrtle House either side of the subject building. The proposed screens on top of the back addition, serving the terrace, would be no higher than the existing ridge height of the back addition, would have a modest projection, and would be set back by over 1m from either side elevation. Together with the lightweight and largely transparent material, it is not considered the screens would cause undue harm to outlook, in accordance with SPD Key Principle HS7.

+ Loss of privacy:

6.38 Planning Guidance SPD Key Principle HS7 states that new habitable residential windows should not be less than 18m away from existing habitable residential windows. SPD Key Principle HS8 states that where balconies or terraces are provided they must be designed to respect the amenity of neighbours in terms of overlooking/privacy and potential for noise disturbance.

6.39 The proposed development would not result in undue harm to privacy. The newly created fenestration would face the railway line to the rear of the site. The proposed terrace would be enclosed by 1.7m high obscure glazed privacy screens to the sides and as such no views would be afforded into the flank windows of the properties located either side of the subject building (Percy and Myrtle Houses). A sample of the glazing is secured by a condition.

6.40 In summary, based on the above, it is not considered the proposal would result in significant harm to the amenities of neighbouring occupiers in terms of daylight/sunlight, outlook and privacy. And, subject to conditions, the proposal accords with the policies cited above.

NOISE

6.41 NPPF paragraph 170 states that planning decisions should prevent new and existing development from contributing to unacceptable levels of noise pollution. Similarly, Paragraph 180 states that planning decisions should mitigate and reduce to a minimum potential adverse impacts resulting from noise from new development - and

avoid noise giving rise to significant adverse impacts on health and the quality of life.

6.42 London Plan Policy 7.15, Draft London Plan Policy D14 also seek to ensure developments reduce, manage and mitigate noise to improve health and quality of life.

6.43 Local Plan Policy CC11 seeks to control the noise and vibration impacts of developments, requiring the location of noise and vibration sensitive development in the most appropriate locations. Design, layout and materials should be used carefully to protect against existing and proposed sources of noise, insulating the building envelope, internal walls floors and ceilings, and protecting external amenity areas. Noise assessments providing details of noise levels on the site are expected 'where necessary'.

+ Stacking

6.44 In addition to the above policies, the Mayor's Housing SPG Standard 30, Local Plan Policy HO11, and SPD Key Principle NN3 states that in the design of new residential dwellings (including change of use and conversions) careful consideration should be given to stacking and layout of rooms in relation to adjoining walls/floors/ceilings, and enhanced sound insulation should be provided where necessary. This is to limit the transmission of noise to sound sensitive rooms within proposed and adjoining dwellings.

6.45 The proposed studio and roof terrace would sit above the existing habitable rooms (living rooms/bedrooms) of Flats 5 and 6 on the second floor. There is therefore potential for noise transmission between both the new and the existing flats.

6.46 Under Ref.2019/00670/FUL one of the reasons for refusal related to the impact of noise and vibration on the amenity of the residents below due to the failure to appropriately stack similar types of rooms with the existing flats below. In determining the associated appeal, the Inspector acknowledged the concerns of the owner of Flat 6 that the use of the terrace above their bedroom accommodation would cause disturbance. However, the Inspector concluded that 'in any permission a suitably worded condition could require sufficient sound insulation so as to provide acceptable living conditions for occupiers of the accommodation'. On this basis, whilst the appeal was dismissed, this was solely on design grounds, and not in terms of residential amenity.

6.47 Under the most recent application (Ref.2020/00806/FUL) an acoustics report was submitted which demonstrated that sound insulation would be incorporated between the floors that would exceed the Building Regulations. This was considered by the Council's Environmental Protection Team, who concluded the information was sufficient to ensure the amenity of occupiers of the development site would not be adversely affected by noise. On this basis there was no objection raised by officers.

6.48 An acoustics report also supports the current planning application. As per the previous application, it is proposed to introduce a new floor between the units with acoustic sound reduction to mitigate any unacceptable levels of noise transmission from the studio and terrace to the flats below. The Environmental Protection Team remain satisfied that the details submitted are acceptable. Sound insulation will therefore be secured by a condition. Subject to the implementation of the proposed sound insulation and considering the Inspectors assessment of the previous appeal it would be

unreasonable to withhold planning permission on grounds of non-uniform stacking.

+ Terrace Noise

6.49 The Mayor's Housing SPG Standard 30 states that noise should also be considered in the placement of private external spaces associated with new residential units. SPD Key Principle HS8 states that where balconies of terraces are provided, they must be designed to respect the amenity of neighbours in terms of potential for noise disturbance.

6.50 Additionally, the use of the proposed terrace is not considered likely to cause significant noise disturbance to neighbouring residents due to its relatively modest (12sqm) size, which would limit the number of people which could use it at any one time. The terrace is consistent with others approved at Eric House (Ref. 2015/04272/FUL), Percy House (Ref.2015/00344/FUL) and Holkham House (Ref.2017/03247/FUL), which were all considered acceptable for the same reason.

6.51 On this basis, officers consider the proposals would not cause unacceptable noise and disturbance to the general amenities at present enjoyed by existing surrounding residents, in accordance with the above cited policies.

HIGHWAYS AND TRANSPORTATION

6.52 The NPPF requires developments that generate significant movement are located where the need to travel will be minimised and the use of sustainable transport modes can be maximised; and that development should protect and exploit opportunities for the use of sustainable transport modes for the movement of goods or people.

6.53 Policies 6.1, 6.3, 6.9, 6.10, 6.11 and 6.13 of The London Plan sets out the intention to encourage consideration of transport implications as a fundamental element of sustainable transport, supporting development patterns that reduce the need to travel or that locate development with high trip generation in proximity of public transport services. The policies also provide guidance for the establishment of maximum car parking standards and cycle parking standards. These are supported by Policies T5 and T6 of the Draft London Plan.

6.54 Local Plan Policy T1 supports The London Plan and seeks to improve transportation within the borough, by working with strategic partners and relating the size of development proposals to public transport accessibility and highway capacity. Local Plan Policy T4 sets out vehicle parking standards, which brings them in line with London Plan standards and circumstances when they need not be met. Local Plan Policy T3 seeks to ensure that satisfactory cycle space is provided for all developments.

6.55 The above Local Plan Policies are supported by Planning Guidance Key Principles TR3 to TR5.

+ Car parking

6.56 The site has a PTAL of 6a using Transport for London's (TfL's) methodology, indicating that it has an excellent level of public transport accessibility. According to London Plan Policy 6.13, Local Plan Policy T4 and Key Principle TR3 of the Planning Guidance SPD, the council will only consider issuing of permits for on street parking in

locations where the PTAL level is considered 2 or lower (TfL's public transport accessibility level). Therefore, to comply with the requirements of London Plan Policy 6.13, Local Plan Policy T4 and Key Principle TR3 of the Planning Guidance SPD and prevent an increase in parking stress on surrounding streets, as well as to reduce the impact on air quality which additional car generation would otherwise create, the applicant has proposed the development is car permit free. Conditions will ensure that all occupiers, other than those with disabilities who are blue badge holders, have no entitlement to parking permits from the council, and to ensure that occupiers are informed, prior to occupation, of such restriction.

+ Cycle parking

6.57 London Plan Policy 6.9 and Local Plan Policy T3 states that all studios and 1-bedroom units are required to have a minimum of 1 cycle parking space provided. These are required to be safe, accessible and conditioned for the life of the development.

6.58 Under the previous application a secure storage unit for one cycle was proposed within the garden area to the front of the site behind the front boundary wall. However, it was brought to the Council's attention that the amenity space is privately owned by Flat 2 at ground floor level, and as such the applicant would be unable to access the area, and therefore provide adequate cycle storage, contrary to Local Plan Policy T3. On this basis planning permission was refused.

6.59 The current application proposes to relocate the cycle storage from the front garden area to inside, utilising the under stair communal cupboard in the hallway. Comments received from residents' question whether a bicycle can fit in the space and suggest the storage of the bicycle would obstruct access to the building's meters located inside.

6.60 It is noted the same arrangement was proposed under planning application Ref: 2015/05734/FUL. Whilst this was deemed to be unacceptable by the council, as it conflicted with the use of the space for informal refuse storage for existing residents, this was not supported by the Inspector in determining the subsequent appeal. The Inspector was satisfied the use of the space under the stairs was an acceptable solution and accordingly did not uphold that particular reason for refusal.

6.61 The council's Highways Officer is satisfied that the cycle parking space proposed under the current application is safe and accessible. A condition is attached for this to be implemented prior to the occupation of the development and retained thereafter.

+ Refuse storage

6.62 London Plan Policy 5.16 outlines the Mayor's approach to waste management. Local Plan Policy CC7 sets out the Council's Waste Management guidance, requiring development to incorporate suitable facilities for the storage and collection of segregated waste.

6.63 The existing flats currently store waste within bins located in the forecourt of Hazel House. As per the previous application an additional bin would be provided in the same location next to the existing bins. This location remains the most suitable and convenient for collection. Residents of Hazel House, however state there is already

insufficient refuse storage for the existing occupiers, and the forecourt cannot accommodate an additional bin.

6.64 Officers are satisfied that there is adequate space. It is noted the same arrangement was also proposed under planning application Ref: 2015/05734/FUL. Whilst this was deemed to be unacceptable by the council, this was also not supported by the Inspector during the appeal. In determining the same abovementioned appeal, the Inspector noted, 'It is clear that the frontage areas of the appeal properties are used to place bins and, from my observations, there appears to be sufficient space to accommodate additional bins.' The Inspector further stated 'It should be born in mind that the proposal should only be required to make provision for the proposed new units' and 'it would be unjustified for this proposal to seek to provide for any deficiencies in the existing provision for waste storage, if such exists.' On that basis, the Inspector did not uphold that particular reason for refusal.

6.65 On this basis, the proposal is considered to comply with Local Plan Policy CC7. The implementation of the refuse store is secured by a condition.

6.66 Subject to the abovementioned conditions, in respect to car permit free, cycle and refuse storage, officers consider that the proposed development would not detrimentally impact on the highway network and would be in accordance with the policies cited above.

AIR QUALITY

6.67 LBHF was designated as an Air Quality Management Area (AQMA) in 2000 for two pollutants - Nitrogen Dioxide (NO₂) and Particulate Matter (PM₁₀). The main local sources of these pollutants are road traffic and buildings (gas boiler emissions).

6.68 London Plan Policy 7.14 seeks that development proposals minimise pollutant emissions and promote sustainable design and construction to reduce emissions from the demolition and construction of the buildings; not worsen existing poor quality air quality. Where additional negative air quality impacts from a new development are identified, mitigation measures will be required to ameliorate these impacts. Further the Mayor of London's Air Quality Strategy provides a framework of policy which aims to improve air quality in London.

6.69 Draft London Plan Policy SI1 states that development proposals should not lead to deterioration of existing poor air quality, create any new areas that exceed air quality limits or create unacceptable risk of high levels of exposure to poor air quality.

6.70 Local Plan Policies CC1 and CC10 seeks to reduce potential adverse air quality impacts arising from new developments and sets out several requirements. These are supported by Planning Guidance SPD Key Principles AQ1 to AQ5.

6.71 In accordance with the above policies details of the installation of Zero Emission Air/Water Source Heat Pump or an Electric Boiler to be provided for space heating and hot water will be secured by a condition.

6.72 On this basis officers consider that the proposed development would not detrimentally impact on Air Quality and would be in accordance with the policies cited above.

7.0 OTHER MATTERS

+ Mayoral and Local CIL

7.1 The Mayor's CIL (Community Infrastructure Levy) came into effect in April 2012 and new fee rates came into effect in April 2019. This would contribute towards the funding of Crossrail. The GLA expect the Council, as the Collecting Authority, to secure the levy in accordance with London Plan Policy 8.3. This development would be subject to a London wide community infrastructure levy. This development is liable for a Mayoral CIL of £2,900.00 (excluding indexation).

7.2 The Council's Community Infrastructure Levy (CIL) is also a charge levied on the net increase in floorspace arising from development in order to fund infrastructure that is needed to support development in the area. The CIL Charging Schedule was presented to Council and approved 20 May and has formally taken effect since the 1st September 2015. There is £7,400.00 (excluding indexation) Borough CIL payable for this site based on the additional floorspace.

8.0 CONCLUSION

8.1 In considering planning applications, the Local Planning Authority needs to consider the development plan as a whole and planning applications that accord with the development plan should be approved without delay, unless material considerations indicate otherwise and any adverse impacts of doing so would significantly and demonstrably outweigh the benefits.

8.2 In the assessment of the application regard has been given to the NPPF, London Plan, and Local Plan policies as well as guidance.

8.3 In summary, the proposed development would contribute towards the quantity of the borough's housing stock. The proposed external alterations are modest in scale and acceptable in visual terms, in-keeping with the character and appearance of the host property and subject terrace and would not harm the character and appearance of the streetscene or the setting of the Melrose Conservation Area or the Hammersmith Grove Conservation Area. Subject to conditions the proposal would not result in unacceptable impacts upon the amenities of neighbouring residential properties. The new dwelling meets the minimum standards and provides a good standard of accommodation for the new occupants. Highways, transportation and environmental matters including air quality have also been satisfactorily addressed and will be subject to conditions. In these respects, the proposals comply with the relevant policies of the NPPF (2019), the London Plan (2016), the Draft London Plan, the Local Plan (2018) and the relevant Key Principles within the Planning Guidance Supplementary Planning Document (2018).

8.4 Officers have taken account of all the representations received and in overall conclusion for the reasons detailed in this report, it is considered having regard to the development plan as a whole and all other material considerations that planning permission should be granted.

9.0 RECOMMENDATION

- 1) That the Committee resolve that the Chief Planning Officer be authorised to grant planning permission subject to the conditions listed below; and
- 2) To authorise 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.