

London Borough Of Hammersmith & Fulham

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**Planning Applications Committee**

**Agenda for 10th December 2014**

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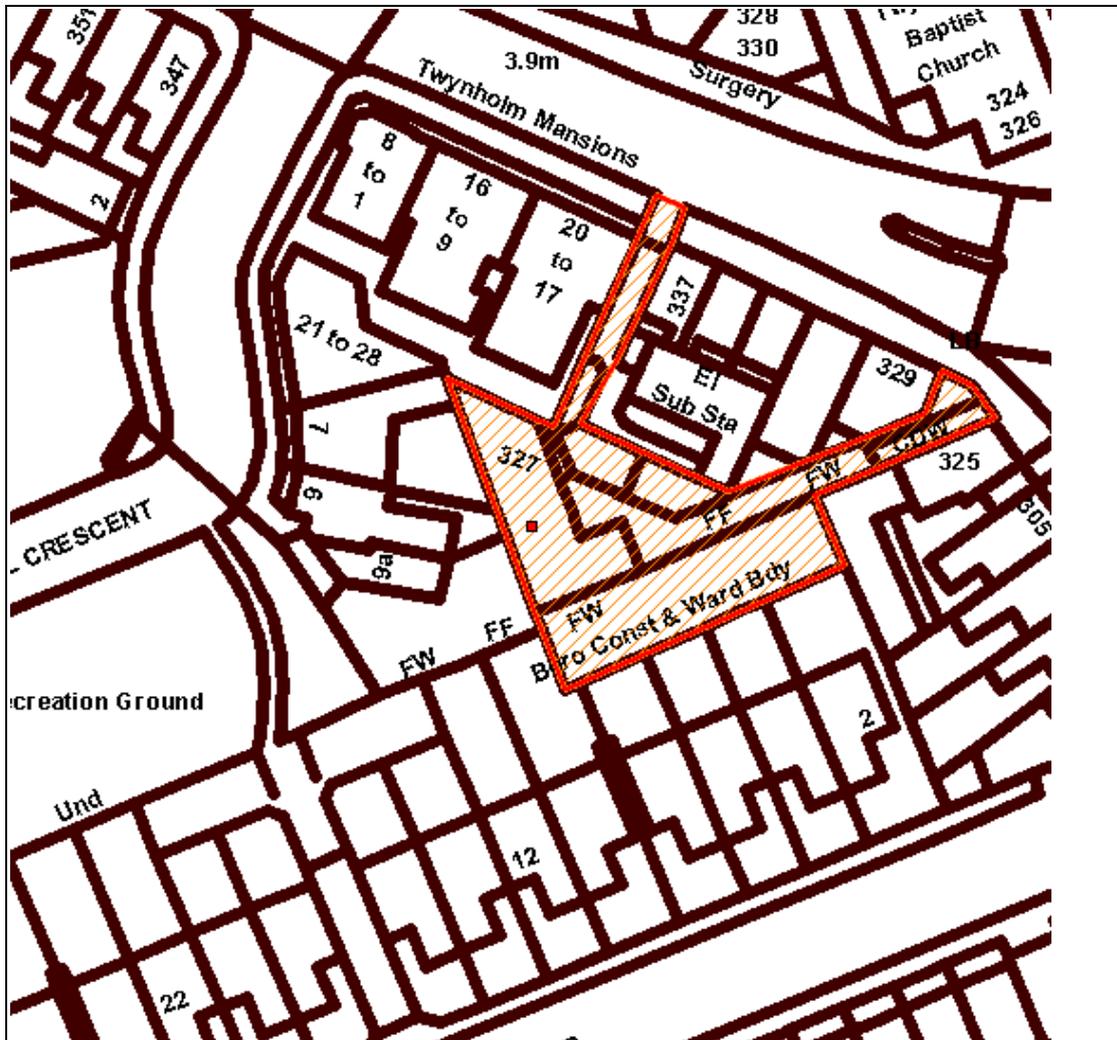
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**Ward:** Fulham Reach

**Site Address:**

327 Lillie Road London SW6 7NR



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For identification purposes only - do not scale.

**Reg. No:**  
2014/01842/FUL

**Case Officer:**  
Roy Asagba-Power

**Date Valid:**  
23.04.2014

**Conservation Area:**

**Committee Date:**  
10.12.2014

**Applicant:**

Mr Ashok Patel  
35/37 Ludgate Hill London EC4M 7JN

**Description:**

Demolition of existing office buildings (Class B1) and the erection of 8 x two storey plus-basement single family dwelling houses (Class C3) with roof terraces at first floor level; formation of refuse and cycle storage; installation of two new access gates fronting Lillie Road elevation; replacement of existing power sub-station and formation of a new underground power sub-station in between properties 17-20 and 337 Lillie Road. Drg Nos: 151-200: 12A; 13F, 14F, 15F; 24F; 25F; 26F; 27F; 28E; Design & Access Statement; Structural Engineer Report; Flood Risk Assessment; Energy Report; Daylight \_ Sunlight Report (Dec 2014)

**Application Type:**

Full Detailed Planning Application

**Officer Recommendation:**

That the Committee resolve that the Executive Director of Transport and Technical Services be authorised to determine the application and grant permission up on the completion of a satisfactory legal agreement and subject to the condition(s) set out below

- 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 not be erected otherwise than in accordance with the following approved drawings:

151-200: 12A; 13F, 14F, 15F; 24F; 25F; 26F; 27F and 28E

In order to ensure full compliance with the planning application hereby approved and to prevent harm arising through deviations from the approved plans, in accordance with Policy BE1 of the Core Strategy 2011 and Policy DM G1 of the Development Management Local Plan 2013.

- 3) Prior to commencement of the development hereby approved, a demolition method statement and construction management plan shall be submitted to and approved in writing by the Council. Details shall include length of time for the obstruction of the Lillie Road footway and control measures for pedestrian safety, including match days, control measures for dust, noise, vibration, lighting, delivery locations, restriction of hours of work and all associated activities audible beyond the site boundary to 0800-1800hrs Mondays to Fridays and 0800 -1300 hrs on Saturdays, advance notification to neighbours and other interested parties of proposed works and public display of contact details including accessible phone

contact to persons responsible for the site works for the duration of the works and details of temporary site fencing/means of enclosure to be erected prior to any demolition works take place. Approved details shall be implemented throughout the project period.

To ensure that the amenity of occupiers of surrounding premises is not adversely affected by noise, vibration, dust, lighting or other emissions from the building site, in accordance with Policies DM H9, H10 and H11 of the Development Management Local Plan 2013.

- 4) Other than any demolition works, ground and subterranean works (including construction of basement), site preparation or remediation, the development hereby permitted shall not commence prior to the submission and approval in writing by the Council of details and samples of all materials to be used on the external faces of the new building and all surface treatments, including boundary walls, railings, gates and fences and no part of the development shall be used or occupied prior to the completion of the development in accordance with the approved details.

To ensure a satisfactory external appearance and to prevent harm to the streetscene, in accordance with Policy BE1 of the Core Strategy 2011 and Policy DM G1 and G7 of the Development Management Local Plan 2013.

- 5) Other than any demolition works, ground and subterranean works (including construction of basement), site preparation or remediation, The development hereby permitted shall not commence prior to the submission and approval in writing by the Council of details in plan, section and elevation (at a scale of not less than 1:20) of the following matters, and no part of the development shall be used or occupied prior to the completion of that part of the development in accordance with the approved details.

a) Typical bay of each elevation

To ensure a satisfactory external appearance and to prevent harm to the streetscene, in accordance with Policy BE1 of the Core Strategy 2011 and Policy DM G1 of the Development Management Local Plan 2013.

- 6) No plumbing, extract flues or pipes other than rainwater pipes shall be fixed on the front elevations of the building(s) hereby approved.

To ensure a satisfactory external appearance and to prevent harm to the streetscene, in accordance with Policy BE1 of the Core Strategy 2011 and Policy DM G1 of the Development Management Local Plan 2013.

- 7) With exception to the private roof terrace areas shown on approved drawings, no part of the remainder of the flat roof areas provided by the development hereby approved shall be used as a terrace or other accessible amenity space. No walls, fences, railings or other means of enclosure other than those shown on the approved drawings shall be erected around the roofs, and no alterations shall be carried out to the approved building to form access onto these roofs.

To ensure a satisfactory external appearance and so that the use of the buildings does not harm the amenities of the existing neighbouring residential properties and future residential occupiers of the development as a result of overlooking, loss of privacy and noise and disturbance, in accordance with Policy DM H9, DM A9 and DM G1 of the Development Management Local Plan 2013, and SPD Housing Policy 8 of the Planning Guidance Supplementary Planning Document 2013.

- 8) No part of the development shall be occupied prior to the submission and approval in writing by the Council of details of the privacy screens used in connection with the terraces as indicated on drawing 151-200-015F hereby approved. The privacy screens shall be installed in accordance with the agreed details and thereafter be retained in accordance with the approved details.

In order to ensure there is no loss of privacy or overlooking to the occupiers of neighbouring residential occupiers, in compliance with Policy DM A9 and DM G1 of the Development Management Local Plan 2013 and SPD Housing Policy 8 of the Planning Guidance Supplementary Planning Guidance 2013.

- 9) Other than any demolition works, ground and subterranean works (including construction of basement), site preparation or remediation, the development shall not commence prior to the submission and approval in writing by the Council of full details of the proposed landscaping of the site, including planting schedules and details of the species, height and maturity of existing and new trees and shrubs. The approved scheme shall be implemented in the next winter planting season following completion of the building works, or before the occupation and use of any part of the building, whichever is the earlier.

To ensure a satisfactory external appearance and to prevent harm to the streetscene, in accordance with Policy BE1 of the Core Strategy 2011 and Policies DM G1 and DM E4 of the Development Management Local Plan 2013.

- 10) Any tree or shrub planted pursuant to condition 10 being removed or severely damaged, dying or becoming seriously diseased within 5 years of planting shall be replaced with a tree or shrub of similar size and species to that originally required to be planted.

To ensure a satisfactory external appearance and to prevent harm to the streetscene, in accordance with Policy BE1 of the Core Strategy 2011 and Policies DM G1 and DM E4 of the Development Management Local Plan 2013.

- 11) No part of the development hereby approved shall be occupied prior to the provision of the refuse storage enclosures, as indicated on the approved drawing 151-200-14F,

To ensure that the use does not give rise to smell nuisance and to prevent harm to the street scene arising from the appearance of accumulated rubbish, in accordance with Policy CC3 of the Core Strategy 2011 and Policy DM H5 of the Development Management Local Plan 2013.

- 12) A minimum of 10% of all dwellings hereby approved shall be capable of meeting the needs of wheelchair users and shall be designed and capable of adaptation, in

accordance with the Council's Supplementary Planning Guidance (Access for All).

To ensure a satisfactory provision for dwellings, meeting the needs of people with disabilities, in accordance with the Policy 3.8 and 4.5 of the London Plan 2011, Policy H4 of the Core Strategy 2011 and Policy DM G1 and DM A4 of the Development Management Local Plan 2013.

- 13) Prior to first use of the development hereby approved, details and drawings at a scale of 1:100 showing the location of 1.0m wide by 1.5m long rectangular "soft spots" in the first floor slab of one dwelling shall be submitted to and approved in writing by the Council. The development shall be carried out in accordance with such details as approved and permanently retained thereafter.

To ensure that future occupiers of those the flats are able to insert a trapdoor or "through-the-floor" lift between the ground and first floors in accordance with 'Lifetime Homes' standards, and Policy H4 of the Core Strategy 2011, Policy 3.8 of The London Plan (2011) and Policy DM A4 of the Development Management Local Plan 2013.

- 14) The residential units hereby approved shall be constructed to Lifetime Homes standards.

To ensure a satisfactory provision of dwellings, meeting the needs of people with disabilities in accordance with Policy 3.8 of the London Plan 2011, Policy H4 of the Core Strategy 2011 and Policy DM A4 of the Development Management Local Plan 2013.

- 15) No part of the development hereby approved shall be occupied prior to the provision of the cycle storage for the residential development hereby approved, as indicated on the approved drawing 151-200-14F and such storage facilities shall be permanently retained thereafter in accordance with the approved details.

In order to promote alternative, sustainable forms of transport, in accordance with Policy DM J5 of the Development Management Local Plan 2013 and Policy 6.9 and Table 6.3 of the London Plan 2011.

- 16) The development shall be implemented in accordance with the recommended flood mitigation measures as proposed in the submitted Flood Risk Assessment otherwise agreed in writing by the local planning authority. In line with advice from Thames Water, a non-return valve or other suitable device shall be installed to avoid the risk of the sewerage network surcharging wastewater to basement/ground level during storm conditions. The recommended mitigation measures shall be permanently retained thereafter.

To reduce the impact of flooding to the proposed development and future occupants, in accordance with Policies 5.11, 5.13, 5.14 and 5.15 London Plan 2011, Policy CC1 and CC2 of the Core Strategy 2011, National Planning Policy Framework (2012) and the Technical Guidance to the National Planning Policy Framework (2012) and Policy DM H3 of the Development Management Local Plan 2013.

- 17) The development hereby permitted shall not commence until a surface water drainage scheme, based on sustainable drainage principles, and a maintenance programme for the sustainable urban drainage measures, have been submitted to and approved in writing by the council. The scheme shall be implemented in accordance with the approved details prior to first occupation of the development hereby permitted, and thereafter permanently maintained in accordance with the agreed details.

To prevent any increased risk of flooding and to ensure the satisfactory storage of/disposal of surface water from the site in accordance with National Planning Policy Framework (2012) and the Technical Guidance to the National Planning Policy Framework (2012), Policy CC2 of the Core Strategy 2011 and Policy 5.13 of The London Plan 2011, and Policy DM H3 of the Development Management Local Plan 2013.

- 18) No development shall commence until a preliminary risk assessment report is submitted to and approved in writing by the Council. This report shall comprise: a desktop study which identifies all current and previous uses at the site and surrounding area as well as the potential contaminants associated with those uses; a site reconnaissance; and a conceptual model indicating potential pollutant linkages between sources, pathways and receptors, including those in the surrounding area and those planned at the site; and a qualitative risk assessment of any potentially unacceptable risks arising from the identified pollutant linkages to human health, controlled waters and the wider environment including ecological receptors and building materials. All works must be carried out in compliance with and by a competent person who conforms to CLR 11: Model Procedures for the Management of Land Contamination (Defra 2004) or the current UK requirements for sampling and testing.

Potentially contaminative land uses (past or present) are understood to occur at, or near to, this site. This condition is required to ensure that no unacceptable risks are caused to humans, controlled waters or the wider environment during and following the development works, in accordance with Borough Wide Strategic Policy CC4 of the Core Strategy and policies DM H7 and H11 of the Development Management Local Plan 2013.

- 19) No development shall commence until a site investigation scheme is submitted to and approved in writing by the Council. This scheme shall be based upon and target the risks identified in the approved preliminary risk assessment and shall provide provisions for, where relevant, the sampling of soil, soil vapour, ground gas, surface and groundwater. All works must be carried out in compliance with and by a competent person who conforms to CLR 11: Model Procedures for the Management of Land Contamination (Defra 2004) or the current UK requirements for sampling and testing.

Potentially contaminative land uses (past or present) are understood to occur at, or near to, this site. This condition is required to ensure that no unacceptable risks are caused to humans, controlled waters or the wider environment during and following the development works, in accordance with Borough Wide Strategic Policy CC4 of the Core Strategy and policies DM H7 and H11 of the Development Management Local Plan 2013.

- 20) Unless the Council agree in writing that a set extent of development must commence to enable compliance with this condition, no development shall commence until, following a site investigation undertaken in compliance with the approved site investigation scheme, a quantitative risk assessment report is submitted to and approved in writing by the Council. This report shall: assess the degree and nature of any contamination identified on the site through the site investigation; include a revised conceptual site model from the preliminary risk assessment based on the information gathered through the site investigation to confirm the existence of any remaining pollutant linkages and determine the risks posed by any contamination to human health, controlled waters and the wider environment. All works must be carried out in compliance with and by a competent person who conforms to CLR 11: Model Procedures for the Management of Land Contamination (Defra 2004) or the current UK requirements for sampling and testing.

Potentially contaminative land uses (past or present) are understood to occur at, or near to, this site. This condition is required to ensure that no unacceptable risks are caused to humans, controlled waters or the wider environment during and following the development works, in accordance with Borough Wide Strategic Policy CC4 of the Core Strategy and policies DM H7 and H11 of the Development Management Local Plan 2013.

- 21) Unless the Council agree in writing that a set extent of development must commence to enable compliance with this condition, no development shall commence until, and a remediation method statement is submitted to and approved in writing by the Council. This statement shall detail any required remediation works and shall be designed to mitigate any remaining risks identified in the approved quantitative risk assessment. All works must be carried out in compliance with and by a competent person who conforms to CLR 11: Model Procedures for the Management of Land Contamination (Defra 2004) or the current UK requirements for sampling and testing.

Potentially contaminative land uses (past or present) are understood to occur at, or near to, this site. This condition is required to ensure that no unacceptable risks are caused to humans, controlled waters or the wider environment during and following the development works, in accordance with Borough Wide Strategic Policy CC4 of the Core Strategy and policies DM H7 and H11 of the Development Management Local Plan 2013.

- 22) Unless the Council agree in writing that a set extent of development must commence to enable compliance with this condition, no development shall commence until the approved remediation method statement has been carried out in full and a verification report confirming these works has been submitted to, and approved in writing, by the Council. This report shall include: details of the remediation works carried out; results of any verification sampling, testing or monitoring including the analysis of any imported soil; all waste management documentation showing the classification of waste, its treatment, movement and disposal; and the validation of gas membrane placement. If, during development, contamination not previously identified is found to be present at the site, the Council is to be informed immediately and no further development (unless otherwise agreed in writing by the Council) shall be carried out until a report indicating the nature of the contamination and how it is to be dealt with is

submitted to, and agreed in writing by, the Council. Any required remediation shall be detailed in an amendment to the remediation statement and verification of these works included in the verification report. All works must be carried out in compliance with and by a competent person who conforms to CLR 11: Model Procedures for the Management of Land Contamination (Defra 2004) or the current UK requirements for sampling and testing.

Potentially contaminative land uses (past or present) are understood to occur at, or near to, this site. This condition is required to ensure that no unacceptable risks are caused to humans, controlled waters or the wider environment during and following the development works, in accordance with Borough Wide Strategic Policy CC4 of the Core Strategy and policies DM H7 and H11 of the Development Management Local Plan 2013.

- 23) Unless the Council agree in writing that a set extent of development must commence to enable compliance with this condition, no development shall commence until an onward long-term monitoring methodology report is submitted to and approved in writing by the Council where further monitoring is required past the completion of development works to verify the success of the remediation undertaken. A verification report of these monitoring works shall then be submitted to and approved in writing by the Council when it may be demonstrated that no residual adverse risks exist. All works must be carried out in compliance with and by a competent person who conforms to CLR 11: Model Procedures for the Management of Land Contamination (Defra 2004) or the current UK requirements for sampling and testing.

Potentially contaminative land uses (past or present) are understood to occur at, or near to, this site. This condition is required to ensure that no unacceptable risks are caused to humans, controlled waters or the wider environment during and following the development works, in accordance with Borough Wide Strategic Policy CC4 of the Core Strategy and policies DM H7 and H11 of the Development Management Local Plan 2013.

- 24) No plant, water tanks, water tank enclosures or other structures, that are not shown on the approved plans, shall be erected upon the roofs of the building(s) hereby permitted.

To ensure a satisfactory external appearance, in accordance Policy BE1 of the Core Strategy 2011 and Policy DM G1 of the Development Management Local Plan 2013.

- 25) Prior to the first use of the development, details shall be submitted to and approved in writing by the Council, of the external noise level emitted from plant/machinery/equipment and mitigation measures as appropriate. The measures shall ensure that the external noise level emitted from plant, machinery/equipment will be lower than the lowest existing background noise level by at least 10dBA, by 15dBA where the source is tonal, as assessed according to BS4142:1997 at the nearest and/or most affected noise sensitive premises, with all machinery operating together at maximum capacity. A post installation noise assessment shall be carried out where required to confirm compliance with the noise criteria and additional steps to mitigate noise shall be taken, as necessary. Approved

details shall be implemented prior to occupation of the development and thereafter be permanently retained.

To ensure that the amenity of occupiers of the development site/ surrounding premises is not adversely affected by noise from plant/mechanical installations/ equipment, in accordance with Policies DM H9 and H11 of the Development Management Local Plan 2013.

- 26) Prior to commencement of the development, a noise assessment shall be submitted to the Council for approval of external noise levels incl. reflected and re-radiated noise and details of the sound insulation of the building envelope, orientation of habitable rooms away from major noise sources and of acoustically attenuated mechanical ventilation as necessary to achieve internal room- and (if provided) external amenity noise standards in accordance with the criteria of BS8233:2014. Approved details shall be 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 from transport [industrial/ commercial noise sources], in accordance with Policies DM H9 and H11 of the Development Management Local Plan 2013.

- 27) No alterations shall be carried out to the external appearance of the building, including the installation of air-conditioning units, ventilation fans or extraction equipment not shown on the approved drawings, without planning permission first being obtained. Any such changes shall be carried out in accordance with the approved details.

To ensure a satisfactory external appearance and to prevent harm to the amenities of the occupiers of neighbouring residential properties, in accordance with Policy BE1 of the Core Strategy 2011 and Policies DM G1 of the Development Management Local Plan 2013.

- 28) Prior to the first use of the development, details of anti-vibration measures shall be submitted to and approved in writing by the Council. The measures shall ensure that plant/equipment/ventilation system and ducting are mounted with proprietary anti-vibration isolators and fan motors are vibration isolated from the casing and adequately silenced. Approved details shall be implemented prior to occupation of the development and thereafter be permanently retained.

To ensure that the amenity of occupiers of the development site/ surrounding premises is not adversely affected by vibration, in accordance with Policies DM H9 and H11 of the Development Management Local Plan 2013.

- 29) Prior to the first occupation of the development hereby approved, details of external artificial lighting shall be submitted to and approved in writing by the Council. Details shall demonstrate that vertical illumination of neighbouring premises is a maximum of 10lux at ground floor and 5lux at first and higher floor levels. The recommendations of the Institution of Lighting Professionals in the 'Guidance Notes For The Reduction Of Light Pollution 2005' shall also be met with regard to glare and sky glow. Approved details shall be implemented prior to occupation of the development and thereafter be permanently retained.

To ensure a satisfactory external appearance and to prevent harm to the occupiers of neighbouring properties, in accordance with Policy BE1 of the Core Strategy 2011 and Policies DM G1, DM H10 and DM H11 of the Development Management Local Plan 2013.

- 30) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order amending, revoking and re-enacting that Order) no extensions or other form of enlargement to the residential development hereby permitted, nor erection of porches, outbuildings, hardstandings, storage tanks, gates, fences, walls or other means of enclosure, shall take place without the prior written permission of the Council.

Due to the limited size of the site, proximity to neighbouring properties and proposed design of the proposed single family dwelling on the site, the Council would wish to exercise future control over development which may affect residential amenity or appearance of the area, in accordance with Policy BE1 of the Core Strategy 2011 and Policies DM A9 and DM G1 of the Development Management Local Plan 2013

- 31) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order with or without modification), no aerials, antennae, satellite dishes or related telecommunications equipment shall be erected on any external part of the approved buildings, without planning permission first being obtained.

In order to ensure that the Council can fully consider the effect of telecommunications equipment upon the appearance of the building in accordance with Policy BE1 of the Core Strategy 2011 and Policies DM G1 and DM G7 of the Development Management Local Plan 2013.

- 32) The development shall not be occupied until details of a Servicing Management Plan has been submitted and approved in writing by the Council, and the servicing of the development shall be carried out in accordance with the approved details.

To ensure satisfactory servicing arrangements and to minimise the risk of harm to the existing amenities of the occupiers of neighbouring properties, in accordance with Policy T1 of the Core Strategy 2011, and Policies DM J1, J6, H9 and H11 of the Development Management Local Plan 2013.

- 33) Prior to the commencement of the development, excluding any demolition works, ground and subterranean works (including construction of basement), site preparation or remediation, details of the proposed measures to ensure that the development achieves "secured by design" status shall be submitted to and approved in writing by the Council. No part of the development thereby effected shall be used or occupied prior to the implementation of the approved details.

To ensure that the development incorporates suitable design measures to minimise opportunities for, and the perception of, crime, in accordance with Policies 7.3 and 7.13 of the London Plan 2011 and Policy DM G1 of the Development Management Local Plan 2013.

- 34) The basement floorspace hereby approved shall not be converted to use as a separate dwelling or for sleeping accommodation, and shall only be used in connection with, and ancillary to, the use of the remainder of the properties as a single family dwellings.

The use of the basement accommodations as self-contained flats, separate from the use of the remainder of the application properties as single dwelling houses, would raise materially different planning considerations that the council would wish to consider at that time, in accordance with Policies DM A1, J2 and H11 of the Development Management Local Plan 2013, Policy CC2 of the Core Strategy 2011, and SPD Housing Policy 9 of the Planning Guidance Supplementary Planning Document 2013.

### **Justification for Approving the Application:**

- 1) 1. The proposed development is in accordance with the Council's aspirations for the area and the principle of redevelopment will make effective use of previously under-utilised land. The loss of the B1 use is acceptable and the proposed residential use is acceptable in principle against Policy LE1 of the Core Strategy 2011, and Policies DM A1 and B1 of the Development Management Local Plan 2013. It is considered that the proposal would not have significant effect on the residential amenity of adjoining occupiers and would be of an acceptable visual appearance. The proposal would not have an unacceptable impact on street parking in surrounding streets. The proposed houses would be of an acceptable standard of accommodation. In this respect the proposal complies with policies BE1, CC1, CC2, H3 and T1 of the Core Strategy 2011, policies DM A1, A2, A9, G1, J1, J3, J5, H5 and H9 of the Development Management Local Plan 2013, SPD Housing policies 1, 5, 7 and 8, SPD Sustainability policy 1, and SPD Transport policies 5, 7 and 12 of the Planning Guidance Supplementary Planning Guidance 2013.
2. Design: The proposed development would be a high quality development which would make a positive contribution to the urban environment in this part of the Borough. The proposed development would be compatible with the scale and character of existing development and its setting. The proposal would preserve and enhance the character and appearance of the adjacent conservation area and the conservation of which it forms a part of. The development would therefore be acceptable in accordance with the NPPF (2012), London Plan Policies 7.1, 7.2, 7.3, 7.4, 7.5, 7.6 and 7.8, Core Strategy Policy BE1 and Policy DM G1 of the Development Management Local Plan (2013) and SPD Design Policies 44 and 48 of the Planning Guidance SPD (2013), which seek a high quality in design and architecture, requiring new developments to have regard to the pattern and grain of existing development.
3. Residential Amenity and Impact on Neighbouring Properties: The impact of the proposed development upon adjoining occupiers is considered acceptable with no significant worsening of noise, overlooking, loss of sunlight or daylight or outlook to cause undue detriment to the amenities of neighbours. In this regard, the development would respect the principles of good neighbourliness. The development would therefore be acceptable in accordance with Policies DM G1, H9, H11 and A9 of the Development Management Local Plan (2013) and SPD Housing Policy 8 of the Planning Guidance SPD (2013).

4. Safety and Access: The development would provide a safe and secure environment for all users in accordance with London Plan (2011) Policy 7.3 and Policy DM G1 of the Development Management Local Plan 2013 (2013). The proposal would provide ease of access for all people, including disabled people, in accordance with London Plan (2011) Policy 3.8, Core Strategy (2011) Policy H4, Policy DM A4, DM A9, DM G1 of the Development Management Local Plan (2013) and SPD Design Policies 1 and 11 of the Planning Guidance SPD (2013).

5. Transport: Subject to a satisfactory legal agreement there would be no adverse impact on traffic generation and the scheme would not result in congestion of the road network. Conditions will secure satisfactory provision cycle and refuse storage. The development would therefore be acceptable in accordance with the NPPF (2012), London Plan (2011) Policies 6.1, 6.3, 6.9, 6.10, 6.11, 6.13, Core Strategy Policies T1 and CC3 (2011), Policies DM J1, DM J2, DM J3, DM J5, DM A9 and DM H5 of the Development Management Local Plan (2013), and SPD Transport Policies 5 and 12 and SPD Sustainability Policies 3, 4 and 7 of the Planning Guidance SPD (2013).

6. Flood Risk: A Flood Risk Assessment (FRA) has been submitted and has considered risks of flooding to the site and adequate preventative measures have been identified. Details of SUDS will be secured by a condition. In this respect the proposal is therefore in accordance with the NPPF (2012), London Plan (2011) Policies 5.11, 5.12, 5.13, 5.14 and 5.15, Core Strategy Policies CC1 and CC2 (2011), Policy DM H3 of the DM LP (2013) and SPD Sustainability Policies 1 and 2 of the Planning Guidance SPD (2013).

7. Land Contamination: Conditions will ensure that the site would be remediated to an appropriate level for the sensitive residential and open space uses. The proposed development therefore accords with Policy 5.21 of the London Plan (2011), Policy CC4 of the Core Strategy (2011), Policies DM H7 and H11 of the Development Management Local Plan (2013), and SPD Amenity Policies 2, 3, 4, 5, 7, 8, 12, 13, 14, 15, 16 and 17 of the Planning Guidance SPD (2013).

8. Planning Obligations: The application proposes that its impacts are mitigated by way of financial contributions to fund improvements, that are necessary as a consequence of the development. The proposed development would therefore mitigate external impacts and would accord with London Plan (2011) Policy 8.2.

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

**All Background Papers held by Andrew Marshall (Ext: 3340):**

Application form received: 17th April 2014  
Drawing Nos: see above

**Policy documents:** National Planning Policy Framework 2012  
The London Plan 2011 and Revised Early Minor Alterations to The London Plan, 2013  
Core Strategy 2011  
The Development Management Local Plan 2013  
Planning Guidance Supplementary Planning Document July 2013

**Consultation Comments:**

<b>Comments from:</b>	<b>Dated:</b>
Environment Agency - Planning Liaison	28.04.14
Thames Water - Development Control	24.04.14

**Neighbour Comments:**

<b>Letters from:</b>	<b>Dated:</b>
8 Strode Road London SW6 6BN	04.06.14
6 Strode Road London SW6 6BN	06.06.14
6 Strode Road London SW6 6BN	13.05.14
6 Strode Road London SW6 6BN	21.08.14
4 Strode Road London SW6 6BN	13.05.14
2 Strode Road London SW6 6BN	20.05.14

**OFFICER'S REPORT:**

**1.0 BACKGROUND**

**Site and Surrounding Area**

1.1 The application site relates to irregular shaped backland site comprising a two storey `L` shaped building to the south of the site and a two storey building on the north western part of the site with long driveways that provide access from the corner of Lillie Road and Munster Road. The buildings provide office and ancillary workspace accommodation. There is an existing electricity sub-station on the site.

1.2 The existing properties immediately surrounding the site are a mixture of commercial and residential uses. To the south the site is bounded by two storey houses fronting Strode Road. To the west are a pair of two storey houses and a three storey flatted development fronting Purcell Crescent. To the north fronting Munster Road is Twynholm Mansions a four storey residential mansion block and a three/ four storey terrace with retail on the ground floor and residential above. The premises adjacent to the site are within the Lillie Road protected shopping parade.

1.3 The application property is not within a conservation area. The site is situated within Flood Risk Zones 2 and 3. The site is within an area with a public transport accessibility level of PTAL 3.

**Relevant History**

1.4 In 2001, planning permission granted (2001/00554/FUL) for extensions to existing office/workshop units at ground and first floor levels; external alterations comprising

installation of new windows, doors, rooflights, external staircases and new walkways at first floor level; installation of new metal gates to Lillie Road elevation.

1.5 In 2001, planning permission granted (2001/00834/FUL) for use of part ground and first floor levels as 1 one- bedroom self-contained flat; installation of new door and windows at ground and first floor levels; installation of new entrance gates to courtyard at rear.

1.6 In 2002, planning permission granted (2002/00099/FUL) for extensions to existing office/workshop units at ground and first floor levels; external alterations comprising installation of new windows, doors, rooflights, external staircases and new walkways at first floor level; re- cladding of roof to part of unit A and general refurbishment works.

1.7 In 2004, planning permission refused (2004/01199/FUL) for Erection of a two storey extension on top of existing building in use as a self-contained flat; alterations to front elevation on the following grounds: visual impact in terms of the design and bulk of the additional storey at third floor; lack of off-street car parking; insufficient amenity space; unsatisfactory off-street refuse storage. this application was subsequently allowed on appeal.

1.8 In 2009, planning permission granted (2009/00604/FUL) for Erection of an additional floor; installation of new entrance door to front elevation at ground floor level; replace existing windows to front elevation at first floor level; installation of bi-folding doors to replace existing windows to rear elevation at first floor level. This was renewed in 2012 (2012/01288/EFUL).

1.9 In 2009, officers considered a formal pre-application proposal for the conversion of the existing buildings to provide 4 flats and 5 houses. At that time, no on site car parking was proposed but the two existing accesses, from Munster Road and Lillie Road, were to remain for servicing.

1.10 In 2013, officers considered a formal pre-app enquiry for a redevelopment of the site involving the demolition of existing buildings and erection of nine new homes with basement parking. The proposals were unacceptable for the following reasons: no evidence to demonstrate that the employment land is surplus to requirements; impact on residential amenity (privacy and outlook); proposed on site basement parking; quality of the proposed residential units (lack of amenity space; refuse and cycle storage).

1.11 The current application is for the demolition of existing office buildings (Class B1) and the erection of 8 x two storey plus-basement single family dwelling houses (Class C3) with roof terraces at first floor level; formation of refuse and cycle storage; installation of two new access gates fronting Lillie Road elevation; replacement of existing power sub-station and formation of a new underground power sub-station in between properties 17-20 and 337 Lillie Road.

## 2.0 PUBLICITY AND CONSULTATION

2.1 The application has been publicised by means of statutory site and press notices. Individual notification letters (120 letters) were also sent to occupiers adjoining the site.

2.2 Two duplicate petitions (12 signatures) have been received together with four separate letters raising objections on the following grounds:

- height;
- loss of outlook;
- loss of light;
- noise due to close proximity of proposed development and
- structural damage.

2.3 Environment Agency - raise no objections.

2.4 Thames Water - raise no objections subject to conditions and informatives. There are public sewers crossing or close to your development. In order to protect public sewers and to ensure that Thames Water can gain access to those sewers for future repair and maintenance, approval should be sought from Thames Water where the erection of a building or an extension to a building or underpinning work would be over the line of, or would come within 3 metres of, a public sewer

### 3.0 PLANNING CONSIDERATIONS

3.1 The main planning considerations in light of the London Plan and the Council's adopted Core Strategy, Development Management Local Plan 2013 (hereafter referred to as DM LP) and the Planning Guidance Supplementary Planning Document 2013 (hereafter referred to as Planning Guidance SPD), include the loss of employment land; the principle of the residential use in land use terms; quantum and intensity of development in terms of the height, scale and massing; impact on surrounding uses particularly on the existing amenities of occupiers of neighbouring residential properties in terms of noise, outlook, light and privacy and potential for traffic generation, and the impact on the highway network.

#### Change of Use

3.2 Overall Policy DM B1 of the Council's Development Management Local Plan (2013), Policy LE1 of the Core Strategy (2011) and Policy 3.3 of the London Plan (2011) seek to retain sufficient accommodation to meet the needs of projected employment growth by ensuring that accommodation is available for all sizes of business including small and medium sized enterprises by retaining premises capable of providing continued accommodation for local services or significant employment. Generally the loss of industrial and commercial property is not considered acceptable unless it can be considered 'surplus' floorspace. Exceptionally, the above policies the Council may allow the loss of an employment use where (a) continued use would adversely impact on residential areas; or (b) an alternative use would give a demonstrably greater benefit that could not be provided on another site; or (c) it can be satisfactorily demonstrated that the property is no longer required for employment purposes; or (d) an alternative use would enable support for essential public services and is otherwise acceptable. To support both existing and new initiatives that will encourage local employment, skills development and training opportunities.

3.3 The applicants have submitted an employment land assessment report in connection with the loss of employment land. The report considers the following matters: the suitability of the site for continued B Class uses; evidence of unsuccessful marketing; the availability of premises and sites to meet local needs; and the benefit to the economy of continued employment use.

3.4 The report concludes that the site is no longer suitable for office use on account of its poor location, both in relation to public transport infrastructure and its less than ideal location behind a parade of shops as well as its poor configuration and design. The improvements required to bring the offices up to a suitable standard, including the provision of disabled access would be costly with no guarantee of finding a tenant. This has been demonstrated throughout the marketing period.

3.5 The offices have been marketed as both a freehold prospect and to let - this has generated limited interest from potential buyers or tenants. The take-up of offices in the local area demonstrates that there is a lack of demand for offices in this location of the Borough and there is limited ability to compete with the office stock in the main centres and opportunity areas.

3.6 Officers have considered the applicants report is satisfied that it is robust. The report addresses each of the criteria within policies LE1 and DM B1, in particular there is evidence of marketing over a 4 year period including both for sale and let which exceeds the 12 months required by policy. Although the applicants managed to let the premises recently this was at a very low rate with little return. Officer site visits reveal that the buildings are in relatively poor and would need some updating. The continued underuse of this employment site has no clear benefit to the local economy, particularly as there is alternative competitively priced comparable office spaces available in nearby locations. Officers consider that the loss of the B1 premises in this case would accord with Policies LE1 of the Core Strategy and DMB1 of the DMLP.

#### Residential Development:

3.7 The NPPF seeks to deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities. Policy 3.3 (Increasing London's Supply of Housing) of the London Plan and Core Strategy Policy H1 (Housing Supply) sets minimum borough targets for housing provision up to 2021. The policies specifies a 10 year minimum target for LBHF of 6,150 dwellings, and an annual monitoring target of 615 dwellings.

3.8 Policy DM A1 of the DM LP states the council will seek to exceed the London Plan housing target by seeking housing on both identified and windfall sites and as a result of change of use. The provision of 8 houses would contribute towards these targets.

3.9 Core Strategy Policy H4, Policy DM A3 of the DM LP requires a choice of high quality residential accommodation that meets the local resident's needs and aspirations and market demand. In particular there should be a mix of housing types and sizes in development schemes, especially increasing the proportion of family accommodation. The justification to Policy DM A3 of the DM LP states 'there is a particular need in this borough for more family sized housing (3 or more bedrooms)'.<sup>1</sup>

3.10 The proposal provides for larger family units with 8 x three bed houses. The dwelling mix is considered to meet the policy requirement for the provision of new family sized units in accordance with Core Strategy Policy H4 and Policy DM A3.

3.11 In land use policy terms, Officers consider that a residential scheme on this site secures the redevelopment of a vacant site and is acceptable in principle.

## Residential Density:

3.12 Core Strategy Policy H2 (Affordability), H3 (Housing Quality and Density) and Policy DM A2 of the DM LP seeks to optimise the potential of sites. Policy H3 states that acceptable housing density will be dependent primarily on an assessment of these factors, taking account of London Plan policies and subject to public transport and highway impact and capacity.

3.13 London Plan Policy 3.4 (Optimising Housing Potential) seeks to ensure that development optimises housing output for different types of location within the relevant density range shown in Table 3.2 (Sustainable residential quality and residential density matrix) which takes into account local context and character, design principles and public transport capacity. Development proposals which compromise this policy will normally be resisted.

3.14 The site is located in PTAL 3 using Transport for London's methodology, indicating that it has an acceptable level of accessibility by public transport. According to the London Plan density matrix, the site falls within an 'urban area' with 'predominately dense development such as, for example terrace houses, mansion blocks, a mix of different uses, medium building footprints and typically buildings of two to four storeys, located within 800m walking distance of a District centre or along main arterial routes.'

3.15 The proposed residential development site comprises 0.069 hectares and would have a total of 40 habitable rooms (including bedrooms, living rooms, dining rooms and large kitchens). This would result in a residential density of 579 hr/ha. The proposed residential density is above the indicative London Plan density range of 200-450 hrh. However, Paragraph 3.28 of The London Plan states that 'it is not appropriate to apply Table 3.2 mechanistically'. Its density ranges for particular types of location are broad, enabling account to be taken of other factors relevant to optimising potential - local context, design and transport capacity are particularly important, as well as social infrastructure (Policy 3.16)'.

3.16 In this case, officers consider that in accordance with the London Plan, the proposals achieve an optimum intensity of use that is compatible with local context, design principles and with public transport capacity. The proposed development would not result in an excessive built environment on site, and layout and provides a satisfactory quality of residential environment and an acceptable level of accommodation for future occupiers of the development, complying with The London Plan 3.4, Policy H3 of the Core Strategy 2011 and Policy DM A2 of the DM LP.

## Site Constraints and Affordable Housing:

3.17 The number of residential units proposed is below the threshold of 10 for which affordable housing is required under The London Plan Policy 3.13 and Core Strategy Policy H2. However there is a requirement to consider whether there is any capacity for 10 or more units, applying the density guidance set out in Policy 3.4 maximising the potential of sites) and table 3A.2.

3.18 Officers have considered an additional 10 habitable rooms which is equivalent to 2 of the proposed 3 bedroom houses on site which would bring the number of units to 10 for which affordable housing would be applicable. This would result in a density of 724 hr/ha. However, due to site constraints, providing an additional two properties would

have implications on visual and residential amenity, specifically sunlight and daylight issues and issues of outlook due to a likely increase in bulk. The resulting overdevelopment of the site would also reduce the quality of the proposed living environment. In this respect, given the sites constraints set out above and the nature of the family housing for which there is particular demand, officers consider that it would be inappropriate to require the provision of additional units to try and secure affordable housing in this case. The application is therefore compliant with the London Plan.

#### DESIGN AND APPEARANCE:

3.19 In respect of design, among the core planning principles of the NPPF are that development always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings. Paragraph 58 of the NPPF requires planning decisions to ensure that development will function well and add to the overall quality of the area, to respond to local character and history and reflect the identity of local surroundings and materials while not preventing or discouraging appropriate innovation, and that developments are visually attractive as a result of good architecture and appropriate landscaping.

3.20 London Plan Policy 7.1, 7.2. 7.4. 7.5 and 7.6 requires all new development to be of high quality that responds to the surrounding context and improves access to social and community infrastructure contributes to the provision of high quality living environments and enhances the character, legibility, permeability and accessibility of the surrounding neighbourhood.

3.21 Core Strategy Policy BE1 (Built Environment) states 'that all development within the borough, including in the regeneration areas 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.' Policy DM G1 of the DM LP states 'that new build development will be permitted if it is of a high standard of design and compatible with the scale and character of existing development and its setting.

3.22 This is supported by SPD Design Policy 44 where new buildings must be carefully conceived to achieve harmonious relationship with their neighbours. New buildings should contribute to the visual quality of the area, and preserve or enhance the character and appearance of the area. The scale, proportion, massing, height, alignment and use of materials must be carefully conceived along with the finer grain detailing to achieve a harmonious relationship with neighbouring buildings.

3.23 In order satisfy the policy context and integrate the scheme into its surroundings, it is necessary for the proposal to take account of the character of the existing area and draw inspiration from it: to be part of it rather than distinct from it.

The site and surrounding townscape context:

3.24 The site includes vacant two storey vacant Class B1 design studios / workshop spaces. The site is accessed from two separate vehicular access points, on Lillie Road and Munster Road. The access routes slope down to a level courtyard at the rear of the two roads. There is an existing electricity sub-station on the site.

3.25 The surrounding buildings are four storeys above ground along Lillie Road, with a basement level. The houses on Strode Road are 2 storey. A new 3 storey development has been recently constructed to the west of the site.

Proposal:

3.26 It is proposed to demolish all of the existing buildings on the site, other than those parts of the units which form the boundary walls with the neighbouring residential properties - the boundary walls will be rebuilt if required. The cleared site will then be excavated by approximately 2 metres to create a new basement and the ground floor level would be raised by approximately 0.5m to maintain level access from the retained access points along Lillie Road and Munster Road.

3.27 The proposed replacement buildings include a three storey mews development comprising 8 three bedroom houses organised around a central landscaped courtyard. The proposed buildings would be arranged in an L-shape of 6 houses on the south and west boundaries with existing residential development fronting Strode Road and Purcell Crescent respectively with the remaining two properties backing onto 335-337 Lillie Road. The new properties will all face into the centre of the site, with the boundary walls to the site remaining free of any windows or openings (with the exception of interventions into the domed roof form to create roof terraces).

3.28 A contemporary approach has been taken to the design and appearance of the proposed scheme. The buildings are proposed to be constructed in a light stock brick with timber/aluminium windows and zinc roof. The slot windows onto the courtyard will be formed from a combination of translucent glass and transparent windows to allow light in but reduce views out. The roof will be clad in zinc to follow the curve and the courtyard will be formed from recycled glass paving interspersed with pavement lights. The massing has been designed such that breaks in the building line allow sunlight into the courtyard and into the units to the north of the mews. By raising the ground floor to maintain level access and mitigate residual flood-risk, the houses only appear as a single/ two storey development. Each of the units would have access to amenity space provided at basement, ground and first floor level. The Courtyard incorporates pavement lights, planting beds and open areas organised to create a quality communal amenity space. The elevations fronting the central courtyard will be softened by vertical planting against the houses.

3.29 The accommodation in each of the proposed houses is arranged over three floors with the primary living space in the lower ground floor and bedrooms on the raised entrance level and first floor. The proposed buildings would have been shaped to maximise sunlight into the units. A lightwell is provided in each unit to enable natural light into the basement. Additional roof lights will allow natural lighting in the entrance and stair hall. The buildings include breaks in the roof form which are shaped to maximise sunlight into the units. Furthermore, as each roof terrace runs from front to back this allows sunlight to pass between the units and creating a private outdoor space.

3.30 The main pedestrian access will be off Munster Road and alternative pedestrian and main bicycle access would be via Lillie Road. Both entrances will be gated and operated from an intercom system and keypad, with trade access at certain times of the day for deliveries.

3.31 Overall the two storey height of the proposed building would be comparable with the existing two storey buildings. Materials are restrained and appropriate to the context with light brick being the chosen material for external walls. The curved mass of the zinc roofs helps to distribute the mass of each house towards the centre of the sight and away from its existing neighbours. The inclusion of roof terraces within the proposed roof would result in a reduced mass of development at roof level. The roof terraces would include louvres with a matching profile to help screen the terraces from neighbours and these are in keeping with the roof profile and design and enhance the overall appearance.

3.32 The proposals also include the provision of 16 covered cycle spaces and a replacement electric sub-station that would be located at basement level. The proposed cycle parking would be located behind a gated entrance off Lillie Road and sub-station would not be visible from the street. Officers are satisfied that this element of the proposals would have no adverse impact on the street scene.

3.33 Officers consider that the proposed two storey houses with basements have been well designed in terms of their scale, massing, footprint and materiality. The proposed backland development would largely be obscured from the public realm by the existing surrounding three and four storey buildings apart from the flank wall of Unit 1 which will be glimpsed through the existing gap between buildings on Lillie Road. The only noticeable difference along Lillie Road will be new gates, replacing older ones at the 2 entrances to the site and the design of these appears acceptable and would be secured by condition.

#### RESIDENTIAL AMENITY:

3.34 Policy DM G1 of the DM LP states all proposals must be formulated to respect the principles of good neighbourliness. SPD Housing Policies 7 and 8 seek to protect the existing amenities of neighbouring residential properties in terms of light, outlook, privacy and noise and disturbance.

#### Sunlight/Daylight:

3.35 The Council has regard to the guidance set out in Building Research Establishments' (BRE) Report 2011 "Site Layout Planning for Daylight and Sunlight - A guide to good practice". This guidance sets out advice on site layout planning to achieve good sunlighting and daylighting within buildings and in the open spaces between them. Although it provides numerical guidelines, these should be interpreted flexibly because natural lighting is only one of many factors in site layout design. If any or part of a new building in a vertical section breaches an angle of more than 25 degrees to the horizontal, then the daylight and sunlight to an existing building may be adversely affected.

3.36 The applicants have assessed the impact by means of a report using the Building Research Establishments (BRE) guidelines for Sunlight and Daylight. Officers have studied this report and consider that the results are robust. The report provides a three-dimensional digital massing of development which illustrates the maximum safe massing generated to achieve full compliance with the BRE in daylight and sunlight terms and has been assessed against all the nearest adjacent properties in Lillie Road, Strode Road, Purcell Crescent and Munster Road. The results demonstrate that the

daylight Vertical Sky Component (VSC) figures are within 20% of the original figures or above 27% VSC which means that the proposed development fulfils the BRE VSC criteria. Furthermore the Average Daylight Factor (ADF) assessment shows that all the rooms will remain within 20% of the original figures or above the minimum threshold of 1% for bedrooms, 1.5 % for living rooms or 2% for kitchens.

3.37 Officers have considered the daylight and sunlight analysis submitted by the applicant and are satisfied that the development would have no significant adverse impact on the surrounding residents as the proposed envelope achieves potential massing that can be placed on site, without adversely impacting on neighbouring residential properties. Officers consider that the habitable rooms and windows in these adjoining properties would have sufficient access to daylight and sunlight after the proposed residential development has been constructed. Therefore overall the daylight assessment shows the envelope is fully compliant.

## Outlook

3.38 Policy DM A9 of the DM LP states that to achieve a high standard of design the protection of existing residential amenities will be taken into account especially in densely built areas. SPD Housing Policy 8 respectively require that there is no significant loss of outlook to existing residential amenities.

3.39 In terms of outlook, the siting and mass of the existing building already breaches a notional angle of 45 degrees from ground level on the party boundary. While the proposed building would also breach that line in parts, the replacement building would represent an improvement on the existing situation. The eaves of the proposed development are slightly lower than the existing building and the inclusion of terraces in the roof form would help to reduce the massing of development. Furthermore in response to public consultation and negotiations with officers, the applicants have reduced the height of the development by 500mm to further reduce the bulk and lowered the entire proposal by 300mm. Overall the amendments would result in an improved outlook for the nearest adjoining occupiers in Strode Road, Purcell Crescent, Lillie Road and Munster Road. The proposals therefore comply with SPD Housing Policy 8 (i).

## Privacy

3.40 SPD Housing Policy 8 (ii) states that 'new windows should normally be positioned so that the distance to any residential window is not less than 18metres as measured by an arc of 60 degrees taken from the centre of the proposed new window.' if this standard cannot be met then windows should be designed to ensure that no loss of privacy will occur. SPD Housing Policy 3 states 'where balconies and/or terraces are provided they must be designed to respect the amenity of neighbours. SPD Housing Policy 8 (ii) continues 'a roof terrace/balcony is unacceptable if it would result in an additional opportunity for overlooking or result in a significantly greater degree of overlooking and consequent loss of privacy than from the access point onto the proposed terrace/balcony. The proposed development will be inward looking and will not include any windows in the party boundary walls facing the opposing neighbouring properties in Strode Road, Purcell Crescent, Lillie Road and Munster Road. While the proposed development will have terraces at the first floor these have been designed to include louvre screens to eliminate the opportunity for overlooking. The proposed

development would not result in an additional opportunity for overlooking and would therefore comply with SPD Housing Policies 8(ii) and 3.

## Noise and Disturbance

3.41 Policy DM H9 of the DM LP considers noise levels both inside the dwelling and in external amenity spaces. Policy DM H11 of the DM LP deals with environmental nuisance and states requires all developments to ensure that there is no undue detriment to the general amenities at present enjoyed by existing surrounding occupiers of their properties. Whilst SPD Housing Policy 8 (iii) states 'planning permission will not be granted for roof terraces or balconies if the use of the terraces or balconies is likely to cause harm to the existing amenities of neighbouring properties by reason of noise and disturbance.

3.42 Each house would have a terrace at first floor. It is difficult to predict with any accuracy the likely level of noise/disturbance that would be generated by the use of the proposed balcony/terrace areas, however, on balance, having regard to the size of the proposed areas (maximum of 12 sqm) together with the location and the relationship with adjoining properties, it is not considered that the terraces would be likely to harm the existing amenities of adjoining occupiers as a result of additional noise and disturbance.

3.43 Officer's consider that the proposed development would have no significant adverse impact on residential amenity in accordance with Policy DM A9, H9 and H11 of the DM LP and SPD Housing Policy 3 and 8.

## QUALITY OF THE PROPOSED RESIDENTIAL ENVIRONMENT

3.44 Policy 3.5 and Table 3.3 of the London Plan, Core Strategy Policy H3 and Policy DM A2 of the DM LP expect all housing development to be of a high quality design and be designed to have adequate internal space. Policy DM A9 of the DM LP states 'the Council will ensure that the design and quality of all new housing including new build, conversions and change of use, is of a high standard and that developments provide housing that will meet the needs of future occupants and respect the principles of good neighbourliness'. SPD Housing Policy 8 (iv) states that 'north facing (i.e. where the orientation is less than 50 degrees either side of north should be avoided wherever possible.'

3.45 All the proposed units (between 107 sqm and 122 sqm) would exceed the minimum dwelling size requirements of the London Plan for 3 bed 5 person dwellings (102 sqm) and would have dual aspect. A larger/higher development and associated additional units could not be provided within the envelope of the building proposed without jeopardising the quality of the living environment and impacting the residential amenities of the adjoining properties.

3.46 SPD Housing Policy 1 requires all new dwellings should have access to an area of amenity space, appropriate to the type of housing being provided. The policy continues to state that all new family dwellings should have access to amenity or garden space of not less than 36sqm. SPD Housing Policy 3 ensures that where balconies and/or terraces are provided to meet amenity space requirements they should have a minimum depth and width of 1500mm.

3.47 All 8 proposed houses would have access to its own outdoor private amenity space provided at lower ground floor and at first floor terraces. Each unit would have access to private amenity space ranging between 15 sqm and 36 sqm. Although some of the units fall short of the 36sqm requirement, officers consider that the generous communal car-free courtyard amenity space which measures some 210 sqm makes a significant contribution to the amenity space provision for this development. Furthermore the development is in very close proximity to a public park accessed from Purcell Crescent. Officers consider that the proposed amenity space provision is appropriate to the housing being provided given the constraints of this backland site and the car free nature of the development.

3.48 In this case, the amenity space provided is considered to be an acceptable arrangement, and would not justify a refusal of planning permission. In view of the above the proposed residential units would be of adequate size and layout to provide an acceptable outlook and sunlight and daylight levels, and external space to occupiers of the houses.

3.49 London Plan Policy 3.8, Core Strategy Policy H4, Policy DM A4 of the DM LP, SPD Design Policy 1 (Inclusive design), SPD Design Policy 2 (Access to facilities inside a building) requires new residential development to be built to lifetime homes standards, with ten percent of units designed to be wheelchair accessible or easily adaptable to this standard. Units have been designed to respond to the Lifetime Home Standards. The main pedestrian access from Munster Road into the site is provided with a 2.4m wide ramp, with gradient of approximately 1 in 18 (single ramps no longer than 8m as part M building regulations). The development will provide all units to be wheelchair accessible. All dwellings have been designed with step free access as well as WC at ground floor. Internal doors and hallways are compliant with Part M of the Building Regulations. Staircase can accommodate stair lift. Additional spaces have been identified for a platform lift.

3.50 Details of the location of 'soft spots' at first floor level of one house will be secured by condition to enable a future occupier to be able to insert a trapdoor or 'through-the-floor' lift between the ground and first floors, if wished.

#### TRAFFIC GENERATION, CAR PARKING, CYCLE PARKING AND ACCESS:

3.51 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 development should protect and exploit opportunities for the use of sustainable transport modes for the movement of goods or people.

3.52 Policy 6.1, 6.3, 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.

3.53 Core Strategy Policy T1 supports the London Plan. Policy DM J4 of the DM LP requires new development to incorporate ease of access by disabled people and people with mobility impairment. Policy J1 states that all development proposals will be assessed for their contribution to traffic generation and their impact on congestion.

Policy DM J2 of the DM LP requires new development to accord with the car parking standards set out in the London Plan. SPD Transport Policy 3 requires compliance with the Council's car parking standard except in exceptional circumstances. SPD Transport Policy 6 provides detailed guidance on expectations for the overall layout of a car parking area and the dimensions of each space.

#### Car Parking:

3.54 The site is has a PTAL 3 and therefore policy DM J2 states that 3 bedroom dwellings should have 1 to 1.5 parking spaces per dwelling which would equate with a maximum of 8 spaces. However Policy DM J3 allows for reduced parking including car free development in certain circumstances to avoid increased competition with existing residents for scarce on street parking spaces.

3.55 In 2009, officers considered a pre-application proposal for the conversion of the existing buildings to provide 4 flats and 5 houses. At that time, no on site car parking was proposed but the two existing accesses, from Munster Road and Lillie Road, were to remain for servicing.

3.56 The more recent pre-application in 2013 included a surface and basement car parking with 10 parking spaces accessed via a car lift from the Munster Road vehicular access and exit from a separate access off Lillie Road. The surface parking and necessary vehicular turning areas left little opportunity for the provision of a useable quality communal central courtyard that did not conflict with vehicular movements. The basement parking raised significant issues including there being insufficient room for a vehicle to wait off the public highway for the lift. Overall the proposed parking was considered unsatisfactory due to the narrowness of the vehicular access which would be unsafe to use without undue inconvenience to the public highway. The pre-application proposals would intensify the use of the access and conflict with traffic using the roundabout at the junction of Lillie Road and Munster Road - both of these are Local Distributor Roads that are particularly congested at peak times. Furthermore, the location of the vehicular access onto Munster Road directly before a junction would have a detrimental impact on the public highway. Vehicles would have been obstructing the carriageway and footway while waiting for the lift if it is in use. Given the above issues the applicants have agreed with the officer's recommendation that the proposed scheme should be car permit free and this would be secured through a s106 legal agreement.

#### Cycle Parking:

3.57 Cycle parking should be provided in line with London Plan 2011 Policy 6.9 and Table 6.3. Policy DM J5 of the DM LP encourages increased cycle use by seeking the provision of convenient and safe cycle parking facilities. This is supported by SPD Transport Policy 12.

3.58 Each of the dwellings will be provided with 2 cycle spaces in line with DMLP Policy J5 which are located in the existing access off Lillie Road behind a secure gated entrance. The proposals would therefore accord with Policy DMJ5 of the DMLP and these details would be secured by condition.

## Pedestrians

3.59 The existing vehicular access points would only be used by pedestrians rather than shared vehicles. It is recommended that the pedestrian footpath in front of these access points be reinstated and this would be secured by s106 legal agreement.

## REFUSE STORAGE AND SERVICING

3.60 London Plan Policy 5.16 outlines the Mayors approach to waste management. Core Strategy Policy CC3, Policy DM H5 of the DM LP and SPD Sustainability Policies 3 (Residential Waste Storage) and 6 (External storage), sets out the Councils Waste Management guidance, requiring development to incorporate suitable facilities for the storage and collection of segregated waste.

3.61 The number of waste bins required has been calculated in response to the LB Planning Guidance - SPD Sustainability Policy 9 (2013). The site will be served by kerb side collection. A communal space for storage collection has been provided on site close to Munster Road access. Individual containers, of about 175 Litres each (50x50x70cm), are provided for the storage of normal refuse. Recycling waste will be kept individually inside each unit, in the kitchen area. Normal refuse and recycling waste bags will be then put out onto Munster Road after 9pm the day prior to collection or before 6am the day of collection. Full details of refuse collection and recycling arrangements will be secured by condition.

3.62 Details of Delivery Service Plan will be submitted for approval to the Council and these will be secured by condition.

3.63 To minimise the construction impact on the highway and road users, a Demolition and Construction Logistic Plan in compliance with TfL guidance together with a scaled Demolition and Construction Management drawings in accordance with Chapter 8 of the Traffic Signs Manual with signage should be submitted to LPA prior to the construction works.

## CRIME PREVENTION

3.64 The submission does not contain any specific details regarding measures to achieve secured by design standards for the scheme. However, officers consider that this is not a reason to refuse consent and that satisfactory information could be submitted to comply with a condition, if all other matters were considered to be acceptable.

## ENVIRONMENTAL QUALITY:

### Flood Risk and Sustainable Urban Drainage Systems (SUDs):

3.65 The NPPF states that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk, but where development is necessary, making it safe without increasing flood risk elsewhere. London Plan Policy 5.11, 5.12, 5.13, 5.14 and 5.15 requires new development to comply with the flood risk assessment and management requirements of National Policy, including the incorporation of sustainable urban drainage systems, and specifies a drainage hierarchy for new development. Policy CC1 requires that new development

is designed to take account of increasing risks of flooding. Policy CC2 states that new development will be expected to minimise current and future flood risk and that sustainable urban drainage will be expected to be incorporated into new development to reduce the risk of flooding from surface water and foul water. This is supported by Policy DM H3 of the DM LP.

3.66 The site is in the Environment Agency's Flood Zone 3 which indicates a high risk of flooding from the Thames. However, this does not take account of the high level of flood protection provided by the Thames Barrier and the local river wall defences. As required, a Flood Risk Assessment (FRA) has been submitted with the application.

3.67 Both Thames Water and the Environment Agency have considered the proposals and raise no objections.

3.68 Hydraulic modelling provided by the Environment Agency and within the Strategic FRA confirms that the site is not in an area at risk of flooding from either a breach scenario or in an overtopping scenario with allowance for climate change. As such, the development does not detrimentally impact on flood storage or flow routes. To minimise residual risks to occupants from groundwater or surface water ingress, the FRA recommends that the proposed lower ground floor level is constructed using flood resistance and resilience techniques.

3.69 Officers have considered the proposals which include basement levels in each of the eight new dwellings which will contain kitchens and living rooms and be accessible via an internal staircase. The main access way into the site is from the east and will include a gradual incline from Munster Road so that the site will be situated at 1m above the surrounding ground level on Lillie Road. Details of internal flood proofing measures as well, particularly in the basements and non-return valves will be fitted to protect against sewer surcharge flooding. Details of flood resistance/resilience techniques to mitigate against any groundwater or surface water ingress into the properties. These details will be secured by conditions and these details are considered satisfactory.

3.70 In terms of surface water drainage, Policy DM H3 of the DMLP requires developments to reduce the use of water and minimise current and future flood risk by implementing a range of measures such as Sustainable Drainage Systems (SuDS) and also the use of water efficient fittings and appliances. The potential for integration of SuDS has been considered as part of the FRA and the use of an underground storage tank with flow control device is feasible for the site to control surface water. A detailed surface water drainage strategy for the proposed development will be prepared in accordance with the Building Regulations and London Plan hierarchies and the requirements of the NPPF. The analysis undertaken as part of the FRA demonstrates it is feasible to incorporate on-site attenuation measures to meet the London Plan requirements of 50% reduction to peak runoff rates. As exact characteristics of the storage tank are still to be decided at the design stage, a condition would be attached to any permission requiring the submission of details of the surface water management measures to be implemented. Subject to appropriate conditions the proposals are acceptable in terms of complying with London Plan policy 5.3 and Core Strategy policy CC2 and DM Local Plan policy DM H3, which cover sustainable drainage issues.

### Energy/Co2 Reduction:

3.71 An Energy Statement has been submitted with the application which outlines the energy efficiency and low/zero carbon measures to be implemented in the scheme. The energy saving measures include: a 32% reduction in carbon emissions; each dwelling scores; 17% reduction in carbon emissions is as a result of using solar panels; use of energy efficient lighting, improved insulation and air tightness measures which exceed minimum Building Regulations requirements; high performance glazing; heating Controls and room thermostats. Overall the reduction in emissions accords with the Code for Sustainable Homes rating Level 4.

3.72 As the development is not classified as a major site, this level of performance is adequate and in line with The London Plan policy 5.2, Policy CC1 of the Core Strategy 2011, Policy DM H1 of the DM LP.

### Contamination:

3.73 London Plan Policy 5.21, Core Strategy Policy CC4 and Policy DM H7 of DM LP states that the Council will support the remediation of contaminated land and that it will take measures to minimise the potential harm of contaminated sites and ensure that mitigation measures are put in place.

3.74 The Council's Environmental Quality Team has advised that potentially contaminative land uses, past or present, are understood to occur at, or near to, this site. In order to ensure that no unacceptable risks are caused to humans, controlled waters or the wider environment during and following the development works conditions would be attached to any permission requiring the further investigation, assessment and remediation of contaminated land to be carried out.

### MAYORAL CIL:

3.75 This development will be subject to a London-wide community infrastructure levy, charged at a rate of £50 per square metre for additional floorspace in Hammersmith & Fulham. An estimate of £47,150 has been calculated for the additional floorspace. This will contribute towards the funding of Crossrail, and further details are available via the GLA website [www.london.gov.uk](http://www.london.gov.uk). The GLA expect the Council, as the Collecting Authority to secure the levy in accordance with the London Plan Policy.

### PLANNING OBLIGATIONS:

3.76 In dealing with planning applications, local planning authorities consider each on its merits and reach a decision based on whether the application accords with the relevant development plan, unless material considerations indicate otherwise. Where applications do not meet these requirements, they may be refused. However, in some instances, it may be possible to make acceptable development proposals which might otherwise be unacceptable, through the use of planning conditions or, where this is not possible, through planning obligations.

3.77 London Plan Policy 8.2 recognises the role of planning obligations in mitigating the effects of development and provides guidance of the priorities for obligations in the context of overall scheme viability. Core Strategy policy CF1 requires that new

development makes contributions towards or provides for the resulting increased demand for community facilities.

3.78 In the event that planning permission were to be acceptable, in accordance with Section 106 of the Town and Country Planning Act 1990 (As Amended) the applicant would be required to enter into a legal agreement. The Legal Agreement will include the following Clauses:

- (1) car permit free
- (2) re-instatement of public footpath of across the existing vehicular access on Lillie Road and Munster Road.

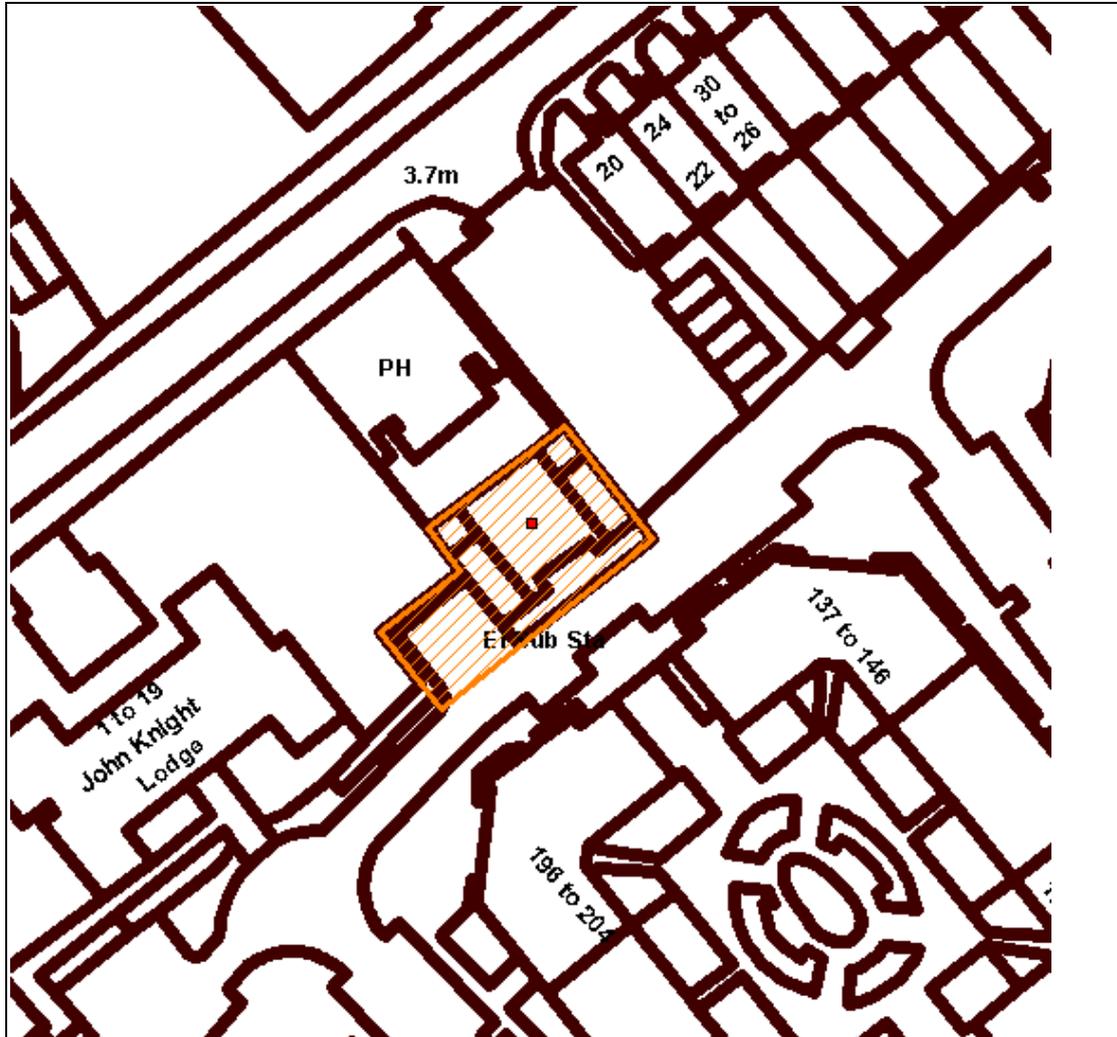
#### 4.0 RECOMMENDATION

4.1 Grant planning permission subject condition and Section 106 Agreement.

**Ward:** Fulham Broadway

**Site Address:**

Vacant Building Rear Of 18 Farm Lane London



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**For identification purposes only - do not scale.**

**Reg. No:**  
2014/04222/FUL

**Case Officer:**  
Joshua Howitt

**Date Valid:**  
29.09.2014

**Conservation Area:**  
Walham Green Conservation Area - Number 14

**Committee Date:**  
10.12.2014

**Applicant:**

Spire Court Albion Way Horsham RH12 1JW

**Description:**

Demolition of existing single storey dis-used laundry building and electric substation, and redevelopment of the site in the form of a part one, part two, part three storey building to provide 6 self contained flats (5 x two bedroom and 1 x three bedroom), including formation of roof terraces at first and second floor levels and associated landscaping; erection of a new single storey electric substation building.

Drg Nos: 153/018/201 E; 301 C; 302 A; Design and Access Statement rev:B; FRA (July 2014).

**Application Type:**

Full Detailed Planning Application

**Officer Recommendation:**

That the application be approved subject to the condition(s) set out below:

- 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 not be erected otherwise than in accordance with the following approved drawings 153/018/201 E; 301 C; and 302 A.

In order to ensure full compliance with the planning application hereby approved and to prevent harm arising through deviations from the approved plans, in accordance with Policy BE1 of the Core Strategy (2011) and Policy DM G1 and G7 of the Development Management Local Plan (2013).

- 3) Prior to commencement of the development hereby approved, a Demolition Management Plan, a Construction Logistics Plan and a Construction Management Plan shall be submitted to and approved in writing by the Council. Details shall include control measures for dust, noise, vibration, lighting, delivery locations, restriction of hours of work and all associated activities audible beyond the site boundary to 0800-1800hrs Mondays to Fridays and 0800-1300hrs on Saturdays, advance notification to neighbours and other interested parties of proposed works and public display of contact details including accessible phone contact to persons responsible for the site works for the duration of the works. The details shall also include the numbers, size and routes of demolition and construction vehicles, provisions within the site to ensure that all vehicles associated with the construction works are properly washed and cleaned to prevent the passage of mud and dirt onto the highway, and other matters relating to traffic management to be agreed. Approved details shall be implemented throughout the project period.

To ensure that demolition and construction works do not adversely impact on the operation of the public highway, and that the amenity of occupiers of surrounding premises is not adversely affected by noise, vibration, dust, lighting or other emissions from the building site, in accordance with Policies DM J1, J6, H5, H8, H9, H10 and H11 of the Development Management Local Plan (2013).

- 4) No development shall commence until a scheme for temporary fencing and/or enclosure of the site where necessary has been submitted to and approved in writing by the Council, and such enclosure has been erected in accordance with the approved details and retained for the duration of the building works. No part of the temporary fencing and/or enclosure of the site shall be used for the display of advertisement hoardings.

To ensure that the site remains in a tidy condition during and after demolition works and during the construction phase and to prevent harms to the street scene and character and appearance of the Walham Green conservation area, in accordance with Policy BE1 of the Core Strategy (2011), and Policy DM G1 and G7 of the Development Management Local Plan (2013).

- 5) The development hereby permitted shall not commence prior to the submission and approval in writing by the Council of details and samples of all materials to be used on the external faces of the new building and all surface treatments, and of boundary walls, railings, gates and fences and no part of the development shall be used or occupied prior to the completion of the development in accordance with the approved details.

To ensure a satisfactory external appearance, in accordance with Policy BE1 of the Core Strategy (2011), and Policy DM G1 and G7 of the Development Management Local Plan (2013).

- 6) The development hereby permitted shall not commence prior to the submission and approval in writing by the Council of details in plan, section and elevation (at a scale of not less than 1:20) of the following matters, and no part of the development shall be used or occupied prior to the completion of that part of the development in accordance with the approved details.

a) a typical bay of the front elevation to show details of landscaped frontage [including boundary wall], entrances, fenestration, cladding, and window system.

To ensure a satisfactory external appearance and prevent harm to the street scene, in accordance with Policy BE1 of the Core Strategy (2011), and Policy DM G1 and G7 of the Development Management Local Plan (2013).

- 7) No plant, water tanks, water tank enclosures or other structures, that are not shown on the approved plans, shall be erected upon the roofs of the building hereby permitted.

To ensure a satisfactory external appearance, in accordance Policy BE1 of the Core Strategy (2011) and Policy DM G1 and G7 of the Development Management Local Plan (2013).

- 8) No plumbing, extract flues or pipes other than rainwater pipes shall be fixed on the front elevation of the building hereby approved.

To ensure a satisfactory external appearance and prevent harm to the street scene, in accordance with Policy BE1 of the Core Strategy (2011) and Policy DM G1 and G7 of the Development Management Local Plan (2013)

- 9) Prior to commencement of the development, details of external artificial lighting shall be submitted to and approved in writing by the Council. Lighting contours shall be submitted to demonstrate that the vertical illumination of neighbouring premises is in accordance with the recommendations of the Institution of Lighting Professionals in the 'Guidance Notes For The Reduction Of Light Pollution 2011'. Details should also be submitted for approval of measures to minimise use of lighting and prevent glare and sky glow by correctly using, locating, aiming and shielding luminaires. Approved details shall be implemented prior to occupation of the development and thereafter be permanently retained.

To ensure a satisfactory external appearance and to prevent harm to the occupiers of neighbouring properties, in accordance with Policy BE1 of the Core Strategy (2011) and Policies DM G1, DM G7, DM H10 and DM H11 of the Development Management Local Plan (2013).

- 10) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order with or without modification), no aerials, antennae, satellite dishes or related telecommunications equipment shall be erected on any external part of the approved buildings, without planning permission first being obtained.

In order to ensure that the Council can fully consider the effect of telecommunications equipment upon the appearance of the building in accordance with Policy BE1 of the Core Strategy (2011), and Policy DM G1 and G7 of the Development Management Local Plan (2013).

- 11) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order amending, revoking and re-enacting that Order with or without modification) no extensions or other form of enlargement to the residential development hereby permitted, nor erection of porches, outbuildings, hardstandings, storage tanks, gates, fences, walls or other means of enclosure, shall take place without the prior written permission of the Council.

Due to the limited size of the site, proximity to neighbouring properties and proposed design of the proposed single family dwelling on the site, the Council would wish to exercise future control over development which may affect residential amenity or appearance of the area, in accordance with Policy BE1 of the Core Strategy (2011), and Policies DM A9, G1 and G7 of the Development Management Local Plan (2013).

- 12) With exception to the private roof terrace areas shown on approved drawings, no part of the remainder of the flat roof areas provided by the development hereby approved shall be used as a terrace or other accessible amenity space. The development shall not be occupied until 1.7m high obscure glazed screens, as

measured from the floor level of the terrace to be used in connection with the roof terraces, have been submitted to and approved in writing by the Council and have been installed. It shall be permanently retained as such thereafter. No walls, fences, railings or other means of enclosure shall be erected around the roofs, and no alterations shall be carried out to the approved building to form access onto these roofs.

To ensure a satisfactory external appearance and so that the use of the buildings does not harm the amenities of the existing neighbouring residential properties and future residential occupiers of the development as a result of overlooking, loss of privacy and noise and disturbance, in accordance with Policy DM H9, A9 and G1 of the Development Management Local Plan (2013), and SPD Housing Policy 8 of the Planning Guidance Supplementary Planning Document (2013).

- 13) The development hereby permitted shall not be occupied until the new windows to the front and side elevations of the building, as indicated on the approved drawings 153/018/201 E and 301 C, have been installed fixed shut with obscure glazing, a sample of which shall have been submitted to and approved in writing by the Council prior to any development on site. Thereafter the windows shall be retained in the form approved.

In order to ensure that the glazing would not result in overlooking and any subsequent loss of privacy, in accordance with Policy DM A9 and G1 of the Development Management Local Plan (2013), and SPD Housing Policy 8 of the Planning Guidance Supplementary Planning Document (2013).

- 14) Prior to commencement of the development, details shall be submitted to and approved in writing by the Council, of 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 separating different types of rooms in adjoining dwellings. Approved details shall be implemented prior to occupation of the development and thereafter be permanently retained.

To ensure that the amenity of occupiers of the development site are not adversely affected by noise, in accordance with Policies DM H9 and H11 of the Development Management Local Plan (2013)

- 15) Prior to commencement of the development, a noise assessment shall be submitted to the Council for approval of external noise levels incl. reflected and re-radiated noise and details of the sound insulation of the building envelope, orientation of habitable rooms away from major noise sources and of acoustically attenuated mechanical ventilation as necessary to achieve 'Good' internal room- and (if provided) external amenity noise standards in accordance with the criteria of BS8233:1999. Approved details shall be 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 from transport [industrial/ commercial noise sources], in accordance with Policies DM H9 and H11 of the Development Management Local Plan (2013).

- 16) Prior to commencement of the development, details shall be submitted to and approved in writing by the Council, of the external noise level emitted from any plant including the substation and mitigation measures as appropriate. The measures shall ensure that the external noise level emitted from equipment will be lower than the lowest existing background noise level by at least 10dBA, by 15dBA where the source is tonal, as assessed according to BS4142:1997 at the nearest and/or most affected noise sensitive premises, with all machinery operating together at maximum capacity. A post installation noise assessment shall be carried out where required to confirm compliance with the noise criteria and additional steps to mitigate noise shall be taken, as necessary. Approved details shall be implemented prior to occupation of the development and thereafter be permanently retained.

To ensure that the amenity of occupiers of the development site/ surrounding premises is not adversely affected by noise from plant/mechanical installations/ equipment, in accordance with Policies DM H9 and H11 of the Development Management Local Plan (2013).

- 17) The development shall not commence until a statement of how "Secured by Design" requirements are to be adequately achieved has been submitted to and approved in writing by the Council. The approved details shall be carried out prior to occupation of the development hereby approved and permanently maintained thereafter.

To ensure that the development incorporates suitable design measures to minimise opportunities for, and the perception of, crime, in accordance with policies 7.3 of the London Plan (2011) and Policy DM G1 of the Development Management Local Plan (2013).

- 18) Flat 2 at ground floor level hereby approved shall be capable of meeting the needs of wheelchair users and shall be designed and capable of adaptation, in accordance with the Council's Supplementary Planning Guidance (Access for All), as indicated on approved drawing 153/018/201 E.

To ensure a satisfactory provision for dwellings, meeting the needs of people with disabilities, in accordance with the Policy 3.8 and 4.5 of the London Plan (2011), Policy H4 of the Core Strategy (2011), and Policy DM G1 and A4 of the Development Management Local Plan (2013).

- 19) All 6 flats within the development hereby approved shall comply with the Lifetimes Home standards and shall be permanently retained thereafter.

To ensure that the new flats are built to 'Lifetime Homes' standards, in accordance with Policy 3.8 of the London Plan 2011, Policy H4 of the Core Strategy 2011 and Policy DM A4 of the Development Management Local Plan 2013.

- 20) The six new flats 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 flats. 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 flats 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, in accordance with Policy T1 of the Core Strategy (2011), and Policy DM A1, A9, J2 and J3 of the Development Management Local Plan (2013).

- 21) No occupier of the six flats 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 demand.

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, in accordance with Policy T1 of the Core Strategy (2011), and Policy DM A1, A9, J2 and J3 of the Development Management Local Plan (2013).

- 22) The six new flats 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 flats 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 units concerned 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, in accordance with Policy T1 of the Core Strategy (2011), and Policy DM A1, A9, J2 and J3 of the Development Management Local Plan (2013).

- 23) No part of the development hereby approved shall be occupied prior to the provision of the refuse storage enclosures, as indicated on the approved drawing 153/018/201 E.

To ensure that the use does not give rise to smell nuisance and to prevent harm to the street scene arising from the appearance of accumulated rubbish, in accordance with Policy CC3 of the Core Strategy (2011) and Policy DM H5 of the Development Management Local Plan (2013).

- 24) No part of the development hereby approved shall be occupied prior to the provision of the cycle storage for the residential development hereby approved, as indicated on the approved drawing 153/018/201 E and such storage facilities shall be permanently retained thereafter in accordance with the approved details.

In order to promote alternative, sustainable forms of transport, in accordance with Policy DM J5 of the Development Management Local Plan (2013) and Policy 6.9 and Table 6.3 of the London Plan (2011).

- 25) The development hereby permitted shall not commence until further details of a Sustainable Urban Drainage System (SUDS), including maintenance programme have been submitted to and approved in writing by the council. The SUDS scheme shall be implemented in accordance with the approved details prior to occupation of the development hereby permitted, and thereafter permanently retained and maintained in line with the agreed plan.

To ensure that surface water run-off is managed in a sustainable manner, in accordance with Policy 5.13 of The London Plan (2011), Policy CC1 and CC2 of the Core Strategy (2011), and Policy DM H3 of the Development Management Local Plan (2013).

- 26) The development shall be implemented in accordance with the recommended flood mitigation measures as proposed in the submitted Flood Risk Assessment (July 2014) otherwise agreed in writing by the local planning authority. The recommended mitigation measures shall be permanently retained thereafter.

To reduce the impact of flooding to the proposed development and future occupants, in accordance with Policies 5.11, 5.13, 5.14 and 5.15 London Plan 2011, Policy CC1 and CC2 of the Core Strategy 2011, National Planning Policy Framework (2012) and the Technical Guidance to the National Planning Policy Framework (2012) and Policy DM H3 of the Development Management Local Plan (2013).

- 27) No development shall commence until a preliminary risk assessment report is submitted to and approved in writing by the Council. This report shall comprise: a desktop study which identifies all current and previous uses at the site and surrounding area as well as the potential contaminants associated with those uses; a site reconnaissance; and a conceptual model indicating potential pollutant linkages between sources, pathways and receptors, including those in the surrounding area and those planned at the site; and a qualitative risk assessment of any potentially unacceptable risks arising from the identified pollutant linkages to human health, controlled waters and the wider environment including ecological receptors and building materials. All works must be carried out in compliance with and by a competent person who conforms to CLR 11: Model Procedures for the Management of Land Contamination (Defra 2004) or the current UK requirements for sampling and testing.

Potentially contaminative land uses (past or present) are understood to occur at, or near to, this site. This condition is required to ensure that no unacceptable risks are caused to humans, controlled waters or the wider environment during and following the development works, in accordance with Borough Wide Strategic Policy CC4 of the Core Strategy and policies DM H7 and H11 of the Development Management Local Plan 2013.

- 28) No development shall commence until a site investigation scheme is submitted to and approved in writing by the Council. This scheme shall be based upon and target the risks identified in the approved preliminary risk assessment and shall provide provisions for, where relevant, the sampling of soil, soil vapour, ground gas, surface and groundwater. All works must be carried out in compliance with and by a competent person who conforms to CLR 11: Model Procedures for the Management of Land Contamination (Defra 2004) or the current UK requirements for sampling and testing.

Potentially contaminative land uses (past or present) are understood to occur at, or near to, this site. This condition is required to ensure that no unacceptable risks are caused to humans, controlled waters or the wider environment during and following the development works, in accordance with Borough Wide Strategic Policy CC4 of the Core Strategy and policies DM H7 and H11 of the Development Management Local Plan 2013.

- 29) Unless the Council agree in writing that a set extent of development must commence to enable compliance with this condition, no development shall commence until, following a site investigation undertaken in compliance with the approved site investigation scheme, a quantitative risk assessment report is submitted to and approved in writing by the Council. This report shall: assess the degree and nature of any contamination identified on the site through the site investigation; include a revised conceptual site model from the preliminary risk assessment based on the information gathered through the site investigation to confirm the existence of any remaining pollutant linkages and determine the risks posed by any contamination to human health, controlled waters and the wider environment. All works must be carried out in compliance with and by a competent person who conforms to CLR 11: Model Procedures for the Management of Land Contamination (Defra 2004) or the current UK requirements for sampling and testing.

Potentially contaminative land uses (past or present) are understood to occur at, or near to, this site. This condition is required to ensure that no unacceptable risks are caused to humans, controlled waters or the wider environment during and following the development works, in accordance with Borough Wide Strategic Policy CC4 of the Core Strategy and policies DM H7 and H11 of the Development Management Local Plan 2013.

- 30) Unless the Council agree in writing that a set extent of development must commence to enable compliance with this condition, no development shall commence until, a remediation method statement is submitted to and approved in writing by the Council. This statement shall detail any required remediation works and shall be designed to mitigate any remaining risks identified in the approved quantitative risk assessment. All works must be carried out in compliance with and by a competent person who conforms to CLR 11: Model Procedures for the Management of Land Contamination (Defra 2004) or the current UK requirements for sampling and testing.

Potentially contaminative land uses (past or present) are understood to occur at, or near to, this site. This condition is required to ensure that no unacceptable risks are caused to humans, controlled waters or the wider environment during and following the development works, in accordance with Borough Wide Strategic

Policy CC4 of the Core Strategy and policies DM H7 and H11 of the Development Management Local Plan 2013.

- 31) Unless the Council agree in writing that a set extent of development must commence to enable compliance with this condition, no development shall commence until the approved remediation method statement has been carried out in full and a verification report confirming these works has been submitted to, and approved in writing, by the Council. This report shall include: details of the remediation works carried out; results of any verification sampling, testing or monitoring including the analysis of any imported soil; all waste management documentation showing the classification of waste, its treatment, movement and disposal; and the validation of gas membrane placement. If, during development, contamination not previously identified is found to be present at the site, the Council is to be informed immediately and no further development (unless otherwise agreed in writing by the Council) shall be carried out until a report indicating the nature of the contamination and how it is to be dealt with is submitted to, and agreed in writing by, the Council. Any required remediation shall be detailed in an amendment to the remediation statement and verification of these works included in the verification report. All works must be carried out in compliance with and by a competent person who conforms to CLR 11: Model Procedures for the Management of Land Contamination (Defra 2004) or the current UK requirements for sampling and testing.

Potentially contaminative land uses (past or present) are understood to occur at, or near to, this site. This condition is required to ensure that no unacceptable risks are caused to humans, controlled waters or the wider environment during and following the development works, in accordance with Borough Wide Strategic Policy CC4 of the Core Strategy and policies DM H7 and H11 of the Development Management Local Plan 2013.

- 32) Unless the Council agree in writing that a set extent of development must commence to enable compliance with this condition, no development shall commence until an onward long-term monitoring methodology report is submitted to and approved in writing by the Council where further monitoring is required past the completion of development works to verify the success of the remediation undertaken. A verification report of these monitoring works shall then be submitted to and approved in writing by the Council when it may be demonstrated that no residual adverse risks exist. All works must be carried out in compliance with and by a competent person who conforms to CLR 11: Model Procedures for the Management of Land Contamination (Defra 2004) or the current UK requirements for sampling and testing.

Potentially contaminative land uses (past or present) are understood to occur at, or near to, this site. This condition is required to ensure that no unacceptable risks are caused to humans, controlled waters or the wider environment during and following the development works, in accordance with Borough Wide Strategic Policy CC4 of the Core Strategy and policies DM H7 and H11 of the Development Management Local Plan 2013.

## **Justification for Approving the Application:**

1. The redevelopment of the site for residential is considered acceptable, in accordance with the NPPF (2012), London Plan Policy 3.3 (2011), Core Strategy Policies H1 and H4 (2011), and Policy DM A1 and DM A3 of the DM LP (2013). The density, housing mix, internal design and layout of the new residential units are considered satisfactory having regard to London Plan Policies 3.4, 3.5 and 3.16 (2011), Core Strategy Policies H2 and H3 (2011), Policies DM A2, A3 and A9 of the DM LP (2013), and SPD Housing 8 of the Planning Guidance SPD (2013); and the amenity space provision is also considered satisfactory, having regard to the physical constraints of the site, judged against Policy DM A2 of the DM LP (2013) and SPD Housing Policy 1 and 3 of the Planning Guidance SPD (2013).
2. Design: The proposed development would be a high quality development which would make a positive contribution to the urban environment in this part of the Borough. The development would therefore be acceptable in accordance with the NPPF (2012), London Plan Policies 7.1, 7.2, 7.4, 7.5 and 7.6 (2011), Core Strategy Policy BE1 (2011), Policy DM G1 and G7 of the DM LP (2013) and SPD Design Policy 45, 46, 48 and 49 of the Planning Guidance SPD (2013), which seek a high quality in design and architecture, requiring new developments to have regard to the pattern and grain of existing development, and the character and appearance of conservation areas.
3. Residential Amenity and Impact on Neighbouring Properties: The impact of the proposed development upon adjoining occupiers is considered acceptable in terms of noise, overlooking, loss of sunlight or daylight or outlook to cause undue detriment to the amenities of neighbours. In this regard, the development would respect the principles of good neighbourliness. The development would therefore be acceptable in accordance with Policies DM G1, H9, H11 and A9 of the DM LP (2013) and SPD Housing Policy 8 of the Planning Guidance SPD (2013).
4. Safety and Access: A condition will ensure the development would provide a safe and secure environment for all users in accordance with London Plan Policy 7.3 (2011) and Policy DM G1 of the DM LP (2013). Conditions will also ensure the proposal would provide ease of access for all people, including disabled people, in accordance with London Plan Policy 3.8 (2011), Core Strategy Policy H4 (2011), Policy DM G1 and A4 of the DM LP (2013) and SPD Design Policies 1, 2, 3 and 11 of the Planning Guidance SPD (2013).
5. Transport: Subject to conditions there would be no adverse impact on traffic generation and the scheme would not result in congestion of the road network. Conditions will also secure satisfactory provision cycle and refuse storage. The development would therefore be acceptable in accordance with the NPPF (2012), London Plan Policies 6.1, 6.3, 6.9, 6.10, 6.11, 6.13, and 6.16 (2011), Core Strategy Policies T1 and CC3 (2011), Policies DM J1, J2, J3, J5, A9 and H5 of the DM LP (2013), and SPD Transport Policies 3, 7 and 12 and SPD Sustainability Policies 3, 4, 7, 8, 9 and 10 of the Planning Guidance SPD (2013).
6. Flood Risk: A Flood Risk Assessment (FRA) has been submitted and has considered risks of flooding to the site and adequate preventative measures have been identified. Details of SUDS will be secured by a condition. In this respect the proposal is therefore in accordance with the NPPF (2012), London Plan Policies

5.11, 5.12, 5.13, 5.14 and 5.15 (2011), Core Strategy Policies CC1 and CC2 (2011), Policy DM H3 of the DM LP (2013) and SPD Sustainability Policies 1 and 2 of the Planning Guidance SPD (2013).

7. Land Contamination: Conditions will ensure that the site would be remediated to an appropriate level for the sensitive residential use. The proposed development therefore accords with Policy 5.21 of the London Plan (2011), Policy CC4 of the Core Strategy (2011) and Policies DM H7 and H11 of the DM LP (2013).

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## LOCAL GOVERNMENT ACT 2000 LIST OF BACKGROUND PAPERS

### **All Background Papers held by Andrew Marshall (Ext: 3340):**

Application form received: 1st September 2014  
Drawing Nos: see above

**Policy documents:** National Planning Policy Framework 2012  
The London Plan 2011 and Revised Early Minor Alterations to The London Plan, 2013  
Core Strategy 2011  
The Development Management Local Plan 2013  
Planning Guidance Supplementary Planning Document July 2013

### **Consultation Comments:**

<b>Comments from:</b>	<b>Dated:</b>
Environment Agency - Planning Liaison	07.10.14
Thames Water - Development Control	30.09.14
Environment Agency - Planning Liaison	30.09.14

### **Neighbour Comments:**

<b>Letters from:</b>	<b>Dated:</b>
18 Farm Lane London SW61PP	06.10.14
137 Samuel Lewis Trust Vanston Place London SW6 1AJ	21.10.14
1 Blunden Court Farm Lane Fulham SW61PA	06.10.14
204 Samuel Lewis Trust Dwellings Vanston Place SW6 1AL	21.10.14
18 Farm Lane London SW6 1PP	10.10.14

## OFFICER'S REPORT

### 1.0 BACKGROUND

1.1 The application relates to a single storey former laundry building on the Southern Housing Trust residential housing estate (formerly Samuel Lewis Trust Dwellings) and adjacent land. The former laundry room is currently vacant for approximately 30 years,

although is temporally being used as storage for the estate maintenance team. In addition, the building houses an electrical substation. The building itself is not listed or within a conservation area, but the front and side elevations abut the Walham Green conservation area in which the housing estate is a part. The site includes land to the side of the existing building, currently used for car parking, and this part of the site is within the Walham Green conservation area.

1.2 The property is located behind The Lazy Fox Pub on Farm Lane, with John Knight Lodge located to the west and the housing estate located in front of the property. The housing estate (built 1920-22 by the Samuel Lewis Housing Trust) is largely made of up four storey brick (red and London stock) built mansion blocks set around courtyards. The site is located to the north of these blocks, and adjoining properties are also largely brick built. Although, it is noted within the area a mix of architectural styles can be found.

1.3 There is no relevant planning history for the site.

1.4 The current application is for the demolition of existing single storey dis-used laundry building and electric substation, and redevelopment of the site in the form of a part one, part two, part three storey building to provide 6 self contained flats (5 x two bedroom and 1 x three bedroom), including formation of roof terraces at first and second floor levels and associated landscaping; erection of a new single storey electric substation building.

## 2.0 PUBLICITY AND CONSULTATIONS

2.1 The application has been advertised by means of a site notice and a press advert, and individual notification letters have been sent to the occupiers of neighbouring properties.

2.2 5 representations were received from local occupiers / businesses in response objecting to the development on the following summarised grounds:

- The proposed new building would harm sunlight / daylight to the residents of the Mansion Blocks opposite.
- The proposed new building would harm sunlight / daylight to the Lazy Fox pub to the rear, in particular at ground floor level.
- The estate is already over populated.
- The Lazy Fox pub already generates noise and disturbance from plant on its roof.
- Potential noise and disturbance from the proposed roof terraces would worsen noise within the vicinity, in particular given that the Lazy Fox pub receives noise complaints despite controlling location and times of outdoor use.
- Noise and disturbance, dust pollution from building works
- Loss of car parking spaces could result in increased parking stress.
- The building is out of keeping with the estate.
- The applicant should improve the estate rather than building new homes.
- Sound insulation should be provided to the new building if built because of proximity to the Lazy Fox pub.
- The new building could potentially make the Lazy Fox pub unviable because of increased complaints from new residents.

#### Officer comment:

The application is supported by analysis on the effect of residential properties nearby and shows the majority would be unaffected by a loss of light, and that where transgressions do occur, the results will be in line with or in excess of typical daylight results seen in urban areas such as this. In terms of the pub, the existing situation would be worsened, however, the pub is not a residential property and the loss of light is not considered detrimental. The application does not relate to the Lazy Fox pub, but it is officers understanding that complaints have been made regarding the plant on top of the roof of the pub and this is being investigated by Environmental Health. Given the modest size of the terraces proposed in this application, it is unlikely they would allow for the generation of social activity that would be detrimental to neighbours in terms of noise. Building works are temporary, and covered under separate legislation to that for planning permission. The new development is car free, no car parking permits are to be allowed and the loss of the 3 existing spaces is to be managed by the Housing Association. The building is considered visually acceptable. The projects the Housing Association pursue is their prerogative, complaints about estate management should be directed at the Housing Association. Sound insulation is to be conditioned. In the borough and throughout London, pubs and residential properties are often in close proximity.

2.3 Highways: no objections subject to conditions (revision received altering pavement layout and letter confirming the Estate parking will be managed to prevent any displacement of cars onto the street)

2.4 Public Protection and Safety: no objections subject to conditions, informative suggested.

2.5 Contaminated Land: no objections subject to conditions, informative suggested.

2.6 Environmental Policy: FRA to be conditioned, further SUDs information to be conditioned.

2.7 Environment Agency: no objection.

2.8 Thames Water: no objection.

### 3.0 PLANNING CONSIDERATIONS

3.1 The main planning considerations to be considered in light of the London Plan (2011), and the Council's adopted Core Strategy (2011), Development Management Local Plan (DM LP) (2013) and Planning Guidance Supplementary Planning Document (SPD) (2013) include; the principle of the residential use in land use terms; quantum and intensity of development in terms of the height, scale and massing; impact on surrounding uses particularly on the existing amenities of occupiers of neighbouring residential properties in terms of noise, outlook, light and privacy; and potential for traffic generation and the impact on the highway network.

#### Demolition of the existing building / land use:

3.2 The building is not listed and is not in the conservation area. The existing building is in poor condition. From a visit site some deterioration was apparent and the building appears to have suffered from lack of maintenance over time. Still, the acceptability of

demolition in principle would be subject to a satisfactory replacement building provided. This is discussed later in the report.

3.3 The building is a former laundry room, being a domestic laundry room for the sole use of the residents of the surrounding flats, it is considered being of ancillary residential usage. Therefore, no change of use would occur with its redevelopment into flats. Indeed, the laundry room was not a commercial laundry business. The laundry room is likely to have become under used as the use of personal washing machines increased in the years before and indeed after the laundry facilities became unused approximately 30 years ago. Nevertheless, there are laundry businesses nearby in the town centre which provide existing residents with the facilities this laundry room once provided (for example Vanston Dry Cleaning & Laundry, No. 1 Vanston Place). Adjacent to the laundry room is an electrical substation which is proposed to be relocated and accommodated within the proposed design within a new brick enclosure.

Housing:

3.4 The NPPF seeks to deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities. London Plan Policy 3.3 B states that an annual average of 32,210 net additional homes should be delivered. Table 3.1 sets an annual target of 615 net additional dwellings for Hammersmith and Fulham, and this is reiterated by Core Strategy Policy H1. Policy DM A1 of the DM LP states the council will seek to exceed the London Plan housing target by seeking housing on both identified and windfall sites and as a result of change of use. The provision of 6 units would contribute towards these targets.

3.5 Core Strategy Policy H4 and Policy DM A3 of the DM LP requires a choice of high quality residential accommodation that meets the local residents needs and aspirations and market demand. In particular there should be a mix of housing types and sizes in development schemes, especially increasing the proportion of family accommodation.

3.6 In accordance with the above policies the proposed dwelling mix (5 x 2 bed, 1 x 3 bed) represents a range of unit sizes, including a provision of a larger family sized unit.

Density/Affordable housing:

3.7 With regard to the proposed density, London Plan Policy 3.4 and Core Strategy Policy H3 seek to ensure that development proposals achieve the optimum intensity of use compatible with local context, design principles and with public transport capacity, with consideration for the density ranges set out in Table 3.2 of the London Plan. This is supported by Policy DM A2 of the DM LP.

3.8 The site is located in Public Transport Accessibility Level (PTAL) 5 using Transport for London's methodology, indicating that it is very accessible by public transport. According to the London Plan density matrix, the site is considered to be set in an urban area with predominantly dense development such as, for example, terraced houses, mansion blocks, a mix of different uses, medium building footprints and typically buildings of two to four storeys, located within 800 metres walking distance of a District centre or, along main arterial routes. This would support a density of between 200 and 700 habitable rooms per hectare (Hrh).

3.9 In this case, there are 19 habitable rooms proposed on a site of 0.0268 hectares. This would be approximately 708 habitable rooms per hectare. Therefore, the proposed development would marginally exceed the density range stipulated in the London Plan. However, paragraph 3.28 of The London Plan states that 'It is not appropriate to apply Table 3.2 mechanically. Its density ranges for particular types of location are broad, enabling account to be taken of other factors relevant to optimising potential - local context, design and transport capacity are particularly important, as well as social infrastructure (Policy 3.16)'.

3.10 The proposed scheme has been designed to take account of its local context and character in terms of appropriate scale and massing, the form and character of surrounding development and the historic grain and impact on neighbours, as well as complying with the Council's standards on the size of residential units. Further, the site being close to Fulham Town Centre, is very accessible by public transport with many bus routes and Fulham Broadway Station located nearby. For these reasons it is considered that the development would optimise the site's potential and that the proposed density is considered acceptable on this occasion.

3.11 The number of residential units proposed is below the threshold of 10 for which affordable housing is required under London Plan Policy 3.13 and Core Strategy Policy H2 and Policy DM A3 of the DM LP. Notwithstanding this there is a requirement to consider whether there is any capacity for 10 or more units, applying the density guidance set out in London Plan Policy 3.4 (maximising the potential of sites) and table 3.2. In view of the proposed density, and due to site constraints, providing an additional 4 units would have implications on visual and residential amenity, as a result of a larger/higher building. In this respect officers consider that it would not be appropriate to include further units within the proposed development in order to meet the affordable housing threshold.

Design and external appearance:

3.12 In respect of design, among the core planning principles of the NPPF are that development should always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings. Furthermore proposals should conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations. London Plan Policy 7.1, 7.2, 7.4, 7.5 and 7.6 requires all new development to be of high quality that responds to the surrounding context and improves access to social and community infrastructure contributes to the provision of high quality living environments and enhances the character, legibility, permeability and accessibility of the surrounding neighbourhood.

3.13 Core Strategy Policy BE1 'Built Environment' states that all development within the borough, including in the regeneration areas 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. DM LP Policy DM G1 builds on the abovementioned policies and other design and conservation policies, seeking new build development to be of a high standard of design and compatible with the scale and character of existing development and its setting. DM LP Policy DM G7 seeks to protect, restore or enhance

the quality, character, appearance and setting of the borough's conservation areas. And PG SPD Design Polices 45, 46, 48 and 49 relate to the setting of conservation areas.

3.14 The proposal is for the replacement of the existing single storey laundry building and substation, with a new building and substation. The current building is single storey and of little architectural or historic interest. The building and its location most relates to the Samuel Lewis Trust Dwelling mansion blocks. These blocks can be characterised as being built with a variation of brick types to designate levels (split into 3 sections), the use of stone to detail around windows and high level horizontal band, the verticality of the large sash windows, railings at ground floor to create a separation from the pavement, a rhythmic feel to the street scape, close proximity to neighbouring buildings and traditional brick construction.

3.15 The architects have developed their design in response to the Councils advice at pre-application stage to better reflect the character of the estate. But, rather than attempt to imitate what is existing the architects have created a respectful distinction that picks complimentary materials from the large existing palette within the estate and area, choosing stone plinths and detailing, traditional brickwork for the majority of the building and zinc cladding for the 'roof' element, to create a proposal that sits well within the neighbouring properties whilst including some individuality. This approach is supported by officers.

3.16 The primary elevation has an asymmetrical design which is defined by the internal layouts and by controlling the views from the habitable spaces. The entrance is defined and set back from the street by the planters to give a sheltered entrance. These also give a separation from the streetscape. The position of the windows creates a link between the mansion blocks and the proposal highlighting the strong verticality. The horizontal elements again pick up on the stone detailing of the mansion block providing a divide between the elements of the building. The relocated electrical substation and cycle storage have been designed as part of the building elevation so that there is a consistent design language maintained.

3.17 The current proposal respects the relationship of scale with its neighbouring properties, and its massing and scale reflect the location and site constraints which is considered appropriate. The most prominent features of the proposed building are within the front elevation which makes use of triangulated 'pop out' windows. These add interest and rhythm to the elevation while alleviating overlooking and direct views into habitable rooms of the neighbouring properties. These triangular windows have been used in a combination with elements of obscure glazing to ensure that there is minimal overlooking from and into the site while still allowing for the perception of glazing and natural light into the flats.

3.18 In summary the proposed development has been informed by a considered analysis of existing context and situation, and guided by the conclusions from the pre-application advice. The height of the design and materials of the façade would complement the estate. In this respect the design complies with Policy DM G1 in that it would be consistent with scale mass form of surrounding development, and respects the prevailing rhythm and articulation of its surroundings. It is however recommended final details of the materials to be used in the external appearance of the building be conditioned for future approval. (Conditions 5 and 6)

3.19 London Plan Policy 7.3 and DM LP Policy G1 require new development to respect the principles of Secure by Design. Details of how the proposed development will incorporate crime prevention measures to provide a safe and secure environment will be secured by a condition. (Condition 17)

Internal layout; daylight/sunlight; amenity space:

3.20 Policy 3.5 and Table 3.3 of the London Plan, Core Strategy Policy H3, DM LP Policy DM A2 and A9 expect all housing development to be of a high quality design and be designed to have adequate internal space. SPD Housing Policy 8 (iv) states that 'north facing (i.e. where the orientation is less than 50 degrees either side of north) should be avoided wherever possible.'

3.21 The new residential building would provide 6 self contained flats (5 x 2 bed and 1 x 3 bed). All units would exceed the minimum dwelling size requirements of the London Plan, and all units would be dual aspect. Although some rooms do have limited outlook, the applicant has conducted a study based on BRE guidelines which concludes that all units overall would provide adequate provision for daylight. Officers are in agreement with the findings of this report. Seen in the context of the benefits of the development as a whole and given the existing physical constraints of the site, this is not considered to be sufficient grounds in itself to justify refusing planning permission. All the main rooms within the flats would generally be spacious and would maintain an acceptable level of internal amenity. In this respect the proposed residential units would be of adequate size and layout to provide an acceptable outlook, and sunlight and daylight levels for the prospective occupiers, in accordance with the objectives of the abovementioned policies.

3.22 DM LP Policy DM A2 supports the requirement for amenity space and also requires family housing on upper floors to have access to a balcony and/or terrace, subject to acceptable amenity and design considerations. SPD Housing Policy 1 requires all new dwellings should have access to an area of amenity space, appropriate to the type of housing being provided. The policy continues to state that all new family dwellings should have access to amenity or garden space of not less than 36sqm. SPD Housing Policy 3 ensures that where balconies and/or terraces are provided to meet amenity space requirements they should have a minimum depth and width of 1500mm.

3.23 In this case amenity space has been provided in the form of courtyards and balconies. Although the proposed private amenity space would fall short of the abovementioned policy requirements this reflects the physical constraints of the site and the desire to ensure that there is no unacceptable overlooking/loss of privacy or noise and disturbance to neighbouring properties. Furthermore in view of the generous size of the flats, in this case, the amenity space provided is considered to be an acceptable arrangement, and it is not considered this would justify a refusal of planning permission.

3.24 London Plan Policy 3.8, Core Strategy Policy H4, DM LP Policy DM G1 and A4 and SPD Design Policies 1, 2, 3 and 11 relate to inclusive design and require new residential development to be built to lifetime homes standards, with ten percent of units designed to be wheelchair accessible or easily adaptable to this standard. The application confirms that all units will be built to lifetime homes standards and at ground floor level Flat 2 will be wheelchair accessible. This will be secured by conditions. (Conditions 18 and 19)

## Impact on neighbouring properties:

3.25 Policy DM G1 and A9 require all proposals to be formulated to respect the principles of good neighbourliness. SPD Housing Policy 8 seeks to protect the existing amenities of neighbouring residential properties in terms of outlook, light, and privacy.

3.26 A commercial premise is situated to the north west of the site (the Lazy Fox Pub). It is considered that the impact to this premises would not result in an unacceptable working environment in terms of loss of daylight, sunlight and outlook. Outlook and light at ground floor level is already limited by the existing subject building (and in any case, the main operating hours of a pub is in the evening when it is dark).

3.27 The main consideration in this respect is therefore the impact to neighbouring residential occupiers, in particular the mansion blocks opposite the site and John Knight Lodge to the west. Officers judge that the proposed development would not have an unacceptable impact on the existing amenities of the neighbouring occupiers in terms of loss of outlook or increased sense of enclosure; overlooking or loss of privacy; and undue noise and disturbance and is judged to be acceptable in the context of the abovementioned policies. Each issue will be addressed in turn.

### Loss of outlook

3.28 In terms of the mansion block opposite the replacement building would be two stories higher than the existing laundry building. However, the proposed building's positioning opposite an entrance to an internal courtyard lessens the impact. In terms of inside the building further analysis by the applicant shows that areas that would be most affected by a loss of outlook would be those to the entrances of the mansion blocks (not habitable rooms). So having regard to the internal layout of the mansion blocks, and the scale and massing of the building loss of outlook is not considered significant enough to justify refusing planning consent. With regards to John Knight Lodge, the proposed building would adjoin the boundary of the Lodge and result in the increase of the wall along part of the boundary at ground floor level - at first and second floor levels the building is stepped back from the boundary. Taking a 45 degree line from the existing wall height on the boundary (PG SPD Housing Policy 8) the increased wall height at ground floor level would infringe this policy, with modest infringements also occurring at first and second floor levels also. However, given positioning of the Lodge and the taking into account the openness around it, and the stepping back of the proposed building away from the Lodge as height is increased, it is not considered that the infringements would result in an unacceptable loss of outlook for residents of John Knight Lodge. In this respect the proposed development is considered to comply with DM LP Policy G1 and A9 and PG SPS Housing Policy 8.

### Overlooking/loss of privacy

3.29 SPD Housing Policy 8(ii) states that new windows should normally be positioned so that they are a minimum of 18 metres away from existing residential windows as measured by an arc of 60 degrees taken from the centre of the proposed window.

3.30 The street is approximately 8 metres wide, façade to facade. As a result the proposal would fail to comply with the minimum distance required by SPD Housing Policy 8 (ii).

3.31 In order to overcome this triangular 'pop out' windows have been proposed in a combination with elements of obscure glazing to ensure that there is minimal overlooking from and into the site. The obscure glazing is to be secured by way of condition (Condition 13). The applicant has submitted drawings showing that where there are infringements of the 18 metre criteria, the windows are angled such that there would be no direct view to neighbouring residential properties (the angles would be very oblique thereby reducing overlooking to a very minimal degree). The terraces at first and second floor levels would be enclosed by 1.7 metres privacy screens to protect the privacy of the neighbouring properties. There are side windows proposed which would face John Knight Lodge, the closest is to be obscure and fixed shut below 1.7 metres, the other two windows which face John Knight Lodge would be only modestly infringe the 18 metre criteria and are not considered unduly harmful in this case. No windows are to harm the ancillary residential accommodation above the Lazy Fox Pub. As such the proposal is considered acceptable in this respect.

#### Noise and disturbance

3.32 DM LP Policy H9 and H11 relate to environmental nuisance and require all development to ensure that there is no undue detriment to the general amenities enjoyed by existing surrounding occupiers, particularly those of residential properties. SPD Housing Policy 8 (iii) adds that roof terraces or balconies likely to cause harm to the existing amenities of neighbouring properties by reason of noise and disturbance will not be supported.

3.33 The replacement building would introduce additional residential accommodation in this predominantly residential area. Officers consider that the proposed development would not result in conditions in the context of noise and disturbance that would warrant withholding planning permission. Terraces / balconies would be provided within the development at first and second floor levels respectively. It is difficult to predict with any accuracy the likely level of noise/disturbance that would be generated by the use of the proposed terrace areas, however, on balance, having regard to the modest size of the proposed areas which would limit the capacity to accommodate a high number of people, together with the relationship with adjoining properties, it is not considered that their use would, in the normal course of events, be likely to harm the existing amenities of adjoining occupiers as a result of additional noise and disturbance to such a degree that would justify a refusal of planning permission.

#### Traffic generation and car parking:

3.34 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 development should protect and exploit opportunities for the use of sustainable transport modes for the movement of goods or people.

3.35 Policy 6.1, 6.3, 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.

3.36 Core Strategy Policy T1 supports the London Plan. Policy J1 states that all development proposals will be assessed for their contribution to traffic generation and their impact on congestion. Policies DM J2 and DM J3 of the DM LP set out vehicle parking standards, which brings them in line with London plan standards and circumstances when they need not be met. These are supported by SPD Transport Policies 3 and 7.

3.37 The proposal represents a net increase of 6 residential units. No off-street car parking is provided as part of the scheme, in accordance with Policy DM J2. In order mitigate any unacceptable impact on the existing amenities of local residents as a result of increased on-street car parking stress the applicant has agreed to conditions to restrict the occupiers of the 6 flats from being eligible to obtain residents parking permits to park on the highway within the controlled parking zone (Conditions 20 to 22). Given the location of the site (PTAL 5) close to bus and cycle routes, and Fulham Broadway Underground Station, this is considered to be an appropriate approach in this case. Subject to these conditions the proposed development is judged to be acceptable in the context of the abovementioned policies.

3.38 It is noted that, as a result of the development, 3 off-street parking spaces would be lost. The applicant has stated that there are 137 spaces on the estate for residents, staff and visitors managed by the applicant with a permit policy, and that the loss of the 3 spaces currently on the application site (which are allocated to staff members) would be accommodated within new working practices to allow staff other more flexible and sustainable means of transport to and from work - thereby resulting in no overall loss of parking spaces on the estate for residents. The development proposed is car free and therefore, there would be no impact on parking within the surrounding streets either from the new residents of the proposed development or through the displacement of cars parking within the estate being forced onto surrounding streets. As such, it is considered that the proposal is acceptable in highway terms. In any case, the estate is outside the application site and the management of private parking is up to the estate management and the council has no control of this.

Cycle parking:

3.39 London Plan Policy 6.9, DM LP Policies DM A9, J5 and Table 5 and SPD Transport Policy 12 seek to ensure that satisfactory cycle space is provided for all developments. The application identifies cycle parking provision at ground floor level for 7 cycles. This is judged to be acceptable. A condition is proposed to ensure the cycle storage is implemented before the use is occupied and is maintained for the life of the development. (Condition 24)

Refuse:

3.40 London Plan Policy 5.16 outlines the Mayors approach to waste management. Core Strategy Policy CC3, DM LP Policy H5 and SPD Sustainability Policies 3, 4, 7, 8, 9 and 10 sets out the Councils Waste Management guidance, requiring development to incorporate suitable facilities for the storage and collection of segregated waste.

3.41 Refuse storage space would be provided for all refuse generated by the proposed residential use at ground floor level. Officers are satisfied that there is sufficient space within the designated area for the satisfactory storage of refuse. A condition is proposed

to ensure the refuse storage is implemented before the use is occupied and is maintained for the life of the development. (Condition 23)

Impact of building works:

3.42 A Demolition and Construction Management Plan (CMP) and Construction Logistics Plan (CLP) will be required to ensure that there is no harmful impact on neighbours and on the local highways network. The Demolition and CMP shall include demolition details, contractors' construction method statements, waste classification and disposal procedures and locations, dust and noise monitoring and control, provisions within the site to ensure that all vehicles associated with the construction works are properly washed and cleaned to prevent the passage of mud and dirt onto the highway, and other matters relating to traffic management to be agreed. The CLP shall be in accordance with Transport for London (TfL) requirements, which seeks to minimise the impact of construction traffic on nearby roads and restrict construction trips to off peak hours only. These would be secured by a condition in accordance with DM LP Policies DM J1, J6, H5, H8, H9, H10 and H11, SPD Amenity Policy 19 and 26, and SPD Transport Policy 28, and London Plan Policy 6.3. (Condition 3)

Flood risk / SUDS:

3.43 The NPPF states that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk, but where development is necessary, making it safe without increasing flood risk elsewhere.

3.44 London Plan Policy 5.11, 5.12, 5.13, 5.14 and 5.15 requires new development to comply with the flood risk assessment and management requirements of national policy, including the incorporation of sustainable urban drainage systems, and specifies a drainage hierarchy for new development.

3.45 Policy CC1 requires that new development is designed to take account of increasing risks of flooding. Policy CC2 states that new development will be expected to minimise current and future flood risk and that sustainable urban drainage will be expected to be incorporated into new development to reduce the risk of flooding from surface water and foul water. These are also supported by DM LP Policy DM H3 and SPD Sustainability Policies 1 and 2.

3.46 This site is in the EA's Flood Zone 3. As required, a Flood Risk Assessment (FRA) has been submitted. Land in Flood Zone 3 has a 1 in 100 or greater annual probability of river flooding (>1%), or a 1 in 200 or greater annual probability of flooding from the sea (>0.5%) in any year. This indicates a high risk of flooding from the Thames, although this designation does not take into account the high level of flood protection provided by the Thames Barrier and local river wall defences which defend the site so that the annual probability of flooding from the Thames is 0.1% or less. If the flood defences failed or were breached, the site is not in an area identified by the Environment Agency as one that could be at risk of rapid inundation by flood waters. The council's draft Surface Water Management Plan shows that this location is in a Critical Drainage Area which means it is one of a number of areas in the borough that is more at risk to surface water/sewer flooding due to an intense storm. The FRA outlines appropriate resilience and resistance mitigation measures that would protect the new development from potential flood risks and this is to be conditioned. (Condition 26)

3.47 In terms of surface water drainage, the entire site is currently covered in impermeable surface meaning that 100% of surface water is directed into the combined sewer system. The FRA refers to using small scale SUDS control measures to manage surface water run-off, such as landscaping at ground floor level and a brown roof. However, Thames Water has raised concerns about the capacity of the sewer network to cope with additional wastewater flows from the new development. Reducing surface water discharge into the sewer would therefore help reduce total wastewater flows. Further details of a Sustainable Drainage (SUDS) Strategy and measures to be implemented on the site will therefore be secured by a condition to minimise surface water run-off in line with London Plan Policy 5.13 on sustainable drainage and Core Strategy Policy CC2 on water and flooding. This approach is supported by the Environment Agency. (Condition 25)

Contamination:

3.48 Policy 5.21 of the London Plan, Core Strategy Policy CC4 and Policy DM H7 and H11 of the DM LP states that the Council will support the remediation of contaminated land and that it will take measures to minimise the potential harm of contaminated sites and ensure that mitigation measures are put in place.

3.49 Potentially contaminative land uses, past or present, are understood to occur at, or near to, this site. In order to ensure that no unacceptable risks are caused to humans, controlled waters or the wider environment during and following the development works conditions will be attached covering the assessment and remediation of contaminated land (Conditions 27 to 32).

Community Infrastructure Levy:

3.50 Mayoral CIL came into effect in April 2012 and is a material consideration to which regard must be had when determining this planning application. This development will be subject to a London-wide community infrastructure levy. An estimate of £16,240 based on 324.8 sq.m of additional floorspace has been calculated. This will contribute towards the funding of Crossrail, and further details are available via the GLA website at [www.london.gov.uk](http://www.london.gov.uk). The GLA expect the council, as the collecting authority, to secure the levy in accordance with London Plan policy 8.3.

## 4.0 RECOMMENDATION

4.1 Grant planning permission subject to conditions.

**Ward:** Askew

**Site Address:**

1 Askew Road London W12 9AA



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**For identification purposes only - do not scale.**

**Reg. No:**  
2014/04908/FUL

**Case Officer:**  
Alison Coster

**Date Valid:**  
22.10.2014

**Conservation Area:**

**Committee Date:**  
10.12.2014

**Applicant:**

Mr Chimi Shakohoxha  
1 Askew Road London W12 9AA

**Description:**

Erection of a four storey extension to the side of the main building at lower ground, upper ground, first and second floor level; erection of front and rear roof extensions; in association with the provision of 2 x 3 bedroom flats and 1 x 4 bedroom house  
Drg Nos: 2001 Rev B, 2002 Rev C, 2003 Rev C, 2004 Rev C, 2005 Rev B, 2006 Rev C, 2007 Rev C, 2008 Rev B

**Application Type:**

Full Detailed Planning Application

**Officer Recommendation:**

That the application be refused for the following reason(s):

- 1) The proposed development is considered to be unacceptable on the grounds of visual amenity. More particularly, the proposed roof extensions and side extension, owing to their size, location and detailed design, would result in over-dominant and overbearing alterations to the host dwelling, resulting in substantial harm to the original architectural design and character of the Building of Merit. The proposed development would fail to preserve or enhance the heritage asset and would be contrary to part 12 of the NPPF, London Plan (2011) Policy 7.6, Policy BE1 of the Core Strategy (2011), Policies DM G3 and DM G7 of the Development Management Local Plan (2013) and SPD Design Policy 21 of the Planning Guidance Supplementary Planning Document (2013).
- 2) The proposed development is considered unacceptable as it would not provide quality accommodation for future occupiers. More particularly, the proposal would fail to deliver high quality residential accommodation as two of the units would not meet London Plan minimum internal size standards; as there is no evidence that one of the dwellings, which would have all of its three bedrooms at lower ground floor level, would receive acceptable lighting to these rooms, and it would also have poor outlook to these rooms; and as there would not be high quality external private amenity space provided, especially for the 4-bedroomed house that would be created. The proposal would therefore be contrary to Annex 4 of the London Plan Housing Supplementary Planning Guidance (2012), H3 of the Core Strategy (2011), Policies DM A1 and A2 of the Development Management Local Plan (2013) and SPD Housing Policy 1 of the Planning Guidance Supplementary Planning Document. Furthermore, issues of accessibility have not been satisfactorily addressed; and it has not been demonstrated that the scheme would meet necessary requirements of Lifetime Homes standards, London Plan Policy 3.8, Development Management Local Plan Policy DM A4 and SPD Design Policy 1.

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

**All Background Papers held by Andrew Marshall (Ext: 3340):**

Application form received: 10th October 2014  
Drawing Nos: see above

**Policy documents:** National Planning Policy Framework 2012  
The London Plan 2011 and Revised Early Minor Alterations to The  
London Plan, 2013  
Core Strategy 2011  
The Development Management Local Plan 2013  
Planning Guidance Supplementary Planning Document July 2013

**Consultation Comments:**

<b>Comments from:</b>	<b>Dated:</b>
Environment Agency - Planning Liaison	28.10.14
Thames Water - Development Control	29.10.14

**Neighbour Comments:**

<b>Letters from:</b>	<b>Dated:</b>
159 Becklow Road London W129HH	25.10.14

OFFICERS' REPORT

1.0 BACKGROUND

1.1 The application relates to a lower ground plus two-storey building located on the eastern side of Askew Road. The property is currently occupied and subdivided into three self-contained flats (2 x 1 bed and 1 x 3 bed). Tommy Flynn's public house is located to the north at 269 Uxbridge Road. Acton Vale Working Men's Club is located to the rear.

1.2 The site has a Public Transport Accessibility Level of 4 which is defined as 'Good'. The property is located within Flood Risk Zone One. The property is not situated within or close to a conservation area, but it is on the council's local list of buildings of merit, so is a non-designated heritage asset.

1.3 There are a number of planning records from the 1970s relating to the property. Of relevance is that planning permission was granted for conversion into two self-contained flats and a self-contained maisonette (1973/00306/FUL). Also, planning permission was approved for the erection of a single storey side extension at semi-basement level (1989/00388/FUL).

1.4 The current application seeks planning permission for the erection of a four storey extension to the side of the main building at lower ground, upper ground, first and

second floor levels; erection of a front and rear mansard roof extension and reconfiguration of the property to provide 2 x 3 bedroom flats and 1 x 4 bedroom house. The applicant has requested that the case be put forward to Planning Committee, for Members' consideration and decision.

1.5 The current application follows a scheme put forward for a development proposal of a similar scale but it incorporated a smaller extension at lower ground floor level, no set back from the front elevation and the roof design has been changed in the current proposal in order to retain the chimneys. The application was subsequently withdrawn by the applicant as officers had indicated that the proposal would be recommended for refusal as it would fail to preserve the building of merit, and it would result in over-dominant additions to the host building (ref:2014/01291/FUL).

## 2.0 PUBLICITY and CONSULTATIONS

2.1 The application was advertised by way of neighbour notification letters and a site and press notice. One objection was received. Comments can be summarised as follows:

- Harmful alteration to a building of merit, resulting in the loss of the roof structure and unusual slates, loss of chimney stacks, loss of rhythm of window openings, unbalance the front elevation, loss of distinctive view from the north
- Internal layout is unnatural to the original building
- No details of construction works and its impact on the highway and bus stop
- No details of external treatment of areas to the front and side of the building
- Extension is overly large

2.2 The Hammersmith and Fulham Historic Buildings Group have objected to the proposal on the grounds that:

- The proposal would destroy the character of the existing building;
- The front and rear roof extensions are unsympathetic to the host building, with its simple original gable-ended pitched roof, the window design and the chimneys
- Inadequate landscaping and refuse storage for three dwellings
- The side extension should be set back to make it appear subservient to the host building.

2.3 Officers' Comment: These matters are addressed in the report in section three.

2.4 The Environment Agency has commented, and their correspondence did not raise any objection.

2.5 Thames Water raised no objections subject to a condition requiring the submission of details of a drainage strategy to be submitted and agreed. They also requested that informatives be included relating to sewage pipe and water pressure.

## 3.0 PLANNING CONSIDERATIONS

3.1 The main planning considerations relating to this application are:

- Principle of the development
- Quality of the accommodation
- Design and conservation matters
- Impact on residents' amenity

- Highways and transport matters
- Environmental matters

3.2 The proposal needs to be assessed against the Development Plan which comprises the London Borough of Hammersmith and Fulham Core Strategy (2011), the Development Management Local Plan 2013 (DM Local Plan) and the London Plan (2011). On 11 October 2013, the Mayor published Revised Early Minor Alterations to the London Plan (REMA). From this date, the REMA are operative as formal alterations to the London Plan (the Mayor's spatial development strategy) and therefore form part of the Development Plan. Regard must also be had to the Mayor's Further Alterations to the London Plan (January 2014). The National Planning Policy Framework (NPPF) presents important planning guidance at a higher strategic level; and while the framework document does not form part of the Development Plan, it is still a material planning consideration in the assessment of planning applications.

3.3 The Council's Planning Guidance Supplementary Planning Document (SPD) was adopted in July 2013 and provides detailed supplementary guidance on various topics to support policies within the Core Strategy and Development Management Local Plan and is material in the consideration of this proposal.

## PRINCIPLE

3.4 The application site currently comprises of two 1-bedroom flats and a 3-bedroom flat. The proposal would involve significant extensions comprising of front and rear roof extensions, and a four storey side extension to the main building in order to provide two 3-bedroom flats and a 4-bedroom house.

3.5 The site benefits from good accessibility to public transport and there are local shops and services nearby. The 266 bus stop to Hammersmith is just outside the site, with the bus to Brent Cross nearly opposite. Other buses are available around the corner from Uxbridge Road with a number of bus routes to Shepherd's Bush Town Centre and Ealing.

3.6 Planning policies in regards to housing delivery are principally focused on retaining existing residential floorspace and increasing supply. The Further Alterations to The London Plan sets a housing delivery target of 1,031 new dwellings per annum.

3.7 Whilst the scheme would not increase the number of dwellings, it would increase the number of habitable rooms and would deliver three family sized units, which the supporting text (paragraph 4.3) of Policy DM A1 of the DM Local Plan encourages, when considering applications for new dwellings.

3.8 The principle of providing additional accommodation, including family sized dwellings in this location is supported.

## QUALITY OF ACCOMMODATION

3.9 London Plan Policy 3.5 (Quality and Design of Housing Developments), Core Strategy Policy H3 (Housing Quality and Density) and DM Local Plan Policy DM A2 (Housing Quality and Density) are concerned with ensuring that residential developments deliver high quality housing.

3.10 The application would provide three family sized residential units. Flat A would be a three bedroom flat situated at lower ground and ground floor level and would have an internal area of 98.31sqm. Three double bedrooms would be located at lower ground floor level, with living accommodation above.

3.11 Flat B would be located at first and second floor levels and would also comprise of three double bedrooms and would have a floor area of 80.6sqm.

3.12 There would also be a house provided, which would comprise of living accommodation at lower ground and ground floor level, with four double bedrooms at first and second floor levels, and would have a floor area of 140.5sqm.

3.13 London Plan Table 3.3 sets out minimum spaces for new development and is supplemented by Annex 4 of the London Plan Housing Supplementary Planning Guidance (2012), herein referred to as the Housing SPD. Annex 4 sets out the internal areas by occupancy and takes into account how many storeys a residential unit has. Flats A and B would fail to comply with the minimum floor areas in Annex 4. Flats A and B, as two storey dwellings, capable of accommodating six residents should each have a minimum floor area of 105 sq.m. Flat A would be 98.31sq.m. and Flat B would be 80.6 sq.m. The house would have a floor area of 140.5 sq.m., which would exceed the Housing SPG Annex 4, which recommends a minimum floor area of 133 sq.m. for this style and size of unit.

3.14 Flat A (located at lower ground floor level) would have limited light and outlook to its bedrooms. The windows would sit within lightwells and no information has been provided to indicate that these rooms would achieve recommended daylight and sunlight levels, as set out in the BRE 'Guidance of Site Layout and Design'. The windows to each of the bedrooms would also have limited outlook as they face directly into lightwells or towards the side wall of the steps that would lead to the entrance of the building.

3.15 The London Plan Housing SPG also seeks to provide private open space and sets out minimum areas. Housing SPG Baseline standard 4.10.1 says a minimum of 5 sq.m. of private outdoor space should be provided for a 1 to 2 person dwelling and that an extra 1 sq.m. should be provided for each additional occupant. Flats A and B should therefore have 9 sq.m. of private open space each, and the house should have a private open space of 11sqm. This would mean a total requirement 29 sq.m. of private open space.

3.16 The Council's Planning Guidance SPD exceeds the Housing SPG and recommends that every new family dwelling should have access to amenity or garden space of not less than 36 sq.m. (SPD Housing Policy 1); and where communal open space is provided, it should be overlooked by surrounding development, be accessible to wheelchairs, take advantage of direct sunlight and have suitable management arrangements in place. It is acknowledged that there is already a family sized unit (3 bed flat) on site, but this is at first and second floor levels; whereas the proposal would result in a 4-bed house with accommodation at lower ground, ground and first/second floors; but lacking any proper garden.

3.17 The applicant has indicated in their Design and Access Statement that the existing decked area would be reduced in order to accommodate the proposed development.

The decked area would measure 35 sq.m. Small areas of front garden would remain, equating to approximately 20 sq.m.

3.18 The size of the combined area would meet the requirements of the Housing SPG and the SPD Housing Policy 1, but officers have some reservations about the quality of these spaces, with the decked area located due north of the site, it would receive minimal sunlight, exacerbated by its location directly adjacent to the proposed four storey extension; and it would not have level access. Part of the front space would not be accessible owing to an existing large tree. This space would also not be ideal as private amenity, as it is located adjacent to a busy road, and there is a bus shelter immediately outside of the property, where people would congregate.

3.19 On balance, Officers consider that the proposal, despite incorporating substantial additions to the host building, would fail to deliver high quality residential accommodation as two of the units would fail to meet London Plan internal size standards, with no evidence to prove that one of the units would have sufficient daylight/sunlight and which would have poor outlook to all of its bedrooms at lower ground floor level; and future occupiers would only have access to poor quality semi-private amenity space. The proposal is therefore considered to be contrary to Annex 4 of the London Plan Housing SPG, H3 of the Core Strategy, policies DM A1 and A2 of the DM Local Plan and SPD Housing Policies 1 of the Planning Guidance SPD.

3.20 Furthermore, with regard to accessibility matters, limited information has been provided. The applicant's Design and Access Statement says that access to the dwellings would be modified, but it does not detail how the scheme would be accessible to future occupiers and visitors. A new house would be provided with no level access. It has not been demonstrated that the scheme would meet necessary requirements of Lifetime Homes standards, London Plan Policy 3.8, Development Management Local Plan Policy DM A4 and SPD Design Policy 1.

## DESIGN and CONSERVATION

3.21 The application would involve the erection of front and rear roof extensions and a four storey extension to a building that is listed on the Council's register of Buildings of Merit (the building is a non-designated heritage asset).

3.22 Section 12 of the NPPF is entitled 'Conserving and Enhancing the Historic Environment' is a material consideration and sets out that heritage assets (designated or not) are irreplaceable resources which should be preserved in a manner that is appropriate to their significance. Paragraph 135 of the NPPF says that the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining an application and that a balanced judgement is required, having regard to the scale of any harm or loss and the significance of that asset. Section 12 expands to explain that any harm or loss of a heritage asset should be supported by clear and convincing justification, provided by the applicant, and where a proposed development would lead to substantial harm to or total loss of a designated heritage asset, planning permission should be refused, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh the harm or loss.

3.23 The building dates from pre-1860 and would have formed part of the original estate owned by the Askew family, with other buildings on Askew Road being built

afterwards. In 1886, the house, known as Delhi Lodge, 1 Askew Road, was occupied by Fleet Paymaster William Lovely of the Royal Navy. On 14th March, 1950, the Askew Family Trust disposed of 1 Askew Road.

3.24 The property was placed on the Council's Local Register of Buildings of Merit in 1989. The register features buildings of local townscape, architectural or historic importance, as explained in SPD Design Policy 20.

3.25 The existing building is an attractive, double fronted villa with semi-basements and a pitched roof and attractive chimney. There are two canted bay windows on the semi-basement level, and another two directly above on the ground floor. There are three sash windows on the first floor and a roof light at roof level. Steps lead up from the semi-basement level to the porticoed front door. The flank wall on the side elevation has a small multi-pane casement window at roof level. The building is stock brick, with quoin stone details at the corner elevation. Its architectural features differ to the adjacent buildings. It is the only Building of Merit within the immediate vicinity and is unique to the area. It has a small side extension at semi-basement level, this was approved in 1989.

3.26 Policy 7.6 of The London Plan, Policy BE1 of the Core Strategy and Policy DM G3 of the DM Local Plan seek to deliver a high quality built environment. DM G3 specifically requires extensions to be of a high standard of design that would appear as compatible, subservient additions to the host building that successfully integrate into the existing surrounding architecture.

3.27 As the development proposed is to a Building of Merit, regard should also be had to Policy DM G7 of the DM Local Plan, which relates to heritage and conservation. The policy sets out a presumption in favour of the conservation of heritage assets. The policy says that developments affecting heritage assets will only be permitted where they preserve or enhance the significance of that asset.

3.28 Planning Guidance SPD Design Policy 21 is also relevant in the assessment of this application as it relates specifically to Buildings of Merit and encourages their preservation and retention because of their value to the wider townscape. The policy says that development will not be permitted if it would result in the demolition, loss or harm to the Building of Merit, unless the building is no longer capable of beneficial use and its fabric is beyond repair, the replacement would bring substantial benefits to the community which would outweigh the loss, and the development cannot be adapted to retain any historic interest, as well as the building being fully recorded.

3.29 The supporting text to the policy also sets out that any alterations to Buildings of Merit should be carried out in a way that respects the scale, character and materials of the building.

3.30 In accordance with the NPPF and Planning Guidance SPD Design Policy 21, the applicant has detailed the importance of the asset stating that it is a building of merit as it was occupied by Fleet Paymaster William Lovely RN and details the main architectural features to be bay windows at semi-basement and ground floor level and the windows at first floor level.

3.31 The Design and Access Statement submitted by the applicant makes an assessment of the design of the proposed development and says that the scale and

appearance of the proposed development would be respectful of surrounding buildings. It says that it is proposed that the existing building would be extended to match the height of the neighbouring building and the applicant states that the proposed mansard roof would maintain the character of the building.

3.32 The applicant says that the proposed side extension would be to the same height as the proposed alterations to the host building, in order to integrate the development into the existing streetscape. The applicant also says that the inclusion of a 300mm setback would ensure that this would appear as a subservient addition. It says that it is proposed that the windows and entrance of the extension would maintain the existing rhythm of the existing elevation; the alterations to the building would blend in by using a similar building palette of stock brick and timber windows.

3.33 Officers dispute the conclusions of the applicant's Design and Access Statement. The Building of Merit stands alone within its wider townscape setting, and this in itself is of significance. The principle of attempting to alter a standalone building in order that it integrates with neighbouring buildings (as is proposed by this application) would result in substantial harm to the Building of Merit. Officers note that one of the building's key architectural features is the pitched roof, however, the applicant's Design and Access Statement makes no reference to this at all.

3.34 The proposed erection of a four storey side extension would substantially alter the scale, character and appearance of the host building. The extension would be neither subservient to the host dwelling, nor would it successfully integrate into its original architectural form. Its design and massing results in the complete removal of the symmetry of the double fronted villa, incorporating a double door, which is a contrived design to deliver two separate entrances and results in the provision of a slim window to the side, the detailed design of which has no relation to the host building. The window design at first and second floor levels is also out of keeping with the host building with incorrect proportions, no information about opening styles and incorrect subdivisions. The scale and massing of the proposed extension would result in the loss of the attractive side elevation that details the roof profile and the chimney and the ornate multi-pane casement window at roof level, which can currently be enjoyed when viewing the property from Uxbridge Road, facing south down Askew Road.

3.35 The proposed four storey side extension would incorporate development at lower ground floor level, which would project forward of the principal elevation by 4m and would be 4m in width. The extension would be twice the depth of the existing lower ground floor extension to the east which incorporates a shower room and a utility room. This would further detract from the original symmetry of the building and projects forward from the front building line.

3.36 The proposed front and rear roof extension would result in the loss of the pitched roof and would appear as a dominant and overbearing addition to the house and fails to retain the attractive appearance of the original chimneys and the ornate roof tiles. The dormer windows are of the wrong scale and fail to be subservient to the windows below and the detailed design fails to include the same subdivisions of windows below. The front and rear roof extensions would result in the complete removal of the attractive, original roof form.

3.37 Only limited information has been provided with regards to the external treatment of the areas surrounding the extended building such as associated landscaping. If the

scheme were considered to be appropriate in all other respects, a condition could be included with the recommendation requiring the submission of a hard and soft landscaping strategy.

3.38 The proposal is considered to be unacceptable in conservation terms. This standalone Building of Merit benefits from both historical and architectural interest and in order to comply with the Development Plan, any development proposal should preserve the building's significance. Officers consider that the proposed development, if approved, would result in substantial harm to the host dwelling, by removing its original roofline and erecting an overbearing side extension. Whilst it is recognised that the large extensions would result in the provision of three family dwellings, Officers do not consider that the opportunity to deliver family housing is a unique benefit to this site, that would outweigh the substantial harm that would be caused to the non-designated heritage asset. Whilst the applicant has followed the procedural requirements of the Part 12 of the NPPF and Planning Guidance SPD Design Policy 21, the applicant has not correctly identified the significance of the Building of Merit, nor has the applicant provided any compelling evidence that the building could not be retained or restored in its current form. The proposal is therefore considered to be contrary to part 12 of the NPPF, Policy BE1 of the Core Strategy, Policies DM G3 and DM G7 of the DM Local Plan and SPD Design Policy 21 of the Planning Guidance SPD.

#### IMPACT ON RESIDENTS' AMENITY

3.39 Planning policies seek to ensure that new development does not detrimentally impact on residential amenity. Paragraph 17 of the NPPF makes specific reference to securing a good standard of amenity for all existing and future occupants of land and buildings; and Policy DM A9 of the Development Management Local Plan says 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'

3.40 The application proposes to erect extensions at roof level to the main building and a four storey side extension, and includes the installation of windows to the rear elevation, facing towards the club at 265-267 Askew Road. Openness between buildings would not be prejudiced by the development.

3.41 There would be no adverse impact on daylight, sunlight and privacy to residential neighbours, as there would be adequate separation to residential windows.

3.42 There are existing windows on the western elevation of the single storey building associated to the club but these would not be located behind the proposed extension, and would not be impacted by the development.

3.43 The proposal is therefore considered to accord with paragraph 17 of the NPPF and Policy DM A9 of the Development Management Local Plan.

## HIGHWAYS AND TRANSPORT MATTERS

### Traffic generation

3.44 The NPPF requires that developments which generate significant movement are located where the need to travel would 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.

3.45 Policies 6.1, 6.3, 6.10, 6.11 and 6.13 of The London Plan set 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.

3.46 Core Strategy Policy T1 supports The London Plan. Policy J1 states that all development proposals will be assessed for their contribution to traffic generation and their impact on congestion. Policies DM J2 and DM J3 of the Development Management Local Plan set out vehicle parking standards, which brings them in line with London Plan standards and circumstances when they need not be met. These are supported by SPD Transport Policies 3 and 7. There would be no additional on-site car parking proposed to serve the development (there are two existing spaces, see below) so it is anticipated that there would be no significant additional vehicle traffic generated. Visitor parking generated by the scheme would also be at a relatively low level given the low number of flats.

### Car parking

3.47 The application site is located within PTAL 4, which has good public transport accessibility. There are also local shops and services in close proximity. Development Management Local Plan Policy DM J2 sets out that dwellings with three bedrooms could have a maximum of 1 to 1.5 spaces per unit and that dwellings with four bedrooms could have a maximum of 1.5 to 2 spaces; but that in areas of good transport accessibility there should be significantly less than one car parking space provided per unit. The application would increase the number of bedrooms at the site (from 5 to 10) which has the potential to increase demand for parking. However, the site is located in a sustainable and accessible location and the applicant is not providing any additional parking on site to serve the development, which would be in line with the thrust of policy, and Officers would thereby raise no objections on this matter.

### Cycle Parking

3.48 London Plan Policy 6.9 and DM Local Plan Policy DM J5 relates to increasing opportunities for cycling and walking. In order to achieve this, developments are required to provide safe and convenient cycle parking facilities. Table 5 of the Development Management Local Plan requires the provision of two cycle parking spaces for a dwelling with two or more bedrooms; so six spaces would be required here. No information has been provided in regards to cycle parking provision; however it is considered that there would be adequate space outside the building within the site to accommodate cycle parking and if the scheme was acceptable in all other respects, a

condition could be included requiring the submission of details of safe and secure cycle parking prior to the commencement of development, in order to ensure that the development is in accordance with Policy DM J5 of the DM Local Plan (2013).

### Refuse Storage

3.49 Core Strategy Borough Wide Strategic Policy CC3, DM Local Plan Policy DM H5 and SPD Sustainability Policy 3 are concerned with the provision of suitable and sustainable waste storage. The front of the property could be utilised in the same way as currently; though the plans do not show any such proposal. This would be an acceptable arrangement, in accordance with policy CC3, DM LP Policy DM H5 and SPD Sustainability Policy 3. If the scheme was acceptable in all other respects, a condition could be included requiring the submission of details of refuse and recycling storage facilities.

### Construction

3.50 SPD Transport Policy 28 sets out that the council would require that all new developments that have the potential to have a detrimental impact during the construction phase will require a Construction Logistics Plan. Given the location of the site on the corner of Askew Road and Uxbridge Road, if the scheme was considered acceptable in all other respects, a condition would be included requiring the submission of an acceptable Construction Logistics Plan.

## ENVIRONMENTAL

### Flood Risk

3.51 This site is in the Environment Agency's Flood Zone 1. This indicates a low risk to flooding at the site. There would be bedrooms at lower ground floor level. There is an existing flat contained entirely at lower ground floor level; whereas the proposal would result in all three dwellings having some accommodation above the lower ground floor level. The Environment Agency's correspondence did not raise an objection.

### Sustainable Urban Drainage

3.52 Development Management Local Plan Policy DM H3 requires developments to reduce the use of water and minimise current and future flood risk by implementing a range of measures such as Sustainable Drainage Systems (SuDS) and also the use of water efficient fittings and appliances. Implementation of SuDS measures should be included where possible, such as, use of permeable surfaces, soft landscaping to allow rainwater to infiltrate the soil rather than being directed to the sewer system or use of a water butt to collect rainwater for re-use. Water efficient fixtures and fittings should also be specified as part of the planned works to help reduce water use and reduce foul water flows from the site. No information has been provided in relation to SuDs. If the scheme were to be considered acceptable in all other respects, a condition would be recommended requiring the submission of information prior to the commencement of development.

## 4.0 CONCLUSIONS and RECOMMENDATION

4.1 The proposed development would result in the provision of family sized residential dwellings in a sustainable location that would contribute to the delivery of additional residential floorspace in the borough, in accordance with London Plan policy 3.3. However, the residential accommodation, owing to its layout, size and limited provision of good quality private amenity space would fail to deliver high quality accommodation with good lighting and outlook. The proposal is therefore considered to be contrary to London Plan Policy 3.5, Annex 4 of the London Plan Housing SPG, Core Strategy Policies H1 and H3 (2011), Policies DM A1 and DM A2 of the Development Management Local Plan (2013), and SPD Housing Policies 1 of the Planning Guidance Supplementary Planning Document (2013).

4.2 It has not been demonstrated that the scheme would meet Lifetime Homes standards, the requirements of London Plan Policy 3.8, Development Management Local Plan Policy DM A4 and SPD Design Policy 1 with regard to accessibility.

4.3 The proposed development, would result in substantial harm to the building of merit by removing its original roofline and erecting an over-dominant extension to the side elevation. This would result in the complete loss of the original symmetry of the front elevation and would be entirely out of scale with the original building by attempting to integrate the extensions into the design and appearance of the neighbouring buildings, to which the host property has no architectural relationship. The proposed development would fail to preserve or enhance the heritage asset and would be contrary to part 12 of the NPPF, Policy 7.6 of the London Plan, Policy BE1 of the Core Strategy (2011), Policies DM G3 and DM G7 of the Development Management Local Plan (2013) and SPD Design Policy 21 of the Planning Guidance Supplementary Planning Document (2013).

4.4 There would be no adverse impact on traffic generation, and the scheme would not result in congestion of the road network. It would be possible to provide satisfactory cycle and refuse/recycling storage on the site, and the proposal would therefore be acceptable in accordance with Policies DM J1, DM J2, DM J5, DM A9 and DM H5 of the Development Management Local Plan (2013), and SPD Sustainability Policies 3, 4, 5, 6, and 8 of the Planning Guidance Supplementary Planning Document (2013).

4.5 The proposal would have no adverse impact on the residential amenity of neighbouring occupiers; in accordance with policy DM A9 of the Development Management Local Plan (2013).

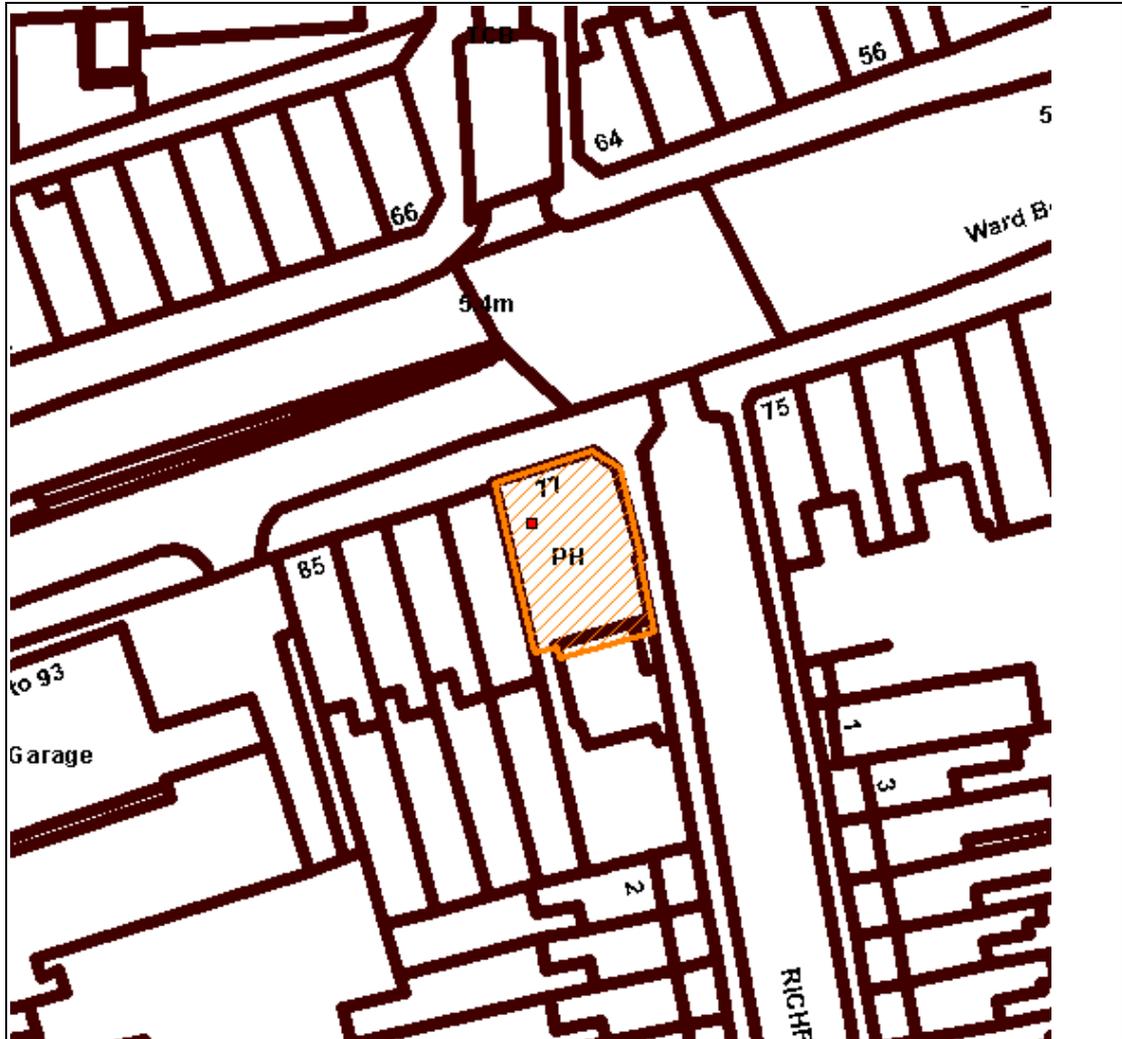
4.6 It is therefore recommended that planning permission should be refused on the grounds of unacceptable quality of housing and unacceptable design, which would be harmful to the heritage asset.

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**Ward:** Hammersmith Broadway

**Site Address:**

77 Goldhawk Road London W12 8EG



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**For identification purposes only - do not scale.**

**Reg. No:**  
2014/03021/FUL

**Case Officer:**  
Neil Egerton

**Date Valid:**  
26.06.2014

**Conservation Area:**  
Hammersmith Grove Conservation Area - Number  
20

**Committee Date:**  
10.12.2014

**Applicant:**

C/o Savills 33 Margaret Street London W1G 0JD

**Description:**

Change of use of the first and second floor levels to residential use (Class C3) from use ancillary to a public house, erection of an additional floor at roof level, and use of the three upper floors as three self-contained flats; Demolition of the parapet wall, internal walls and floors at first and second floor level, and partial demolition of the rear elevation at first and second floor level; Elevational alterations also comprise the replacement of PVCu windows with timber windows; opening up of blind windows on the east elevation and the creation of two new window openings at first floor level on the east elevation; enlargement of windows at second floor level on the front and east elevations, alterations to window openings on the rear elevation; creation of a residential entrance, bicycle parking and bin store to the Richford Street elevation at ground floor level

Drg Nos: RBA35 01 200 Rev P2, 201 Rev P2, 202 Rev P2, 203 Rev P2, 204Rev P2, RBA35 02 200 Rev P2, RBA35 03 200 Rev P2,201 Rev P2, 202 Rev P2, 210 Rev P2.Heritage Statement Dated June 2014Addendum to Heritage Statement dated November 2014,Proposed Structural Refurbishment Dated September 2014.

**Application Type:**

Full Detailed Planning Application

**Officer Recommendation:**

That the application be approved subject to the condition(s) set out below:

- 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 in accordance with the following approved drawings: : RBA35 01 200 Rev P2, 201 Rev P2, 202 Rev P2, 203 Rev P2, 204 Rev P2, RBA35 02 200 Rev P2, RBA35 03 200 Rev P2, 201 Rev P2, 202 Rev P2, 210 Rev P2.

In order to ensure full compliance with the planning application hereby approved and to prevent harm arising through deviations from the approved plans, in accordance with policy DM G3 and DM G7 of the Development Management Local Plan (2013) and policy BE1 of the Core Strategy (2011).

- 3) The development hereby permitted shall not commence until particulars and samples of materials (including colour and texture of render) to be used in all external faces and roofslopes of the building, and all surface treatments, have been submitted to and approved in writing by the Council. The development shall be carried out in accordance with such details as have been approved, and thereafter permanently retained in this form.

To ensure a satisfactory external appearance, in accordance with Policies DM G3 and DM G7 of the Development Management Local Plan 2013 and Policy BE1 of the Core Strategy 2011.

- 4) The development shall not commence until detailed drawings of typical bays of the development at a scale no less than 1:20 in plan section and elevation have been submitted to and approved in writing by the Council. The development shall be implemented in accordance with the approved details, and thereafter permanently retained in this form.

To ensure a satisfactory external appearance in accordance with Policies DM G3 and DM G7 of the Development Management Local Plan 2013 and Policy BE1 of the Core Strategy 2011.

- 5) The demolition hereby permitted shall not be undertaken before:
  - (i) a building contract for the development of the site in accordance with this planning permission has been entered into, and;
  - (ii) notice of demolition in writing and a copy of the building contract has been submitted to the Council.

To ensure that the demolition does not take place prematurely and to safeguard the character and appearance of the conservation area, in accordance with Policy BE1 of the Core Strategy 2011 and Policy DM G3 and DM G7 of the Development Management Local Plan 2013.

- 6) Any changes to the external appearance of the building, not shown on the approved drawing(s), must first be submitted and approved in writing by the Council prior to their installation.

To ensure a satisfactory external appearance and prevent harm to the street scene, in accordance with Borough Wide Strategic Policy BE1 of the Core Strategy, 2011, and policies DM G3 and DM G7 of the Development Management Local Plan, 2013.

- 7) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order amending, revoking and re-enacting that Order with or without modification), no aerials, antennae, satellite dishes or related telecommunications equipment shall be erected on any external part of the approved buildings, without planning permission first being obtained.

In order to ensure that the Council can fully consider the effect of telecommunications equipment upon the appearance of the building, in accordance with Policies DM G3 and DM G7 of the Development Management Local Plan 2013.

- 8) The development shall not commence until full details and samples of fenestration, including opening style, have been submitted to, and approved in writing by, the Council. Such details as approved shall thereafter be implemented prior to first occupation of the property and permanently retained thereafter.

To ensure a satisfactory external appearance, in accordance with policies DM G3 and DM G7 of the Development Management Local Plan, 2013.

- 9) The residential development hereby permitted shall not be occupied until the refuse/recycling storage area as indicated on approved drawing: RBA35 01 200 Rev P2 has been provided. This refuse/recycling storage area shall be permanently retained.

To ensure the satisfactory provision of refuse storage and recycling and to prevent loss of amenity to neighbouring residents and obstruction of the highway in accordance with Policies DM H11 and DM H5 of the Development Management Local Plan 2013.

- 10) No part of the residential development hereby approved shall be occupied prior to the provision of the six bicycle parking spaces for the development hereby approved, as indicated on the approved drawing RBA35 01 200 Rev P2 and such storage facilities shall be permanently retained thereafter in accordance with the approved details.

In order to promote alternative, sustainable forms of transport, in accordance with Policy DM J5 of the Development Management Local Plan 2013 and Policy 6.9 and Table 6.3 of the London Plan 2011.

- 11) No water tanks, water tank enclosures or other structures shall be erected upon flat roofs of the extensions hereby permitted.

To ensure a satisfactory external appearance, in accordance with Policy BE1 of the Core Strategy 2011 and policies DM G3 and DM G7 of the Development Management Local Plan 2013.

- 12) No alterations shall be carried out to the external appearance of the building, including the installation of air-conditioning units, ventilation fans or extraction equipment not shown on the approved drawings, without planning permission first being obtained. Any such changes shall be carried out in accordance with the approved details.

To ensure a satisfactory external appearance and to prevent harm to the amenities of the occupiers of neighbouring residential properties, in accordance with Policies DM G3 and G7 of the Development Management Local Plan 2013, and Policy BE1 of the Core Strategy 2011.

- 13) With the exception of the first floor terrace indicated on the approved drawings, no part of any other roof of the approved building shall be used as a terrace or other amenity space.

To safeguard the amenities of the occupiers of neighbouring properties, and to avoid overlooking and loss of privacy and the potential for additional noise and disturbance, in accordance with Policies DM H9 and DM A9 of the Development Management Local Plan 2013.

- 14) The development shall not commence prior to the submission and approval in writing by the Council of details of any proposed external lighting, including

security lights and lighting to the proposed terrace. Such details shall include the number, exact location, height, design and appearance of the lights, together with data concerning the levels of illumination and light spillage and the specific measures, having regard to the recommendations of the Institution of Lighting Engineers in the 'Guidance Notes For The Reduction Of Light Pollution 2011' to ensure that the any lighting proposed does not harm the existing amenities of the occupiers of neighbouring properties. Approved details shall be implemented prior to occupation of the development and thereafter be permanently retained.

To ensure a satisfactory external appearance and to prevent harm to the occupiers of neighbouring properties, in accordance with Policy BE1 of the Core Strategy 2011 and Policies DM G1, H10 and DM H11 of the Development Management Local Plan 2013.

- 15) No occupier of the three residential units 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 demand.

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, in accordance with policies DM A1, DM A9, DM J2 and DM J3 of the Development Management Local Plan 2013, policy T1 of the Core Strategy 2011 and SPD Transport Policies of the Planning Guidance Supplementary Planning Document 2013.

- 16) The three residential units 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 development shall not be used 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 new units 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, in accordance with policies DM A9, DM J2 and DM J3 of the Development Management Local Plan 2013, policy T1 of the Core Strategy 2011 and SPD Transport Policies of the Planning Guidance Supplementary Planning Document 2013.

- 17) The development hereby permitted shall not be occupied until the Council has been notified in writing (and has acknowledged such notification) of the full postal addresses of the three residential units to be subject to parking permit restrictions. 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 units 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, in accordance with policies DM A9, DM J2 and DM J3 of the Development Management Local Plan 2013, policy T1 of the Core Strategy 2011 and SPD Transport Policies of the Planning Guidance Supplementary Planning Document 2013.

- 18) Prior to occupation the residential development hereby permitted shall be laid out to conform to Lifetime Homes standards.

To ensure a satisfactory provision for dwellings meeting the needs of people with disabilities, in accordance with policy DM A4 of the Development Management Local Plan (2013), policy H4 of the Core Strategy (2011) and policy 3.8 of The London Plan (2011).

- 19) Prior to commencement of the development, details shall be submitted to and approved in writing by the Council, of the sound insulation of the floor / ceiling / walls separating the commercial part(s) of the premises from the proposed first floor dwelling. Details shall demonstrate that the sound insulation value  $D_{nT,w}$  and is sufficiently enhanced by at least 20dB above the Building Regulations value and, where necessary, additional mitigation measures are implemented to contain commercial noise within the commercial premises and to achieve the 'Good' criteria of BS8233:1999 within the dwellings. Approved details shall be implemented prior to occupation of the development and thereafter be permanently retained.

Reason: To ensure that the amenity of occupiers of the development site is not adversely affected by noise, in accordance with Policies DM H9 and H11 of the Development Management Local Plan 2013

- 20) Prior to commencement of the development, details shall be submitted to and approved in writing by the Council, of 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 structures separating different types of rooms/uses in adjoining dwellings, namely the third floor living room and kitchen above the front bedroom of the separate second floor dwelling. Approved details shall be 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 policies DM H9 and DM H11 of the Development Management Local Plan.

- 21) Prior to commencement of the development, a noise assessment shall be submitted to the Council for approval of external noise levels incl. reflected and re-radiated noise and details of the sound insulation of the building envelope, orientation of habitable rooms away from major noise sources and of acoustically attenuated mechanical ventilation as necessary to achieve 'Good' internal room- and (if provided) external amenity noise standards in accordance with the criteria of BS8233:1999. Approved details shall be 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 from transport [industrial/commercial noise sources], in accordance with policies DM H9 and DM H11 of the Development Management Local Plan.

- 22) Neither music nor amplified voices emitted from the use of the ground floor of the property shall be audible within the residential/noise sensitive premises hereby permitted.

To ensure that the amenity of occupiers of the premises and neighbouring premises is not adversely affected by noise, in accordance with policies DM H9 and DM H11 of the Development Management Local Plan (2013).

- 23) No deliveries or collections/loading or unloading for the commercial use at ground floor shall occur other than between the hours of 08:00 to 18:00 on Monday to Friday, 09:00 to 18:00 on Saturdays and at no time on Sundays and Public/Bank Holidays.

To ensure that the amenity of occupiers of the development site / surrounding premises is not adversely affected by noise in accordance with Policies DM H9 and H11 of the Development Management Local Plan 2011.

- 24) The three windows to the south west side of the rear elevation at first, second and third and roof levels, as indicated on approved drawing RBA35 03 202 Rev P2, shall be designed so that the bottom panels will be non-opening and glazed with obscure glass, a sample of which shall be submitted to and approved in writing by the Council before development commences. These rooms shall not be occupied or used until the obscure glazing as approved has been installed as approved and the windows shall be permanently retained in this form thereafter.

To prevent loss of amenity to neighbouring properties as a result of overlooking and loss of privacy, in accordance with Policies DM H9 and DM A9 of the Development Management Local Plan 2013.

- 25) The development hereby permitted shall not commence until details and samples of a 1.7m high obscure glazed screen as measured from the floor level of the first floor terrace, between 77 and 79 Goldhawk Road have been submitted to and approved in writing by the Council. The use of the first floor roof of the premises as a terrace shall not commence until the glazing, as approved, has been installed as per the approved details and it shall be permanently retained as such thereafter.

In order to ensure that the glazing would not result in overlooking and any subsequent loss of privacy, in accordance with Policy DM G3 and A9 of the Development Management Local Plan 2013 and SPD Housing Policy 8 of Planning Guidance Supplementary Planning Document 2013.

- 26) Prior to commencement of the development hereby approved, a Demolition Management Plan shall be submitted to and approved in writing by the Council. Details shall include control measures for dust, noise, vibration, lighting, delivery locations, restriction of hours of work and all associated activities audible beyond the site boundary to 0800-1800hrs Mondays to Fridays and 0800-1300hrs on Saturdays, advance notification to neighbours and other interested parties of

proposed works and public display of contact details including accessible phone contact to persons responsible for the site works for the duration of the works. The details shall also include the numbers, size and routes of demolition vehicles, provisions within the site to ensure that all vehicles associated with the construction works are properly washed and cleaned to prevent the passage of mud and dirt onto the highway, and other matters relating to traffic management to be agreed. Approved details shall be implemented throughout the project period.

To ensure that the amenity of occupiers of surrounding premises is not adversely affected by noise, vibration, dust, lighting or other emissions and that demolition works do not adversely impact on the operation of the public highway, in accordance with Policies DM J1, DM J6, DM H9, DM H11 of the Development Management Local Plan 2013.

- 27) Prior to commencement of the development hereby approved, a Construction Management Plan shall be submitted to and approved in writing by the Council. Details shall include control measures for dust, noise, vibration, lighting, delivery locations, restriction of hours of work and all associated activities audible beyond the site boundary to 0800-1800hrs Mondays to Fridays and 0800-1300hrs on Saturdays, advance notification to neighbours and other interested parties of proposed works and public display of contact details including accessible phone contact to persons responsible for the site works for the duration of the works. The details shall also include the numbers, size and routes of demolition and construction vehicles, provisions within the site to ensure that all vehicles associated with the construction works are properly washed and cleaned to prevent the passage of mud and dirt onto the highway, and other matters relating to traffic management to be agreed. Approved details shall be implemented throughout the project period.

To ensure that the amenity of occupiers of surrounding premises is not adversely affected by noise, vibration, dust, lighting or other emissions and that construction works do not adversely impact on the operation of the public highway, in accordance with Policies DM J1, DM J6, DM H9, DM H11 of the Development Management Local Plan 2013.

- 28) No plumbing, extract flues or pipes, other than rainwater pipes, may be fixed on the front elevation of the building.

To ensure a satisfactory external appearance and to prevent harm to the street scene, in accordance with Borough Wide Strategic Policy BE1 of the Core Strategy, 2011, and policies DM G3 and DM G7 of the Development Management Local Plan, 2013.

- 29) No development shall commence until a statement of how Secured by Design requirements are to be achieved has been submitted to and approved in writing by the council. The approved details shall be carried out before any use of that part of the development to which the approved details relate.

To ensure a safe and secure environment, in accordance with Policy DM G1 of the Development Management Local Plan 2013.

- 30) Prior to commencement of the development hereby permitted a sustainable drainage system for the property shall be submitted to and approved in writing by the Council. The residential development shall not be occupied until the measures as approved have been implemented; and these measures shall be permanently retained as such thereafter.

To prevent any increased risk of flooding and to ensure the satisfactory storage of/disposal of surface water from the site in accordance with Policy CC2 of the Core Strategy 2011, Policy 5.13 of The London Plan 2011 and Policy H3 of the Development Management Local Plan 2013.

### **Justification for Approving the Application:**

1. Land use: The scheme would make effective use of previously developed land, and is considered to be acceptable on land use grounds. The change of use of the ancillary accommodation to residential is considered acceptable, in accordance with the NPPF (2012), London Plan Policy 3.3 (2011), Core Strategy Policies H1 and H4 (2011), and Policy DM A1 and DM A3 of the Development Management Local Plan (2013). The density, housing mix, internal design and layout of the new residential units are considered satisfactory having regard to London Plan Policies 3.4, 3.5 and 3.16 (2011), Core Strategy Policies H2 and H3 (2011), Policies DM A2, A3 and A9 of the Development Management Local Plan (2013), and SPD Housing 8 of the Planning Guidance SPD (2013); and the amenity space provision is also considered satisfactory, having regard to the physical constraints of the site, judged against Policy DM A2 of the Development Management Local Plan (2013) and SPD Housing Policy 1 and 3 of the Planning Guidance SPD (2013).
2. Design: The proposed development would be a high quality development which would make a positive contribution to the urban environment in this part of the Borough, and would not harm the character or appearance of the conservation area, nor harm the Building of Merit. The development would therefore be acceptable in accordance with the NPPF (2012), London Plan Policies 7.1, 7.2, 7.4, 7.5 and 7.6 (2011), Core Strategy Policy BE1 (2011) and Policies DM G3 and DM G7 of the Development Management Local Plan (2013), which seek a high quality in design and architecture, requiring new developments to have regard to the scale and massing of existing development.
3. Impact on Neighbouring Properties: The impact of the proposed development upon adjoining occupiers is considered acceptable with no significant worsening of noise/disturbance and overlooking, no unacceptable loss of sunlight or daylight or outlook to cause undue detriment to the amenities of neighbours. In this regard, the development would respect the principles of good neighbourliness. The development would therefore be acceptable in accordance with Policies DM G3, H9, H11 and A9 of the Development Management Local Plan (2013) and SPD Housing Policy 8 of the Planning Guidance SPD (2013).
4. Safety and Access: A condition would ensure the development would provide a safe and secure environment for all users in accordance with London Plan Policy 7.3 (2011) and Policy DM G1 of the Development Management Local Plan (2013). A conditions would also ensure the proposal would provide ease of access for all people, in accordance with London Plan Policy 3.8 (2011), Core Strategy Policy

H4 (2011), Policy DM G1 and A4 of the DM LP (2013) and SPD Design Policies 1, 2, 3 and 11 of the Planning Guidance SPD (2013).

5. Transport: There would be no adverse impact on traffic generation and the scheme would not result in congestion of the road network. Conditions would secure satisfactory provision of cycle and refuse storage and implementation of a car permit free scheme. The development would therefore be acceptable in accordance with the NPPF (2012), London Plan Policies 6.1, 6.3, 6.9, 6.10, 6.11, 6.13, and 6.16 (2011), Core Strategy Policies T1 and CC3 (2011), Policies DM J1, J2, J3, J5, A9 and H5 of the Development Management Local Plan (2013), and SPD Transport Policies 3, 7 and 12 and SPD Sustainability Policies 3, 4, 7, 8, 9 and 10 of the Planning Guidance SPD (2013).

6. Flood Risk: The development involves the erection of an additional floor at roof level, and the conversion of the upper floors to residential use. The footprint of the building would not change. Accordingly, flood risk is not a significant issue for this development. In this respect the proposal is considered to be in accordance with the NPPF (2012), London Plan Policies 5.11, 5.12, 5.13, 5.14 and 5.15 (2011), Core Strategy Policies CC1 and CC2 (2011), Policy DM H3 of the Development Management Local Plan (2013) and SPD Sustainability Policies 1 and 2 of the Planning Guidance SPD (2013).

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

### **All Background Papers held by Andrew Marshall (Ext: 3340):**

Application form received: 25th June 2014  
Drawing Nos: see above

**Policy documents:** National Planning Policy Framework 2012  
The London Plan 2011 and Revised Early Minor Alterations to The London Plan, 2013  
Core Strategy 2011  
The Development Management Local Plan 2013  
Planning Guidance Supplementary Planning Document July 2013

### **Consultation Comments:**

<b>Comments from:</b>	<b>Dated:</b>
Thames Water - Development Control	11.07.14
Thames Water - Development Control	28.07.14

### **Neighbour Comments:**

<b>Letters from:</b>	<b>Dated:</b>
12 Richford Street Hammersmith London W6 7HH	14.07.14
60 Goldhawk Road London W12 8HA	20.11.14
70 Goldhawk Road London W12 8HA	24.11.14
4 Richford Street London W6 7HH	01.08.14

The Studio 2A Richford Street London W6 7HH	05.08.14
The Studio 2A Richford Street London W6 7HH	24.11.14
The Studio 2A Richford Street London W6 7HH	17.07.14
7 Richford Street London W6 7HJ	26.07.14
17 Richford Street W6 7HJ	05.08.14
2 Richford Street Hammersmith London W6 7HH	28.07.14
2 Richford Street Hammersmith London W6 7HH	28.07.14
First Floor Flat 3 Richford Street London W6 7HJ	30.07.14
The Studio 2A Richford Street London W6 7HH	30.08.14
211 Hammersmith Grove London W6 0NP	19.11.14
5 Richford Street London W67HJ	18.11.14
7 Richford Street London W6 7HJ	19.11.14
67 Goldhawk Road London W12 8EG	26.11.14
83 Goldhawk Road London W12 8EG	24.11.14
86 Goldhawk Road London W12 8HD	24.11.14
74 Goldhawk Road London W12 8HA	24.11.14
Irish Meat Market Goldhawk Road	24.11.14
Flat 7, 238 Hammersmith Grove	24.11.14
203 Hammersmith Grove London W6 0NP	24.11.14
203 Hammersmith Grove London W6 0NP	24.11.14
Flat 5, 238 Hammersmith Grove	24.11.14
13 Grove Mansions Hammersmith Grove W6 7EW	24.11.14
9 Grove Mansions Hammersmith Grove W6 7EW	24.11.14
6 Grove Mansions Hammersmith Grove W6 7EW	24.11.14
27 Lime Grove London W12 8EE	24.11.14
30A Lime Grove	24.11.14
75A Lime Grove	24.11.14
79A Lime Grove London W12 8EE	24.11.14
6 Gaumont Terrace Lime Grove W12 8HR	24.11.14
2 Gaumont Terrace Lime Grove W12 8HR	24.11.14
32 Richford Street London W6 7HP	24.11.14
33 Richford Street London W6 7HJ	24.11.14
42 Richford Street London W6 7HP	24.11.14
45 Richford Street London W6 7HJ	24.11.14
53 Richford Street London W6 7HJ	24.11.14
6 Gainsborough Court London W12 8HS	24.11.14
20 Gainsborough Court London W12 8HS	24.11.14
22 Gainsborough Court London W12 8HS	24.11.14
28 Gainsborough Court London W12 8HS	24.11.14
32 Gainsborough Court London W12 8HS	24.11.14
2 Frobisher Court 60 Lime Grove London W12 8ED	24.11.14
6 Frobisher Court 60 Lime Grove London W12 8ED	24.11.14
8 Frobisher Court 60 Lime Grove London W12 8ED	24.11.14
13 Frobisher Court 60 Lime Grove London W12 8ED	24.11.14
12 Frobisher Court 60 Lime Grove London W12 8ED	24.11.14
17 Frobisher Court 60 Lime Grove London W12 8ED	24.11.14
18 Verulam House Hammersmith Grove London W6 0NW	24.11.14
35 Verulam House Hammersmith Grove London W6 0NW	24.11.14
50 Verulam House Hammersmith Grove London W6 0NW	24.11.14
55 Verulam House Hammersmith Grove London W6 0NW	24.11.14
2 Richford Street Hammersmith London W67HH	19.11.14

## OFFICERS' REPORT

### 1.0 BACKGROUND

1.1 The application relates to 77 Goldhawk Road. The property is an end of terrace two storey property, which is vacant. The ground floor and basement were last used as a public house. The two upper floors have been previously used as accommodation ancillary to the public house. The premises is located on the south side of Goldhawk Road, by the junction with Richford Street. The public house was last known as the Raving Buddha, and was also previously known as the British Prince.

1.2 The property is situated within the Hammersmith Grove Conservation Area. The property is listed on the Council's Local Register of Buildings of Merit. The premises is situated in the Environment Agency's Flood Risk Zones 2 and 3, and has a public transport accessibility level (PTAL) of 6b.

1.3 Planning permission was granted in August 1992 (1992/00748/FUL) for the use of the former function room and yard for residential purposes involving elevation and boundary alterations, construction of a part mezzanine floor and formation of a vehicular crossover. This scheme was implemented, and there is now a separate residential unit to the south of the property.

1.4 An application was made in March 2014, but subsequently withdrawn, by the current applicants. Consent was sought for change of use of the upper (first/second) floors from accommodation ancillary to the pub use and the erection of two additional floors at roof level, to provide 6 self-contained flats (4 x 1 bedroom and 2 x 2 bedroom).

1.5 The current proposal is a revision of the earlier withdrawn scheme. Planning permission is again sought for the change of use of the first and second floor levels from accommodation ancillary to the public house (A4) to residential use (C3). The revised scheme proposes the erection of only one additional floor at roof level. Overall, three self-contained flats would be provided. External alterations are proposed, involving the replacement of PVCu windows with timber windows; opening up of blind windows on the east elevation and creation of two new window openings at first floor level on the east elevation; enlargement of windows at second floor level on the front and east elevations, alteration to window openings on the rear elevation; creation of terrace on first floor level and creation of a new residential entrance to the Richford Street elevation at ground floor level. There would be bicycle parking and refuse storage provided next to the Richford Street entrance. There is some demolition proposed, involving removal of the parapet wall, internal walls and floors at first and second floor level, and partial demolition of the rear elevation at first and second floor level.

1.6 The scheme has been revised since the original submission, altering the design of the rear elevation, amending the refuse store and residential entrance, confirming the replacement window materials, and amending the position of street trees on the plans, and clarifying the extent of demolition proposed.

1.7 In support of their application, the applicants have stated that:

- The building is in poor condition and in need of refurbishment
- The proposal would not involve any change of the ground floor and basement use

- The scheme would improve the building and provide additional needed residential accommodation
- The development would be car-free (no parking permits to be permitted for occupiers of the flats)
- The development would utilise sustainable and energy efficient building techniques and would achieve Code 4 for Sustainable Homes
- Parapet of the existing building is structurally unsound
- First and second floors will be replaced to provide further structural stability and acoustic separation
- Part of rear walls would be demolished to allow for a new stair core

## 2.0 PUBLICITY AND CONSULTATION

2.1 The application has been advertised by way of press and site notices, together with individual notification letters sent to neighbouring properties.

2.2 Eleven representations have been received raising objections to the proposal. These objections (from: 2A (two), 2, 3, 4, 7, 12 (two), 13 (two), 27 Richford Street) can be summarised as follows:

- Overdevelopment of site
- Excessive height, mass and bulk
- Will harm the character and appearance of the conservation area
- Will harm the Victorian character of this Building of Merit
- Will harm the character and appearance of Richford Street
- Will result in increased noise nuisance
- Loss of light
- Overlooking and loss of privacy
- Will worsen existing problems with parking in the area
- Too many residential units being built in this area already
- Will make the premises into a tower block
- Street tree not shown in correct position (Officers' Comment: plans have been revised to resolve this)
- Disruption during building works (Officers' Comment: This is not a planning issue to justify withholding planning permission)
- Devaluing of property (Officers' Comment: This is not a planning issue)

2.3 Following clarification from the applicants about the extent of demolition required for the development, the scheme was re-publicised. This generated a further 5 responses. These responses (from 211 Hammersmith Grove, 2, 5, 7 and 2A Richford Street) are summarised below:

- These are supplementary objections to my earlier objections
- If consent is given strict controls need to be put in place over the work. Method statements and management statements of the operations must be provided and approved by residents. Council must enforce these plans if breached
- Demolition will mean a noisy and unacceptable development
- Disruption to residents must be minimised as much as possible
- I am in favour of development, provided the ground floor is a cafe or restaurant/deli establishment, no public house, no dancing no after 9pm dancing or music

2.4 In addition, 40 copies of a 'standard' letter have been received in support of the proposed development. These letters (from 60, 67, 70, 74, 83, 86, Irish Meat Market Goldhawk Road, 203 (two), 238 (two) Hammersmith Grove, 6, 9, 13 Grove Mansions,

29, 30a, 75a, 79a Lime Grove, 6,8 Gaumont Terrace (Lime Grove), 32, 33, 42, 45 and 53 Richford Street, 6, 20, 22, 28 and 32 Gainsborough Court (Lime Grove), 2, 6, 8, 12, 13 and 17 Frobisher Court (Lime Grove), 18, 35, 50 and 55 Verulam House), all state:

- Will update a run down pub in an up and coming area
- Building is tatty and uncared for
- Plans will provide attractive new outlook
- Building more appropriate for a corner site and will add three flats to housing stock
- Will retain period features and bring ground floor back into use

2.5 The Hammersmith & Fulham Historic Buildings Group and the Hammersmith Society have been consulted. No responses have been received.

2.6 Responses have been received from two ward councillors, supporting the objections raised by the residents.

2.7 Thames Water has responded. They raise no objections to the development.

2.8 The Crime Prevention Design Advisor was consulted, but no response has been received to date.

### 3.0 PLANNING CONSIDERATIONS

3.1 The main planning considerations arising from this proposal are the acceptability of the principle of the residential use and loss of the existing use in land use terms; the quantum and intensity of development in terms of height, scale and massing; the impact on the amenities of neighbouring residents in terms of outlook, light, privacy, noise/disturbance; the quality of the living accommodation provided; the potential for traffic generation, and the impact on the highway network. Regard must be had to appropriate policies in the National Planning Policy Framework (NPPF), The London Plan, the Core Strategy, the Development Management Local Plan, Planning Guidance Supplementary Planning Document policies and standards.

#### LAND USE

3.2 The proposal would result in the loss of accommodation, which was ancillary to the public house; and its replacement with self-contained flats. It was traditional for public houses to have related accommodation on the upper floors for managers/staff working in the premises. The applicant has indicated that the pub use would not be affected. The proposal does not involve any proposed change of use of the ground floor, and the re-use of the ancillary accommodation as flats would not result in the commercial premises being unable to operate in the future. The proposal shows that the public house's toilets which would be lost to create the entrance to the upper floors would be re-provided. The National Planning Policy Framework (NPPF) 2012 requires local authorities to promote more efficient use of land through higher density, mixed use development and the use of suitably located previously developed land and buildings. This proposal would result in an increased amount of residential accommodation, and would be a more efficient re-use of the property.

3.3 The NPPF identifies the need for additional housing and sets out ways in which planning can significantly boost the delivery of housing through the preparation of policy documents. The London Plan states that the Mayor is clear that London desperately needs more homes (paragraph 3.13). Paragraph 3.14 goes on to say that London's

population is growing and that delivering more homes which meet a range of needs, are of a high design quality and are supported by essential infrastructure is a particular priority over the London Plan period. To meet this need, The London Plan sets a target for the delivery of a minimum of 615 new dwellings per annum in Hammersmith and Fulham (London Plan Table 3.1). This number is increased to 1,031 in the Mayor's Further Alterations to the London Plan (January 2014). Development Management Local Plan (DMLP) Policy DM A1 says that the Council will meet and where possible, exceed the London Plan target by supporting the delivery of houses on identified sites, windfall sites and as a result of change of use.

3.4 London Plan policy 3.4 (Optimising Housing Potential) requires new development to optimise the intensity of use of sites, taking into account the local context and character, design principles and public transport accessibility, consistent with the development density guidance. The scheme involves the provision of three dwellings on previously developed land in a mixed commercial/residential area. The site is close to Shepherd's Bush Town Centre, and there are a wide range of local shops and services available, together with public transport links, within easy walking distance. The creation of the new flats would contribute towards achieving the Borough's housing targets. The proposed mix of two 3-bed and one 2-bed is considered to comply with policy DM A3 of the Development Management Local Plan 2013, and would contribute to an increase in family accommodation.

3.5 With regard to Central Government guidance, London Plan guidance and the borough's own local plan, it is considered that the land use matters are consistent with policy guidance.

#### Affordable Housing

3.6 The three residential units proposed is below the threshold of ten, for which affordable housing is normally required to be considered under London Plan Policy 3.13. There is a requirement to consider whether there is capacity for ten or more units to be provided, however, applying the density guidance set out in policy 3.4 (maximising the potential of sites) and table 3.2, of The London Plan 2011. These matters are considered below.

#### DENSITY

3.7 Policy H3 (Housing Quality and Density) of the Core Strategy requires that all housing development to respect the local setting and context, provide a high quality residential environment, be well designed and energy efficient in line with the requirements of the Code for Sustainable Homes, meet satisfactory internal and external space standards, and (subject to the size of scheme) provide a good range of housing types and sizes. Acceptable housing density will be dependent primarily on an assessment of these factors, taking account of London Plan policies and subject to public transport and highway impact and capacity. This is supported by Policy DM A2 of the Development Management Local Plan, which requires new housing must be of high quality design and take account of the amenity of neighbours and must be designed to have adequate internal space in accordance with London Plan Policies. In assessing the appropriate density of a housing or mixed use scheme that includes housing, the council will apply the Core Strategy and London Plan policies and guidance relating to residential density.

3.8 Policy 3.4 of The London Plan seeks to ensure that development optimises housing output for different types of location within the relevant density range shown in Table 3.2 (Sustainable residential quality and residential density matrix), which takes into account local context and character, design principles and public transport capacity. The site is located in Public Transport Accessibility Level (PTAL) 6b which is considered to have excellent public transport access. In relation to the GLA density matrix, though the site is considered to be a 'central' site it exhibits characteristics of both 'central' and 'urban' areas. 'Central' areas are defined as areas with very dense development, a mix of different uses, buildings of four to six storeys, located within 800m walking distance of an International, Metropolitan or Major town centre. 'Urban' areas are defined as having a mixture of uses where the housing is terraced of two to four storeys, within 800m of a District Centre. The site is located within 765m of Hammersmith Town Centre which is designated as a major town centre of sub-regional importance in London Plan A.1, and within 60m of Shepherd's Bush Town Centre which is designated as a Metropolitan Town Centre in the Draft Replacement London Plan. There is a mix of uses, surrounding the site with a predominant building height of 3 to 4 storeys, but with examples of 8 to 11 storey buildings in the vicinity. The GLA's density matrix gives an indicative range of 200-700 hrph for urban sites and 650-1100 hrph for central sites. The proposed development site comprises 0.02 hectares and would have a density of 700 hrph, which would be consistent with the site's characteristics of falling between the urban and central definitions.

3.9 In view of the proposed density, and due to site constraints, it would not be reasonable to provide more residential units. On this basis it is considered that it would also be unreasonable to require proposal to meet the affordable housing threshold.

## DESIGN/APPEARANCE

3.10 Among the core planning principles of the NPPF are that development always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings. Furthermore proposals should conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations. London Plan Policies 7.1, 7.2, 7.4, 7.5 and 7.6 require all new development to be of high quality that responds to the surrounding context and improves access to social and community infrastructure, contributes to the provision of high quality living environments and enhances the character, legibility, permeability and accessibility of the surrounding neighbourhood.

3.11 Core Strategy Policy BE1 'Built Environment' states that 'All development within the borough, including in the regeneration areas 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'.

3.12 Policy DM G3 of the Development Management Local Plan relates to extensions and 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'.

3.13 Policy DM G7 of the Development Management Local Plan seeks to protect designated heritage assets, including Buildings of Merit such as the application site, and states that 'Development affecting designated heritage assets, including alterations and extensions to buildings will only be permitted if the significance of the heritage asset is preserved or enhanced or if there is clear and convincing justification'. SPD Design Policy 21 also relates to proposals affecting buildings of merit, and states that 'Development will not be permitted if it would result in the demolition, loss or harmful alteration to buildings'.

3.14 The application site comprises a Victorian public house at ground floor, which is on the Local Register of Buildings of Merit, and is also situated within the Hammersmith Grove Conservation Area. The building has been the subject of some unsympathetic alterations in the past, such as modern replacement windows and the 'blind windows' in the side elevation, and is in need of refurbishment. The proposed development would refurbish the existing building, bringing it back into use and would repair some of the earlier unsympathetic alterations.

3.15 The existing building has a projecting bungalow shopfront in common with the adjacent terrace at 79 to 85 Goldhawk Road. The main part of the building at first and second floor levels steps forward of the adjacent terrace, but they do share a consistent parapet height and hierarchy of fenestration. The public house is unusual in that the detailed design differs little from the adjacent terrace apart from the much grander design and materials of the bungalow shopfront with its pilasters and polished granite stallriser which was probably a later addition. The existing pub appears unusually squat in the streetscene since it follows the parapet line of the adjacent terrace which appears to have been built as a terrace of houses with semi-basements and upper ground floor levels, large parts of which are now obscured by bungalow shopfronts. The building appears unusual in its current form since in most cases along Goldhawk Road Victorian pubs which occupy a corner location form local landmarks and have a greater presence in the streetscene.

3.16 There is a short terrace of Victorian properties on the south side of Goldhawk Road just to the east of the site with a pattern of three storey 'bookends' marking each end of terrace property, including the building on the opposite corner of Richford Street and Goldhawk Road. The intermediate properties are two storey plus mansard and have a subservient relationship to the 'bookends'. It is noted that planning permission (2013/04971/NMAT) has been granted for the redevelopment of the former petrol station at 87-93 Goldhawk Road and 248 Hammersmith Grove (opposite end of the terrace) and that development has commenced. The redevelopment scheme will incorporate a higher 'bookend' element on the corner of Hammersmith Grove and Goldhawk Road and then step down in height towards the east with a recessed front building line above ground floor level to respect that of the adjacent Victorian terrace. The context of both the pub and the adjacent terrace is therefore undergoing significant change. Officers consider that there would be merit in creating a 'bookend' on the application site to create a better balance between the two corner buildings in the street block, on the south side of Goldhawk Road between Richford Street and Hammersmith Grove. Therefore it is considered that there is scope for an additional floor in principle.

3.17 The proposal takes the opportunity to review the role of the building in the changing streetscene. The current proposal would involve the upward extension of the building in facsimile, reinstating the cornice at a higher level and altering the proportions

of the second floor windows on the front and east elevations to create a more considered hierarchy to the fenestration. The additional floor would appear as an attic floor with smaller windows, reflecting its subservience. The building would be refurbished and brought back into use.

3.18 The revised scheme, although resulting in the loss of the traditional 'V' profile to the valley roof on the rear elevation, has been designed with a "V" feature as part of the new rear parapet wall. Whilst three windows in the rear elevation would be bricked up, the applicants have opted to create 'blind' windows, which help to retain the existing character of the rear elevation. The works would result in the existing parapet wall to the premises being demolished, and it is also likely that the floors to the first and second floor levels would need to be demolished and rebuilt together with part of the rear elevation at first and second floor level. The applicants have provided a revised heritage statement as well as structural details relating to the site, to justify the demolition proposed. The structural report states that the demolition and rebuilding of the parapet wall would have been necessary regardless of the current proposals due to structural instability. Officers have assessed the submission and consider that there is sufficient justification for allowing the scale of demolition proposed. Any demolition over and above that detailed in the submission would require the submission of a further planning application.

3.19 There is a strong statutory presumption under the Planning (Listed Building and Conservation Areas) Act 1990 against the grant of planning permission for any development which would 'fail to preserve the .....character or appearance of a conservation area'. This is because the desirability of preserving the character or appearance of the area is a consideration of considerable importance and weight. Officers have considered the proposals for the partial demolition and extensions and are of the opinion that the development would not harm the character or appearance of this building of merit or the conservation area, such that would warrant withholding planning permission.

3.20 In this respect the development is judged to comply with the NPPF 2012, London Plan Policies 7.1, 7.2, 7.4, 7.5 and 7.6, and policies DM G3 and DM G7 of the Development Management Local Plan 2013 and policy BE1 of the Core Strategy 2011.

## QUALITY OF THE RESIDENTIAL ACCOMMODATION

3.21 The London Plan seeks to see a step change in both the quality and quantity of housing (Policy 3.5 and Table 3.3 of The London Plan). Core Strategy Policy H3 seeks to ensure that all housing development is provided to a satisfactory quality, has an appropriate mix of types and sizes (with a particular emphasis on family accommodation), and is well related to its surroundings (and neighbouring residential properties, in particular). This approach is reflected in Development Management Local Plan policies A2 and A9, and SPD Housing Policies 4 and 5, which set out internal room sizes and that new residential development (including conversions), should be of a high quality, provide adequate internal space to meet the needs of the occupants, incorporate refuse and recycling facilities and adequate parking. Where possible, development should provide family accommodation at ground floor level with direct access to a private garden or amenity space, SPD Housing Policy 2. SPD Housing Policy 8 (iv) states that north facing properties should be avoided where possible.

3.22 The new residential unit at third floor level would significantly exceed the minimum space standards as set out in the Mayor's Housing SPD; 70 sq.m is needed for a 2 bed/4 person flat and 83 sq.m. would be provided. The proposed 3 bed/6 person flats would fall below the Mayor's standards for new housing with 84 sq.m. being provided for Flat 1 at first floor and 83 sq.m. for Flat 2 at second floor; whereas 95 sq.m. is normally required. However, these units would actually be converted from the existing floorspace and as such are constrained by the existing building's footprint. The flats on first and second floor levels would significantly exceed the size requirements of the Council's Planning Guidance SPD Housing Policy 5, for converted property; which requires 32.5 sq.m. as a minimum.

3.23 None of the proposed units would have completely north facing aspect. All three residential units would receive daylight/sunlight on north, east and west elevations, and it is considered that these units would have a good aspect and outlook.

3.24 Development Management Local Plan Policy DM A2 supports the requirement for amenity space and also requires family housing on upper floors to have access to a balcony and/or terrace, subject to acceptable amenity and design considerations. SPD Housing Policy 1 requires all new dwellings should have access to an area of amenity space, appropriate to the type of housing being provided. The policy continues to state that all new family dwellings should have access to amenity or garden space of not less than 36sqm. SPD Housing Policy 3 requires that where balconies and/or terraces are provided to meet amenity space requirements, that they should have a minimum depth and width of 1500mm. The London Plan's Housing SPG states that every dwelling should have amenity space of at least 5 sq.m. in size for 1- to 2 person units, and 1 sq.m. extra per additional person.

3.25 The only amenity space provided as part of this development is a roof terrace for the first floor flat (utilising the existing front roof of the ground floor commercial use). This is an existing flat roof. This would measure 43 sq.m. and would be available for one of the family units. Owing to the constrained footprint of the application site, no other amenity space provision is possible; and balconies would not be considered appropriate in this case.

3.26 Officers consider that given the existing on-site constraints, the development would provide the maximum amenity space achievable for the site. The new residential unit at third floor level would be 13 sq.m. larger than the minimum unit size required by The London Plan, and officers consider that the additional floorspace would compensate for the lack of external amenity space. In view of the fact that the proposed residential units would be of a acceptable size and layout and would provide acceptable outlook and sunlight/daylight levels, and given the existing on-site limitations, officers are satisfied that the level of amenity space provided is acceptable in this instance.

3.27 Officers are satisfied that the development would result in the creation of three new flats of sufficient size and with good levels of lighting, and outlook for future occupiers. Given the on-site constraints, it is not considered that the shortfall in amenity space provision would justify withholding planning permission, subject to all other matters being acceptable.

3.28 Officers consider that the proposed development, providing internal floorspace to meet Lifetime Homes standards, would meet satisfactorily the requirements of London Plan Policy 3.8, Development Management Local Plan Policy DM A4 and SPD Design

Policy 1, whilst having regard to the existing on site constraints. A condition relating to Lifetime Homes Standards is recommended (Condition 18).

## IMPACT ON RESIDENTIAL AMENITY

3.29 Policies DM G3, and DM A9 of the Development Management Local Plan require all proposals to be formulated to respect the principles of good neighbourliness. SPD Housing Policy 8 seeks to protect the existing amenities of neighbouring residential properties in terms of outlook, light, and privacy. As such the scheme's impact on neighbours in respect of outlook, privacy as well as daylight and sunlight and shadowing have been assessed. The residential property in closest proximity to the application site is the residential unit 2A Richford Street, located directly behind the premises. This was originally a function room, part of the public house premises, but was converted to a separate residential use some time ago.

### Outlook

3.30 SPD Housing Policy 8 (i) acknowledges that a building's proximity can have an overbearing and dominating effect detrimental to the enjoyment by adjoining residential occupiers of their properties. Although it is dependent upon the proximity and scale of the proposed development a general standard can be adopted by reference to a line produced at an angle of 45 degrees from a point 2 metres above the adjoining ground level of the boundaries of the site where it adjoins residential properties. However, on sites that adjoin residential properties that have rear gardens of less than 9 metres in length this line should be produced at 45 degrees from a point at ground level on the boundary of the site where it adjoins residential properties. If any part of the proposed building extends beyond these lines then on-site judgement will be a determining factor in assessing the effect which the extension will have on the existing amenities of neighbouring properties.

3.31 In this case the development involves an increase in height of the building by 2.6 metres as a result of the additional floor being added. The existing building, due to its unusual relationship with the neighbouring property (formerly a function room for the public house), already has an impact on its outlook. Officers consider that the proposed development would not demonstrably worsen this impact.

### Daylight and Sunlight

3.32 The applicant has submitted a daylight and sunlight assessment, in line with the guidance provided in the Building Research Establishment (BRE) document entitled 'Site Layout Planning for Daylight and Sunlight' (2011). The impact on daylight would be within the 20% considered acceptable by these guidelines (reductions range from 0% to 13%); so there would be no adverse impact on the daylight received by the property at 2A Richford Street.

3.33 With regard to sunlight, the development would be located to the north of 2A Richford Street, and as such there would be no harm to the sunlight received by this property. Officers have assessed the daylight and sunlight report and are satisfied that the findings are robust. As such there are no objections with regard to impact on daylight and sunlight.

## Privacy

3.34 SPD Housing Policy 8 (ii) states that new windows should normally be positioned so that they are a minimum of 18 metres away from existing residential windows as measured by an arc of 60 degrees taken from the centre of the proposed window.

3.35 In this instance, there would be a number of new windows within this 18m distance. However, no new windows in the rear and side elevations would be any closer to neighbours than existing windows; and there would be no new opportunity created for overlooking. With regard to the rear elevation, two existing windows would be bricked up to create 'blind' window features. The other windows would be retained. However, where these windows belong to habitable rooms, the lower panes of the windows would be fixed shut and glazed with opaque glass to a height of 1.7m to reduce overlooking and loss of privacy (condition 23). There would be six new windows in the side elevation (one is an already bricked up window). These, as previously stated, would not be any closer than existing windows in this elevation.

3.36 Accordingly, officers consider that the proposed development would not result in demonstrable harm to the amenities of neighbouring occupiers as a result of overlooking or loss of privacy.

## Noise and Disturbance

3.37 Development Management Local Plan Policies H9 and H11 relate to environmental nuisance and require all development to ensure that there is no undue detriment to the general amenities enjoyed by existing surrounding occupiers, particularly those of residential properties. SPD Housing Policy 8 (iii) adds that roof terraces or balconies likely to cause harm to the existing amenities of neighbouring properties by reason of noise and disturbance will not be supported.

3.38 In relation to the proposed residential use officers do not consider that normal associated activity would necessarily result in material noise and general disturbance to residents living in the locality.

3.39 In terms of the external amenity area proposed, there would be a terrace at first floor level on the existing flat roof to the front of the premises. This would face onto Goldhawk Road, a busy street at most times. Whilst the terrace area is not small, officers consider that its use would be limited and with the addition of a privacy screen (between it and no.79), the impact of the terrace on the amenities of neighbouring properties would be limited. Officers do not consider that with normal use existing residents would be adversely affected by unacceptable noise and disturbance.

3.40 The proposal is thereby not considered to result in undue detriment to the amenities of surrounding properties, and is in accordance with Development Management Local Plan Policies DM A9, DM G1, DM G3, DM H9 and the Planning Guidance SPD.

3.41 Conditions are recommended requiring further details in terms of both the methods of demolition and construction works to ensure that the amenities of residents are not adversely affected during the phases of work (conditions 26 and 27).

## TRAFFIC GENERATION AND CAR PARKING

3.42 The NPPF requires that developments which generate significant movement are located where the need to travel would 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.

3.43 Policies 6.1, 6.3, 6.10, 6.11 and 6.13 of The London Plan set 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.

3.44 Core Strategy Policy T1 supports The London Plan. Policy J1 states that all development proposals will be assessed for their contribution to traffic generation and their impact on congestion. Policies DM J2 and DM J3 of the with Development Management Local Plan set out vehicle parking standards, which brings them in line with London Plan standards and circumstances when they need not be met. These are supported by SPD Transport Policies 3 and 7. There would be no on-site car parking proposed to serve the development (see below) so traffic generation would be at a low level. Visitor parking generated by the scheme would also be at a relatively low level given the small number of flats proposed.

### Car Parking

3.45 There is currently no off-street car parking provided at the premises, and this would not change as a result of the proposed development.

3.46 The site is located in PTAL 6b location and as a result has excellent access to public transport. Furthermore, the site given its location adjacent to shepherds Bush town centre has excellent access to local services. The applicants have proposed that the development would be car-permit free so that there would be no additional demands on the limited on-street car parking. Officers consider that this would be an acceptable measure in this instance and a such conditions are proposed (15 to 17) to restrict the occupiers of the residential units from being eligible to obtain residents parking permits to park on the highway within the controlled parking zone. As such it is not considered that the proposed development would be likely to have an unacceptable impact on the existing amenities of local residents as a result of increased on-street car parking stress.

### Bicycle Parking

3.47 Policies DM A9, DM J5 and Table 5 of the Development Management Local Plan 2013 seek to ensure that satisfactory cycle space is provided for all developments. The developers are providing three cycle parking racks (with six spaces) in a secure, covered and safe location. As such the scheme complies with Policy DM J5 of the Development Management Local Plan; which would require two spaces for each of the flats. A condition (no.10) is proposed to ensure the provision and retention of the cycle storage space.

## Refuse and Recycling

3.48 London Plan Policy 5.16 outlines the Mayor of London's approach to waste management. Core Strategy Policy CC3, Development Management Local Plan Policy H5 and SPD Sustainability Policies 3, 4, 7, 8, 9 and 10 set out the Council's Waste Management guidance, requiring development to incorporate suitable facilities for the storage and collection of segregated waste. The proposals include the provision of refuse storage and recycling facilities, which would be located adjacent to the ground floor entrance. The refuse storage area would have a roller shutter for accessing the area from the street on collection days. The provision and retention of these facilities would be conditioned (09).

## FLOOD RISK and SUDS

3.49 The site is in the Environment Agency's Flood Zone 2 and 3 which indicates a medium to high risk of flooding, although this risk rating does not take account of the high level of flood protection provided by the Thames Barrier and local river wall defences. Notwithstanding this, the proposed development does not increase the footprint of the development site and the majority of the works are above ground level. As such it is not considered that the development would raise any significant flood risk issues.

3.50 Local Plan Policy DM H3 requires developments to reduce the use of water and minimise current and future flood risk by implementing a range of measures, such as sustainable drainage systems (where feasible) and also the use of water efficient fittings and appliances. As such it is proposed to attach a condition requiring the submission of SuDS measures to be implemented, in order to ensure the use of water efficient fixings, reduction of water use and reduction of foul water flows from the site (condition 30).

## COMMUNITY INFRASTRUCTURE LEVY

3.51 Mayoral CIL (Community Infrastructure Levy) came into effect in April 2012 and is a material consideration to which regard must be had when determining this planning application. This development would be subject to a London wide community infrastructure levy. 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.

## 4.0 CONCLUSION and RECOMMENDATION

4.1 Officers consider that the proposed development would be appropriate in terms of land use, design and scale, and would not cause demonstrable harm to the character and appearance of this building of merit, or the conservation area of which it forms a part. Neither would the development result in harm to the amenities of neighbouring residents. The development would not have a detrimental impact on the highway network and local parking conditions.

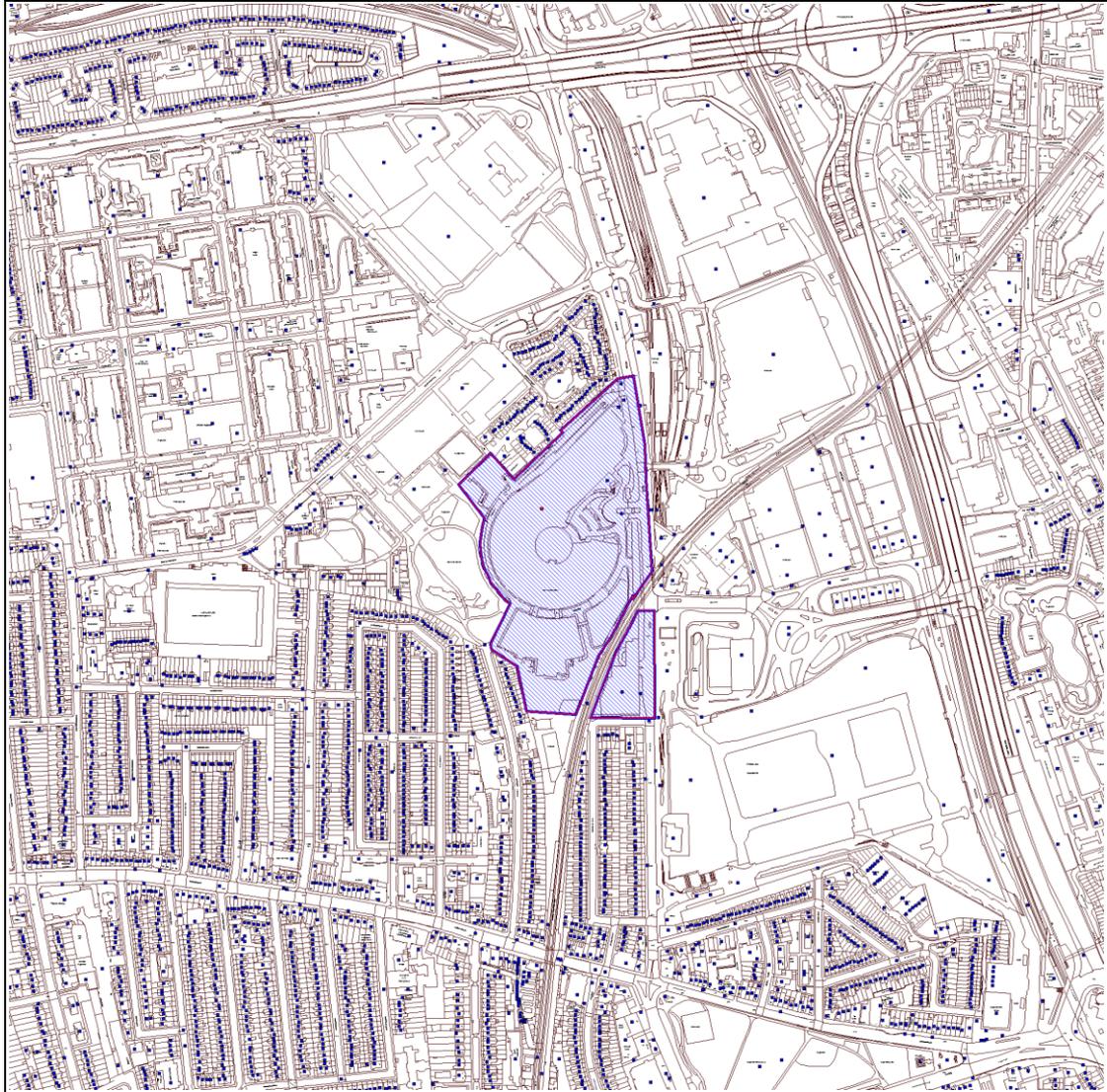
4.2 It is recommended that planning permission be granted.

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**Ward:** Shepherd's Bush Green

**Site Address:**

Former BBC Television Centre Wood Lane London W12



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**For identification purposes only - do not scale.**

**Reg. No:**  
2014/02531/COMB

**Case Officer:**  
Neil Button

**Date Valid:**  
11.06.2014

**Conservation Area:**  
Wood Lane Conservation Area - Number 42

**Committee Date:**  
10.12.2014

**Applicant:**

BBC And Stanhope PLC  
C/o Agent

**Description:**

Demolition of parts of the former BBC Television Centre, associated buildings & structures (including boundary walls) to facilitate comprehensive phased redevelopment of the site to provide up to 943 residential units with a range of land uses. Planning Permission is sought in detail for works to the main building comprising erection of new 10 storey Class B1 (office) building to replace Stages 4-5 incorporating a private members club (sui generis), cinema (Class D2) & restaurant (Class A3), extensions at roof level, ground & basement levels, refurbishment of facades & change of use of parts of the retained building to provide Use Class D2 (gym), C1 (hotel); C3 (residential); A1 (shops); A2 (financial & professional services) & A3 (café/restaurants); erection of new 8-10 storey outer ring building replacing Studios 4-8 including provision of up to 941sqm Class B1 (new BBC offices) next to Studio 3, erection of new 6-9 storey office building with ground floor cafe (Class A3) to replace the canteen block, erection of new 3-9 storey building replacing the former drama block to provide residential use (Class C3) & redevelopment of the East Tower to comprise erection of 25-storey building & 3 storey pavilion building to provide residential accommodation (up to 17,670 sqm) with provision of up to 1,843 sqm flexible ground floor uses (Classes A1/A3/A4 or B1); provision of car, cycle & motorcycle parking, hard & soft landscaping within new public forecourt & Helios courtyard, new shared pedestrian & vehicular routes, installation of new plant machinery & other structures. Planning Permission is sought (with all matters to be reserved) for the erection of buildings on the multi storey car park site & land to the rear of the Drama block ranging from 3-10 storeys to provide Class C3 residential; flexible A1-A4 or B1 uses; provision of car parking; hard & soft landscaping areas; alterations to the vehicular/pedestrian routes/access & works (Revised Description)

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11066\_G\_(00)\_311 P11,11066\_G\_(00)\_312 P11, 11066\_G\_(00)\_625  
P10,11066\_G\_(00)\_626 P10ARP-TVC-C-100-02 and ARP-TVC-C-200  
02773\_LAN\_PLN P11 and 773\_LAN\_PLN P12OX4947-05-111 P01, OX4947-05-112  
P01,OX4947-05-113 P01,OX4947-05-114 P01,OX4947-05-115 P01, OX4947-05-116  
P01,OX4947-05-117 P01

**Application Type:**

Combined Full and Outline Application

**Officer Recommendation:**

That the Committee resolve that the Executive Director of Transport and Technical Services be authorised to determine the application and grant permission up on the completion of a satisfactory legal agreement and subject to the condition(s) set out below

- 1) In respect of Plots F, G1 and H within Development Area 2 only, approval of the proposed access, appearance, landscaping, layout and scale of development shall be obtained from the Council in writing before the relevant development works in Plots F, G1 or H Development Area 2 (excluding any Enabling Works) are commenced.

Reason: To comply with the Town and Country Planning (Development Management Procedure) Order 2010 (as amended).

- 2) i) Application for the approval of the Reserved Matters in respect of Development Plot G1 specified by condition 1(i) shall be made to the Council before the expiration of 5 years from the date of this permission.

Save in respect of those matters reserved, Development Plots A, B, C, D and G2 shall be begun not later than 6 years from the date of this permission;

ii) Application for the approval of the Reserved Matters in respect of Development Area 2 specified by condition 1(ii) shall be made to the Council before the expiration of 10 years from the date of this permission.

Development of Development Area 2 shall be begun before the expiration of 2 years from the date of approval of the last of the relevant Reserved Matters to be approved pursuant to condition 1(ii)

Reason: To comply with section 92 of the Town and Country Planning Act 1990 (as amended). Extended time periods for which the planning permission can be implemented is given in light of the exceptional circumstances relevant to the ownership of the site and to the development.

- 3) The planning permission relating to the detailed components of the development hereby permitted (ie: those parts that are not to be subject to reserved matters) shall not be constructed unless in accordance with the approved drawings marked.

#### Application Area Plans

11066\_M\_(00)\_100 P10, 11066\_M\_(00)\_101 P10, 11066\_M\_(00)\_102 P10, 11066\_M\_(00)\_103 P10, 11066\_M\_(00)\_104 P10, 11066\_M\_(00)\_105 P10, 11066\_M\_(00)\_106 P10. 11066\_M\_(00)\_180 P10, 11066\_M\_(00)\_181 P10  
11066\_M\_(00)\_183

#### Parameters Plans

11066\_M\_(00)\_107 P10, 11066\_M\_(00)\_108 P10, 11066\_M\_(00)\_109 P10, 11066\_M\_(00)\_110 P10, 11066\_M\_(00)\_111 P10, 11066\_M\_(00)\_115 P10  
11066\_M\_(00)\_116 P10, 11066\_M\_(00)\_117 P10, 11066\_M\_(00)\_119 P10, 11066\_M\_(00)\_120 P10, 11066\_M\_(00)\_121 P10, 11066\_M\_(00)\_125 P10, 11066\_M\_(00)\_126 P10, 11066\_M\_(00)\_128 P10, 11066\_M\_(00)\_130 P10, 11066\_M\_(00)\_131 P10, 11066\_M\_(00)\_132 P10, 11066\_M\_(00)\_133 P10

#### Proposed Plans and Bay Studies Plots A, B + C

11066\_ABC\_(00)\_128 P11, 11066\_ABC\_(00)\_129 P11, 11066\_ABC\_(00)\_130 P11, 11066\_ABC\_(00)\_131 P11, 11066\_ABC\_(00)\_132 P12, 11066\_ABC\_(00)\_133 P11, 11066\_ABC\_(00)\_134 P11, 11066\_ABC\_(00)\_135 P11, 11066\_ABC\_(00)\_136 P11, 11066\_ABC\_(00)\_137 P11, 11066\_ABC\_(00)\_138 P11, 11066\_ABC\_(00)\_139 P11, 11066\_ABC\_(00)\_140 P11, 11066\_ABC\_(00)\_141 P11, 11066\_ABC\_(00)\_142 P10, 11066\_ABC\_(00)\_211 P12, 11066\_ABC\_(00)\_212 P12, 11066\_ABC\_(00)\_213 P12, 11066\_ABC\_(00)\_311 P12, 11066\_ABC\_(00)\_312 P12, 11066\_ABC\_(00)\_611 P11, 11066\_ABC\_(00)\_612 P11, 11066\_ABC\_(00)\_613 P10, 11066\_ABC\_(00)\_614 P10, 11066\_ABC\_(00)\_615 P10, 11066\_ABC\_(00)\_616 P10, 11066\_ABC\_(00)\_617 P10, 11066\_ABC\_(00)\_618 P10, 11066\_ABC\_(00)\_619 P10.

#### Elevation Studies Plots A + B

11066\_ABC\_(00)\_656 P10, 11066\_ABC\_(00)\_657 P10, 11066\_ABC\_(00)\_658 P10, 11066\_ABC\_(00)\_659 P10, 11066\_ABC\_(00)\_660 P10, 11066\_ABC\_(00)\_661 P10,

11066\_ABC\_(00)\_662 P10, 11066\_ABC\_(00)\_663 P10,  
11066\_ABC\_(00)\_664 P10, 11066\_ABC\_(00)\_665 P10,  
11066\_ABC\_(00)\_666 P10, 11066\_ABC\_(00)\_667 P10,  
11066\_ABC\_(00)\_668 P10, 11066\_ABC\_(00)\_669 P10,  
11066\_ABC\_(00)\_670 P10, 11066\_ABC\_(00)\_671 P10,  
11066\_ABC\_(00)\_675 P10

#### Demolition Plans Plots A, B + C

11066\_ABC\_(00)\_148 P10, 11066\_ABC\_(00)\_149 P10,  
11066\_ABC\_(00)\_150 P10, 11066\_ABC\_(00)\_151 P10,  
11066\_ABC\_(00)\_152 P10, 11066\_ABC\_(00)\_153 P10,  
11066\_ABC\_(00)\_154 P10, 11066\_ABC\_(00)\_155 P10,  
11066\_ABC\_(00)\_156 P10, 11066\_ABC\_(00)\_157 P10,  
11066\_ABC\_(00)\_158 P10, 11066\_ABC\_(00)\_159 P10,  
11066\_ABC\_(00)\_221 P10, 11066\_ABC\_(00)\_222 P10,  
11066\_ABC\_(00)\_223 P10 11066\_ABC\_(00)\_321 P10,  
11066\_ABC\_(00)\_322 P10

#### Plot D Proposed Plans

A208 100 P03, A208 101 P03, A208 102 P04, A208 103 P04  
A208 104 P03, A208 105 P03, A208 106 P03,  
A208 107 P03, A208 108 P03, A208 109 P03,  
A208 110 P03, A208 111 P03, A208 112 P03,  
A208 01-201 P04, A208 01-202 P03, A208 01-203 P04,  
A208 01 204 P04, A208 01-301 P03, A208 01-302 P03

#### Plot E Proposed Plans

356-LB-208 P03, 356-LLG-209 P03, 356-L00-210 P03  
356-L01-211 P03, 356-L02-212 P03, 356-L03-213 P03  
356-L07-217 P03, 356-L08-218 P03, 356-RF-219 P02  
356-SEC-305 P01, 356-ELE-400 P02, 356-ELE-401 P02  
356-ELE-402 P01, 356-ELE-403 P01, 356-ELE-404 P02  
356-ELE-450 P01, 356-ELE-451 P01, 356-ELE-452 P01  
356-ELE-453 P01

#### Plot G. Proposed Plans

11066\_G\_(00)\_129 P11, 11066\_G\_(00)\_130 P11, 11066\_G\_(00) 131 P10,  
11066\_G\_(00)\_139 P11, 11066\_G\_(00)\_140 P11, 11066\_G\_(00)\_211 P11,  
11066\_G\_(00)\_212 P11, 11066\_G\_(00)\_311 P11, 11066\_G\_(00)\_312 P11,  
11066\_G\_(00)\_625 P10, 11066\_G\_(00)\_626 P10

ARP-TVC-C-100-02 and ARP-TVC-C-200 02

#### Landscaping and Trees

OX4947-05-111 P01, OX4947-05-112 P01,  
OX4947-05-113 P01, OX4947-05-114 P01,  
OX4947-05-115 P01, OX4947-05-116 P01  
OX4947-05-117 P01

In order 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 2011 and Further Alterations to the London Plan (2014) and policy BE1 of the Core Strategy 2011 and policies DM G1, DM G2, DM G3, DM G6, DM G7 of the Development Management Local Plan 2013 and White City Opportunity Area Planning Framework (2013).

- 4) All reserved matters applications shall include a statement to demonstrate compliance with the parameters plans the principles and parameters set out in the Revised Parameters Report prepared by Gerald Eve (dated May 2014) , Design Guidelines (for Plots F and H) prepared by Alford Hall Monaghan Morris (dated May 2014) and the Public Realm Design Codes prepared by Gillespies (dated May 2014) or other such versions that are subsequently agreed in writing with the Local Planning Authority.

To ensure that the development is constructed in accordance with the Design Guidelines on which this decision is based and to be consistent with the principles of good master planning, in accordance with policies 7.1, 7.2, 7.3, 7.47.5, 7.6, 7.7, 7.8, 7.9, 7.18, 7.19 and 7.21 of the London Plan 2011 and Further Alterations to the London Plan (2014) , policies A, BE1, WCOA and WCOA1 of the Core Strategy and policies DM G1, DM G2, DM G6 and DM G7 of the Development Management Local Plan 2013 and White City Opportunity Area Planning Framework (2013).

- 5) Details of any demolition, ground or enabling works within the relevant Plot shall be submitted to the local planning authority and approved in writing, prior to the commencement of any demolition, ground or enabling works within that Plot. Details of the enabling works subject to references 2014/04306/DET, 2014/04882/DET, 2014/4013/DET, 2014/05006/DET as discharged in connection with the original planning permission (ref: 2013/02355/COMB) shall be carried out in accordance with the approved plans and reports. All enabling works shall proceed in accordance with the approved details, unless otherwise agreed in writing by the local planning authority. Each set of works approved under this condition 5 for each Plot shall constitute a separate phase of the development authorised by this planning permission for the purposes of the Community Infrastructure Levy Regulations 2010 (as amended).

To ensure that the development accords with the provisions and assessment of the approved Environmental Statement and to ensure that the development is carried out in a satisfactory manner in accordance with policies BE1 and CC4 of the Core Strategy 2011.

- 6) Prior to commencement of each Development Area hereby approved (save for any approved Enabling Works), a phasing programme for each Development Area which includes the details of construction, completion and occupation of each plot within the relevant Development Area shall be submitted to, and approved in writing by the Local Planning Authority. Development shall proceed in accordance with the approved phasing strategy unless otherwise agreed in writing by the Local Planning Authority

To ensure that the development accords with the provisions and assessment of the approved Environmental Statement and to ensure that the development is carried out in a satisfactory manner in accordance with policies BE1 and CC4 of the Core Strategy 2011.

- 7) The total number of residential units (Class C3) hereby approved shall not exceed 942 units.

To ensure the development carried out does not exceed the cumulative maximum approved and to ensure the quantum of floor space keeps within the parameters assessed pursuant to the EIA in relation to the development in accordance with policies 3.3, 3.4, 3.7, 3.8, 3.9, 3.10, 3.11, 3.12, 7.1, 7.2, 7.3, 7.4, 7.5, 7.6, 7.7, 7.8 and 7.9 of the London Plan (2011) and Further Alterations to the London Plan (2014), policies BE1, WCOA and WCOA 1 of the London Borough of Hammersmith and Fulham Core Strategy (2011) and policies DM G1, DM G2, DM G3, DM G6, DM G7, DM A1, DM A2 and DM A3 of the Development Management Local Plan 2013 and White City Opportunity Area Planning Framework (2013).

- 8) The total gross external floorspace (GEA) areas of the development comprising the land uses hereby approved shall not exceed the following:

(a) An overall gross maximum floor space of all the development, including parking, servicing, energy centre and plant and storage that shall not exceed 202,814 square metres GEA; and

(b) Overall gross maximum floor space (excluding car park and energy centre) by land use, notwithstanding the provisions of the Town and Country Planning (Use Classes Order 1987) (as amended) or (General Permitted development) Order 1995 (as amended) or any subsequent act, shall not exceed the following:

- Hotel (C1): 2,269 sq m
- Residential (C3): 114,964 sq m
- Business (B1): 56,581 sq m
- Retail (A1): 1,726 sq m
- Retail (A2): 62 sq m
- Retail (A3): 6,562 sq m
- Retail (A4): 2,703 sq m
- Leisure (D2): 4,027 sq m;
- Private Members Club (Sui Generis): 2,985 sqm

(c) or such breakdown by Plot of the overall gross maximum floor space specified in (a) and (b) above as may be submitted to and approved by the Local Planning Authority

To ensure the development carried out does not exceed the cumulative maximum floor space, in accordance with the approved plans and to ensure a suitable mix and distribution of land uses within the development and to ensure the quantum of floor space keeps within the Parameters assessed pursuant to the EIA in relation to the development, in accordance with policies 7.1, 7.2, 7.3, 7.4, 7.5, 7.6, 7.7, 7.8 and 7.9 of the London Plan (2011) and Further Alterations to the London Plan (2014), policies BE1, WCOA, WCOA 1 of the London Borough of Hammersmith and Fulham Core Strategy (2011) and policies DM G1, DM G2, DM G3, DM G6, DM G7, DM H9, DM D1, DM D2, DM C3, DM B1, DM B2 and DM B3 of the Development Management Local Plan 2013 and White City Opportunity Area Planning Framework (2013).

- 9) Within the outline development Plots F, G and H each residential unit shall meet or exceed the following space standards unless otherwise agreed in writing by the Council:

Dwelling Type (b=bedrooms, p = persons)	GIA (sq m)
Flats	
1p	37
1b, 2p	50
2b, 3p	61
2b, 4p	70
3b, 4p	74
3b, 5p	86
3b, 6p	95
4b, 5p	90
4b, 6p	99
2 storey houses	
3b, 4p	87
3b, 5p	96
4b, 5p	100
4b, 6p	107
3 storey houses	
4b, 5p	106
4b, 6p	113

To ensure adequate space standards for new residents, in accordance with policy 3.5 of the London Plan (2011).

- 10) Prior to the commencement of the relevant part of each Plot, details and samples of materials, paint colours, stonework, brickwork and ceramic tiles including details of bond, colour, mortar mix and mortar colour to be used for that Plot or relevant part thereof on all external faces and roofs of the buildings shall be submitted to and approved in writing by the Local Planning Authority and no part of that Plot or relevant part thereof shall be used or occupied prior to the implementation of the approved details. Materials sample panels shall be erected onsite for the inspection by the Council's Conservation Officer prior to commencement of the relevant part of the development. Each Plot or part thereof, of the development shall be carried out in accordance with such details as have been approved.

To ensure a satisfactory external appearance and to prevent harm to the street scene and public realm, in accordance with policy BE1 of the Core Strategy 2011 and policies DM G1, DM G2, DM G6 and DM G7 of the Development Management Local Plan 2013.

- 11) The development of the relevant part of each Plot shall not commence before the details including detailed drawings in plan, section and elevation at 1:20 and samples for that Plot, or relevant part thereof to show details of any proposed cladding, fenestration, glazing, balconies and winter gardens have been submitted and approved in writing by the Local Planning Authority. The development of each Plot, or part thereof shall be carried out in accordance with the approved details.

To ensure a satisfactory external appearance, in accordance with policy BE1 of the Core Strategy 2011 and policy DM G1 and DM G7 of the Development Management Local Plan 2013.

- 12) (a) No development (save for the approved Enabling Works and the approved works associated within the specified area subject to the written scheme of investigation as approved under ref: 2014/04259/DET) shall commence on each Plot until the implementation of a programme of archaeological work for that Plot in accordance with a written scheme of investigation which has been submitted to and approved by the Council. Fieldwork for each plot may comprise:
- (i) archaeological evaluation;
  - (ii) historic buildings appraisal;
  - (iii) appropriate mitigation based on the results of (i) and (ii) above; and
  - (iv) historic building recording based on results of a completed historic buildings appraisal;

The approved written scheme of investigation for each Plot is to be implemented as approved.

(b) No residential and/or commercial unit within each Plot shall be occupied until the site investigation and post investigation assessment has been completed in accordance with the relevant programme set out in the written scheme of investigation approved under part (a), and the provision made for analysis, publication and dissemination of the results and archive deposition has been secured.

Heritage assets of archaeological interest may survive on the site. The planning authority wishes to secure the provision of archaeological investigation and the subsequent recording of the remains prior to development, in accordance with recommendations given by the borough and in NPPF, Chapter 12 in accordance with Policy 7.8 of the London Plan (2011), Policy BE1 of the London Borough of Hammersmith and Fulham Core Strategy (2011) and policy DM G7 of the DM Local Plan (2013).

- 13) Prior to the commencement of the relevant part of the development (save for the approved Enabling Works), details including detailed drawings in plan, section and elevation at 1:20 and samples, where appropriate, of all paving and external hard surfaces, boundary walls, railings, gates, fences and other means of enclosure for that phase shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out within each plot, or relevant part thereof, in accordance with the approved details and thereafter permanently retained as such.

To ensure a satisfactory external appearance, in accordance with policy BE1 of the Core Strategy 2011 and policies DM G1 and DM G7 of the Development Management Local Plan 2013.

- 14) Details of the proposed hard and soft landscaping, associated with each plot, including planting schedules and details of the species, height and maturity of any trees and shrubs and proposed landscape maintenance and management shall be submitted to the local planning authority and approved in writing, prior to

commencement of work (save for the approved Enabling Works) on the relevant part of the development. The approved scheme(s) shall be implemented in the next winter planting season following completion of the building works, or before the occupation and use of any part of the buildings within the relevant development plot, whichever is the earlier. The landscaping shall thereafter be retained and maintained in accordance with the approved details.

To ensure a satisfactory external appearance in accordance with policies BE1 and OS1 of the Core Strategy 2011 and policies DM G1, DM E3 and DM E4 of the Development Management Local Plan 2013.

- 15) Notwithstanding the information in the landscape drawings hereby approved, an urban realm strategy which includes detailed drawings of the shared surfaces, methods of delineation of the vehicular and pedestrian areas and samples of materials shall be submitted to the local planning authority and approved in writing prior to the commencement of each development plot, or relevant part thereof. The urban realm strategy for the relevant plot shall demonstrate how the shared surfaces would adhere to the guidance set out in Department of Transport Note LTN1/11 "Shared Space" October 2011 (or any other relevant guidelines). Such details shall be implemented in accordance with the approved plans and permanently retained thereafter.

To ensure that the proposal provides an inclusive and accessible environment in accordance with Policy 7.2 of the London Plan 2011, policy T1 of the Core Strategy 2011, and the Council's Supplementary Planning Document.

- 16) Details of any temporary land uses, fencing, enclosures or structures including sales/marketing suites within the site shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the relevant part(s) of the development. Any interim structures, uses and buildings shall be implemented in accordance with the approved details, for a specified time period set out in the details and shall be discontinued/removed once the temporary period has been expired.

To ensure that the site remains in a tidy condition during the construction phase and to ensure that any temporary uses/structures do not create un-neighbourly impacts and to prevent harm to the street scene and character and appearance of the adjoining conservation area, in accordance with policy BE1 of the Core Strategy 2011 and policy DM G7 of the Development Management Local Plan 2013.

- 17) Prior to the commencement of works (save for the approved Enabling Works and works to site trees within the specified area subject to the arboricultural method statement as approved under ref: 2014/04299/DET) on each development plot or relevant part thereof, an arboricultural method statement setting out method(s) of tree protection on the relevant Plot during demolition and construction has been submitted to and approved in writing by the Council. Any works to tree(s) on the relevant Plot shall be carried out in accordance with BS5837:2012 Trees in relation to design, demolition and construction recommendations. The method(s) of tree protection shall be implemented in accordance with the relevant approved details.

To ensure that the retained trees are protected during the construction processes to prevent their unnecessary damage or loss, in accordance with policy 7.21 of the Further Alterations to the London Plan (2014) , policy OS1 of the Core Strategy 2011 and policies DM E3 and DM E4 of the Development Management Local Plan 2013.

- 18) Any tree or shrub planted pursuant to approved landscape details that is removed or severely damaged, dying or becoming seriously diseased within 5 years of planting shall be replaced with a new tree or shrub of similar size and species to that originally required to be planted.

To ensure a satisfactory provision for planting, in accordance with policy 7.21 of the Further Alterations to the London Plan (2014) ), policy OS1 of the Core Strategy 2011 and policy DM E4 of the Development Management Local Plan 2013.

- 19) Any works to tree(s) on the site shall be carried out only in the following manner, in accordance with British Standard 3998:1989 - Recommendations for Tree Work:

To ensure that the Council is able to properly assess the impact of the development on any trees and to prevent their unnecessary loss, in accordance with policy 7.21 of the Further Alterations to the London Plan (2014), policy OS1 of the Core Strategy 2011 and policies DM E3 and DM E4 of the Development Management Local Plan 2013.

- 20) Details including the locations of the benches, litter bins and signage shall be submitted to and approved in writing by the local planning authority, prior to occupation of the relevant development plot. The street furniture listed above shall be designed and sited to be fully inclusive and accessible for all users and will not provide any obstruction to disabled persons or people of impaired mobility and/or sight. The relevant development plot shall not be open to users until the benches, litter bins and signage as approved have been provided, and must be permanently retained thereafter.

To ensure the satisfactory provision of facilities, in accordance with policy OS1 of the Core Strategy 2011 and policies DM E1 and DM E2 of the Development Management Local Plan 2013 and to ensure the development is fully inclusive and accessible for all users, in accordance with Policy 3.1 and 7.2 of the London Plan 2011, policy T1 of the Core Strategy 2011 and the Council's "Planning Guidance" Supplementary Planning Document.

- 21) An Ecological Management Plan shall be submitted to and approved in writing by the Local Planning Authority, prior to the completion of each development plot. The EMP shall comprise a habitat management plan and monitoring report which shall set out objectives and prescriptions for the management of new areas of vegetation and public open spaces within the development, for a minimum period of 5 years, unless otherwise agreed in writing with the Local Planning Authority.

To ensure the biodiversity of the site is protected and enhanced where possible, in accordance with policy 7.19 of the London Plan (2011) and policies OS1 and CC4 of the Core Strategy 2011 and policy DM E3 and DM H2 of the Development Management Local Plan 2013.

- 22) Prior to the commencement of work on the relevant part of each Plot, details of the proposed photo voltaic panels on the roofs including the angle of installation relative to the surface of the roofs of the buildings as identified in the approved energy strategy, where relevant shall be submitted to and approved in writing by the Local Planning Authority. Such details shall be implemented prior to occupation or use of the relevant Plot or building and permanently retained thereafter unless otherwise agreed in writing by the Local Planning Authority.

To ensure that the development is consistent with the Mayor's sustainable design objectives in accordance with Policies 5.1, 5.2, 5.3, 5.7 and 5.8 of the London Plan (2011) and Further Alterations to the London Plan (2014) and to ensure that the visual impact of the equipment is satisfactory in accordance with policy BE1 and CC1 of the Core Strategy 2011 and policy DM G1 and DM H2 of the Development Management Local Plan 2013.

- 23) Prior to the commencement of work on the relevant part of each Plot, details of green/brown roofs, including planting and maintenance schedules, and ecological enhancement measures for that Plot shall be submitted to and approved in writing by the Local Planning Authority. Development shall accord with the details as approved.

To ensure the provision of green and brown roofs in the interests of sustainable urban drainage and habitat provision, in accordance with policies 5.11, 5.13 and 7.19 of the London Plan 2011 and policies OS1, CC1, CC4 and H4 of the Core Strategy 2011 and policy DM E3, DM E4, DM H2, and DM H4 of the Development Management Local Plan 2013.

- 24) The development shall be carried out in accordance with the approved Energy Strategy (Dated August 2013) prepared by Arup which would result in a 34.2% carbon dioxide emissions savings, based on Part 2010 Regulations which includes the provision of a single energy centre located in Plot A which would serve the whole development site, Combined Heat and Power plant (CHP), gas fired boilers and PV panels, unless otherwise agreed under the terms of this condition. Any revised energy strategy for the development site shall be submitted to the Local Planning Authority for approval, in writing and shall result in carbon reductions which would not be less than 34.2%. The development shall be implemented and operated in accordance with any subsequent approved revised energy strategy.

To ensure that the development is consistent with the Mayor's carbon emissions objectives in accordance with Policies 5.5, 5.6, 5.7, 5.8 and 5.9 of the London Plan (2011) and Further Alterations to the London Plan (2014) and in accordance with policy CC1 of the Core Strategy 2011 and policy DM H1 and DM H2 of the Development Management Local Plan 2013.

- 25) Within a month of handover of any new build residential unit hereby approved, a Code for Sustainable Homes (2010 or any such further current iteration as relevant at the time of submission) assessment report shall be submitted to the BRE (with a copy provided to the Local Planning Authority), demonstrating that the relevant residential unit meets the requirements of Level 4 or higher.

In the interests of energy conservation, reduction of CO2 emissions and wider sustainability, in accordance with policies 5.1, 5.2, 5.3, 5.6 and 5.7 of the London Plan (2011) and Further Alterations to the London Plan (2014) and Policy CC1 of the Core Strategy 2011 and policy DM H1 and DM H2 of the Development Management Local Plan 2013.

- 26) Within a month of handover of any non-residential component of the development, a BREEAM (2011 or any such further current iteration as relevant at the time of submission) assessment report shall be submitted to the BRE (with a copy of the report provided to the Local Planning Authority) demonstrating that the building(s) would achieve a 'Very Good' BREEAM rating.

In the interests of energy conservation, reduction of CO2 emissions and wider sustainability, in accordance with policies 5.1, 5.2, 5.3, 5.6 and 5.7 of the London Plan (2011) and Further Alterations to the London Plan (2014) and Policy CC1 of the Core Strategy 2011 and policy DM H1 and DM H2 of the Development Management Local Plan 2013.

- 27) Details of a sustainable urban drainage system (SUDS) for each Development Area shall be submitted to and approved in writing by the council, prior to the commencement of works within the relevant Development Area, save for the approved Enabling Works. The SUDS scheme for the specified enabling works area approved under ref: 2014/04291/DET and all further SUDS schemes shall be implemented in accordance with the approved details prior to first occupation of the relevant part of the development hereby permitted, and thereafter permanently retained and maintained.

To ensure that surface water run-off is managed in a sustainable manner, in accordance with policy 5.13 of the London Plan 2011 and policy CC2 of the Core Strategy 2011.

- 28) Details of the refuse arrangements including storage, collection and recycling for all uses within each Plot shall be submitted to and approved in writing by the Council prior to the commencement of works on each Plot, save for the approved Enabling Works and any relevant demolitions. The approved details shall be implemented prior to the use or occupation of any part of the relevant Plot and shall be maintained permanently thereafter.

To ensure the satisfactory provision for refuse storage and recycling in accordance with policy CC3 of the Core Strategy and policy DM H5 of the Development Management Local Plan 2013 and the Council's Planning Guidance Supplementary Planning Document.

- 29) The development shall be carried out in accordance with the approved Impact Studies (as approved under ref: 2014/04199/DET) which identifies the existing water supply infrastructure in order to determine the magnitude of any new additional capacity required in the system and the location of a suitable connection point.

To ensure that the water supply infrastructure has sufficient capacity to cope with the additional demand in accordance with policies 5.14 and 5.15 of the London

Plan (2011) and policy CC2 of The Core Strategy 2011 and policy DM H3 of the Development Management Local Plan 2013.

- 30) Development within each Development Area shall not begin until a detailed foul and surface water drainage scheme for the relevant part of the site, based on the agreed Flood Risk Assessment (FRA) by Arup, reference RP-C-M-001 Issue 2, dated 20 May 2013 has been submitted to and approved in writing by the Local Planning Authority. The scheme submitted and approved in connection with the specified enabling works area subject to ref: 2014/04291/DET and all future schemes (for each Development Area) shall subsequently be implemented in accordance with the approved details before the relevant part of the development is completed. The scheme shall include a restriction of a minimum of 50% surface water run-off reduction on site as outlined in the FRA.

To prevent flooding by ensuring the satisfactory management of surface water run-off from the site in accordance with policy 5.13 of the London Plan 2011, policy CC2 of the Core Strategy 2011 and policy DM H3 and DM H4 of the Development Management Local Plan 2013.

- 31) The proposed ground decontamination, remediation and on-going monitoring works and investigations shall be carried out in accordance with the preliminary risk assessment report, as approved in writing by the Council (subject to ref: 2014/04282/DET) on XXXXX, unless otherwise agreed in writing by the local planning authority.

To ensure that no unacceptable risks are caused to humans, controlled waters or the wider environment during and following the development works, in accordance with policy 5.21 of The London Plan 2011, policy CC4 of the Core Strategy 2011 and policy DM H4, DM H6 and DM H7 of the Development Management Local Plan 2013.

- 32) The proposed ground decontamination, remediation and on-going monitoring works and investigations shall be carried out in accordance with the site investigation scheme, as approved in writing by the Council (subject to ref: 2014/04283/DET) on XXXXX, unless otherwise agreed in writing by the local planning authority.

To ensure that no unacceptable risks are caused to humans, controlled waters or the wider environment during and following the development works, in accordance with policy 5.21 of The London Plan 2011, policy CC4 of the Core Strategy 2011 and policy DM H4, DM H6 and DM H7 of the Development Management Local Plan 2013.

- 33) No phase of development shall commence, save for any approved Enabling Works or (unless the Council agree in writing that a set extent of development must commence to enable compliance with this condition) until, following a site investigation undertaken in compliance with the approved site investigation scheme as part of condition 32, a quantitative risk assessment report is submitted to and approved in writing by the Council. This report shall assess the degree and nature of any contamination identified on the site through the site investigation; include a revised conceptual site model from the preliminary risk assessment based on the information gathered through the site investigation to confirm the

existence of any remaining pollutant linkages and determine the risks posed by any contamination to human health, controlled waters and the wider environment. All works must be carried out in compliance with and by a competent person who conforms to CLR 11: Model Procedures for the Management of Land Contamination (Defra 2004) or the current UK requirements for sampling and testing. The ground works associated with the enabling works phase 2 shall be carried out in accordance with the approved qualitative risk assessment for the specified area, subject to the approved details under Ref: 2014/04349/DET.

To ensure that no unacceptable risks are caused to humans, controlled waters or the wider environment during and following the development works, in accordance with policy 5.21 of The London Plan 2011, policy CC4 of the Core Strategy 2011 and policy DM H4, DM H6 and DM H7 of the Development Management Local Plan 2013.

- 34) No phase of development shall commence, save for any approved Enabling Works or (unless the Council agree in writing that a set extent of development must commence to enable compliance with this condition) until, a remediation method statement, in connection with condition 33, is submitted to and approved in writing by the Council. This statement shall detail any required remediation works and shall be designed to mitigate any remaining risks identified in the approved quantitative risk assessment. All works must be carried out in compliance with and by a competent person who conforms to CLR 11: Model Procedures for the Management of Land Contamination (Defra 2004) or the current UK requirements for sampling and testing. The ground works associated with the enabling works phase 2 shall be carried out in accordance with the approved remediation method statement for the specified area, subject to the approved details under Ref: 2014/04349/DET.

To ensure that no unacceptable risks are caused to humans, controlled waters or the wider environment during and following the development works, in accordance with policy 5.21 of The London Plan 2011, policy CC4 of the Core Strategy 2011 and policy DM H4, DM H6 and DM H7 of the Development Management Local Plan 2013.

- 35) No phase of development shall commence, save for any approved Enabling Works or (unless the Council agree in writing that a set extent of development must commence to enable compliance with this condition) until the approved remediation method statement in connection with condition 34 has been carried out in full and a verification report confirming these works has been submitted to, and approved in writing, by the Council. This report shall include: details of the remediation works carried out; results of any verification sampling, testing or monitoring including the analysis of any imported soil; all waste management documentation showing the classification of waste, its treatment, movement and disposal; and the validation of gas membrane placement. If, during development, contamination not previously identified is found to be present at the site, the Council is to be informed immediately and no further development (unless otherwise agreed in writing by the Council) shall be carried out until a report indicating the nature of the contamination and how it is to be dealt with is submitted to, and agreed in writing by, the Council. Any required remediation shall be detailed in an amendment to the remediation statement and verification of these works included in the verification report. All works must be carried out in

compliance with and by a competent person who conforms to CLR 11: Model Procedures for the Management of Land Contamination (Defra 2004) or the current UK requirements for sampling and testing.

To ensure that no unacceptable risks are caused to humans, controlled waters or the wider environment during and following the development works, in accordance with policy 5.21 of The London Plan 2011, policy CC4 of the Core Strategy 2011 and policy DM H4, DM H6 and DM H7 of the Development Management Local Plan 2013.

- 36) No phase of development shall commence, save for any approved Enabling Works or (unless the Council agree in writing that a set extent of development must commence to enable compliance with this condition) until an onward long-term monitoring methodology report, in connection with condition 35, is submitted to and approved in writing by the Council where further monitoring is required past the completion of development works to verify the success of the remediation undertaken. A verification report of these monitoring works shall then be submitted to and approved in writing by the Council when it may be demonstrated that no residual adverse risks exist. All works must be carried out in compliance with and by a competent person who conforms to CLR 11: Model Procedures for the Management of Land Contamination (Defra 2004) or the current UK requirements for sampling and testing.

To ensure that no unacceptable risks are caused to humans, controlled waters or the wider environment during and following the development works, in accordance with policy 5.21 of The London Plan 2011, policy CC4 of the Core Strategy 2011 and policy DM H4, DM H6 and DM H7 of the Development Management Local Plan 2013.

- 37) Prior to commencement of works above ground level within any Plot (excluding the works associated with refurbishment or conversion of an existing building), details of micro climate mitigation measures necessary to provide an appropriate wind environment throughout and surrounding the development shall be submitted to and approved in writing by the Council. Approved details shall be implemented, and permanently retained thereafter.

To ensure that suitable measures are incorporated to mitigate potential adverse wind environments arising from the development, in accordance with policies 7.6 and 7.7 of the London Plan (2011).

- 38) There shall be no construction above the first floor to any Plot (excluding the works associated with refurbishment or conversion of an existing building) until the following information has been submitted to the Local Planning Authority:
- i) the completion of a Base-Line Airwaves Interference Study (the Base-Line Study) to assess airwave reception within/ adjacent to the site.
  - ii) the implementation of the Scheme of Mitigation Works for the purposes of ensuring no material impact during the construction of the development identified by the Base-Line Study.

Such Scheme of Mitigation Works shall be first submitted to and approved in writing by the Council.

To ensure that the existing airwaves reception at the adjacent sites is not adversely affected by the proposed development, in accordance with policy 7.13 of The London Plan 2011.

- 39) There shall be no occupation of any development plot (excluding the works associated with refurbishment or conversion of an existing building) until the following information has been submitted to the Local Planning Authority:

i) the completion of a Post-Construction Airwaves Study (the Post-Construction Study) to minimise detrimental impacts to airwaves reception attributable to the development

ii) the implementation of a Scheme of Mitigation Works for the purpose of ensuring no material impact to the airwave reception attributable to the development identified by the Post-Construction Study, shall take place within 3 months of the submission of the Post Construction Study.

Such Scheme of Mitigation Works shall be first submitted to and approved in writing by the Council.

To ensure that the existing airwaves reception within/adjacent to the development site is not adversely affected by the proposed development, in accordance with policy 7.13 of The London Plan 2011.

- 40) Details of the methods proposed to identify any television interference caused by the proposed development, including during the construction process, and the measures proposed to ensure that television interference that might be identified is remediated in a satisfactory manner shall be submitted to and approved in writing by the local planning authority before commencement of works on each Plot, save for the approved Enabling Works. The approved remediation measures shall be implemented for each phase immediately that any television interference is identified.

To ensure that television interference caused by the development is remediated, in accordance with Policy 7.7 of the London Plan 2011 and policy BE1 CC4 of the Core Strategy 2011 and policy DM G1 and DM G2 of the Development Management Local Plan 2013.

- 41) No impact piling shall take place until a piling method statement (detailing the type of piling to be undertaken and the methodology by which such piling will be carried out within each Plot (where relevant), including measures to prevent and minimise the potential for damage to subsurface water or sewerage infrastructure, and the programme for the works) has been submitted to and approved in writing by the local planning authority in consultation with the relevant water or sewerage undertaker. Any piling must be undertaken in accordance with the terms of the approved piling method statement, for each relevant Plot.

To prevent any potential to impact on local underground water and sewerage utility infrastructure, in accordance with Policies 5.14 and 5.15 of the London Plan

(2011), policy CC2 of the Core Strategy 2011 and policy DM H4 of the Development Management Local Plan 2013. The applicant is advised to contact Thames Water Developer Services on 0845 850 2777 to discuss the details of the piling method statement.

42) No development (save for demolition works and Enabling Works) in respect of any Plot shall commence until a Construction Logistics Management Plan for that Plot has been submitted to and approved in writing by the Council. The method statement /construction management plan should be prepared in consultation with London Underground which includes the details for all of the relevant foundations, basement and ground floor structures, or for any other structures below ground level, including piling (temporary and permanent). The development of the relevant Plot shall be carried out in accordance with the relevant approved Construction Logistics Management Plan. Each Construction Logistics Management Plan shall cover the following minimum requirements:

- site logistics and operations;
- construction vehicle routing;
- contact details for site managers and details of management lines of reporting;
- detailed plan showing different phasing, different developers and constructors to be updated on a 6 monthly basis;
- location of site offices, ancillary buildings, plant, wheel-washing facilities, stacking bays and car parking;
- storage of any skips, oil and chemical storage etc.; and
- access and egress points;
- membership of the Considerate Contractors Scheme.

To ensure that no unacceptable adverse effect on the amenity of surrounding occupiers in accordance with policies BE1, T1 and CC4 of Core Strategy 2011 and policy DM J1, DM G1, DM H5, DM H8, DM H9 and DM H10 of the Development Management Local Plan 2013.

43) Prior to commencement of each plot or relevant part thereof, save for the approved Enabling Works, a demolition method statement shall be submitted prior to the commencement of demolition and a construction management plan shall be submitted prior to the commencement of construction. Both documents shall be submitted to and approved in writing by the Council, prior to the relevant part of the development. Details shall include control measures for dust, noise, vibration, lighting, delivery locations, restriction of hours of work and all associated activities audible beyond the site boundary to 0800-1800hrs Mondays to Fridays and 0800-1300hrs on Saturdays, advance notification to neighbours and other interested parties of proposed works and public display of contact details including accessible phone contact to persons responsible for the site works for the duration of the works. The method statement /construction management plan should be prepared in consultation with London Underground which includes the details for all of the relevant foundations, basement and ground floor structures, or for any other structures below ground level, including piling (temporary and permanent). Approved details for each relevant plot, or part thereof shall be implemented throughout the project period.

To ensure that occupiers of surrounding premises are not adversely affected by noise, vibration, dust, lighting or other emissions from the building site in accordance with policies 5.18, 5.19, 5.20, 5.21 and 5.22 of the London Plan (2011), policy CC4 of the London Borough of Hammersmith and Fulham Core Strategy (2011) and policies DM G1, DM H5, DM H8, DM H9, DM H10 of the Development Management Local Plan 2013.

- 44) Prior to commencement of each phase of the development, save for any approved Enabling Works and demolition and excluding plots G and H, a noise assessment for the relevant phase of development, shall be submitted to the Council for approval of external noise levels and details of the sound insulation of the building envelope, orientation of habitable rooms away from major noise sources and of acoustically attenuated mechanical ventilation as necessary to achieve 'Good' internal room- and (if provided) external amenity noise standards in accordance with the criteria of BS8233:1999. Approved details shall be 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 from transport or industrial/ commercial noise sources, in accordance with policy CC4 of the Core Strategy 2011 and policies DM H9 and DM H11 of the Development Management Local Plan 2013.

- 45) Prior to commencement of the relevant phase of development or part thereof, save for any approved Enabling Works and demolition and any works relating to plot B, details shall be submitted to and approved in writing by the Council, of the sound insulation of the floor/ ceiling/walls separating noise sensitive premises from non-residential uses (including plant, car park and communal facilities). Details shall demonstrate that the sound insulation value  $D_{nT,w}$  [and  $L'_{nT,w}$ ] is sufficiently enhanced and, where necessary, additional mitigation measures implemented to contain commercial noise within the commercial premises and to achieve the 'Good' criteria of BS8233:1999 within new-build dwellings/ noise sensitive premises. Approved details shall be implemented prior to any occupation of the residential development within the part(s) of the site covered by this condition and shall be permanently retained thereafter.

To ensure that the amenity of occupiers of the development site within the new-build residential parts of the site will not be adversely affected by noise from transport or industrial/ commercial noise sources, in accordance with policy CC4 of the Core Strategy 2011 and policy DM H9 of the Development Management Local Plan 2013

- 46) Prior to commencement of each new-build phase of the development or relevant part thereof, save for any approved Enabling Works, details shall be submitted to and approved in writing by the Council, of an enhanced sound insulation value  $D_{nT,w}$  and  $L'_{nT,w}$  for the floor/ceiling/ wall structures separating different types of rooms/ uses in adjoining dwellings, namely living room and kitchen adjoining bedroom of separate dwelling. The enhanced values shall be 5dB more stringent than the requirements of Approved Document E. Approved details shall be implemented prior to occupation of the relevant phase of 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 policy CC4 of the Core Strategy 2011 and policy DM H9 of the Development Management Local Plan 2013.

- 47) Prior to commencement of works on the relevant part of each development plot, details shall be submitted to and approved in writing by the Council, of building vibration levels, together with appropriate mitigation measures where necessary. The criteria to be met and the assessment method shall be as specified in BS 6472:2008. No part of the relevant development plot shall be occupied until the approved details have been implemented. Approved details shall thereafter be permanently retained.

To ensure that the amenity of occupiers of the development site is not adversely affected by ground- or airborne vibration, in accordance with policy CC4 of the Core Strategy 2011 and policy DM H9 of the Development Management Local Plan 2013.

- 48) Prior to use, machinery, plant or equipment, extract/ ventilation systems and ducting at the development shall be mounted with proprietary anti-vibration isolators and fan motors shall be vibration isolated from the casing and adequately silenced and maintained as such.

To ensure that the amenity of occupiers of the development site and surrounding premises is not adversely affected by vibration, in accordance with Policy CC4 of the Core Strategy 2011 and policy DM H9 of the Development Management Local Plan 2013.

- 49) Prior to commencement of the relevant phase of development or part thereof, details shall be submitted to and approved in writing by the Council, of the external noise level emitted from plant/ machinery/ equipment. The measures shall ensure that the external noise level emitted from plant, machinery/ equipment will be lower than the lowest existing background noise level by at least 10dBA, by 15dBA where the source is tonal, as assessed according to BS4142:1997 at the nearest and/or most affected noise sensitive premises, with all machinery operating together at maximum capacity. A post installation noise assessment shall be carried out where required to confirm compliance with the noise criteria and additional steps to mitigate noise shall be taken, as necessary. Approved details shall be implemented prior to occupation of the development and thereafter be permanently retained.

To ensure that the amenity of occupiers of the development site/ surrounding premises is not adversely affected by noise from plant/mechanical installations/ equipment, in accordance with Policies DM H9 and H11 of the Development Management Local Plan.

- 50) Prior to the commencement of works on the relevant part of each development plot details of the mechanical ventilation system to be installed within the residential and hotel components shall be submitted to the local planning authority in writing, for approval. The details shall include the method of clean intake from higher levels which will be used to serve residential units in the lower floors. The ventilation system shall be implemented in accordance with the approved plans and shall be permanently retained thereafter. The equipment installed shall be

permanently maintained in good working order. The maintenance and cleaning of the system shall be undertaken regularly in accordance with the manufacturer specifications and shall be the responsibility of the primary owner of the relevant building.

To ensure that the residential buildings (plots B, C, D, E, F and G) and Hotel building (in plot B) have access to satisfactory air quality levels and are not unduly affected by odour and disturbance in accordance with policy CC4 of the Core Strategy 2011 and policy DM H8 of the Development Management Local Plan 2013.

- 51) Prior to commencement of works on the relevant part of each development plot, details of the installation, operation, and maintenance of the best practicable odour abatement equipment and extract system shall be submitted to and approved in writing by the Local Planning Authority, including the height of the extract duct and vertical discharge outlet, in accordance with the 'Guidance on the Control of Odour and Noise from Commercial Kitchen Exhaust Systems' January 2005 by DEFRA. Approved details shall be implemented prior to occupation of the relevant development plot or part thereof and thereafter be permanently retained, unless subsequently otherwise approved in writing by the Local Planning Authority.

To ensure that nearby premises are not unduly affected by odour and disturbance in accordance with policy CC4 of the Core Strategy 2011 and policy DM H8 of the Development Management Local Plan 2013.

- 52) Prior to the commencement of works on each development area, or relevant part thereof, a Low Emission Strategy shall be submitted to and approved in writing by the Council in respect of the relevant Plots within the specified area or part thereof. The low emission strategy must undertake a calculation based on the total NOx and PM10 emissions from the baseline situation as established in the Environmental Statement Chapter 9 and shall compare them with the proposed uses within the relevant plots, building, or phase. This shall include transport sources and all major combustion plant including, boilers, energy plant and emergency generators for the relevant Plot. The strategy shall detail all calculations and assumptions used in full. The strategy should detail the measures that will be taken to reduce the development's air quality impacts and minimising exposure of future site users.

Any combustion plant proposed on the relevant Plot should meet a NOx emissions standard of 40mg/kWh (at 0% O2). Where any installations do not meet this emissions standard it should not be operated without the fitting of suitable NOx abatement equipment or technology as determined by a specialist to ensure comparable emissions. Following installation, emissions certificates will need to be provided to the council to verify boiler emissions. Any such boiler emission abatement measures approved by the Council shall be implemented in accordance with the relevant approved strategy.

To ensure the development's air pollution impacts are mitigated in accordance with the requirements of Policy 7.14 of the London Plan (2011), policy CC1 of the London Borough of Hammersmith Core Strategy (2011) and policy DM H8 of the Development Management Local Plan 2013.

- 53) Prior to the construction of the relevant part of the development, a scheme detailing the play equipment, boundary treatments and ground surface treatment of the outdoor play spaces, for that part of the development shall be submitted to the local planning authority and approved in writing. Any play equipment will be designed to be fully inclusive to ensure the play areas are accessible to all and will be implemented in accordance with the approved plans, to be permanently retained thereafter.

In order to ensure equal life chances for all, and to prevent groups such as blind people and disabled children being excluded from use of public realm and other amenities by designs failing in detail to take specific needs into account, in accordance with policy 3.1 of the London Plan 2011, policy OS1 of the Core Strategy and policy DM E2 of the Development Management Local Plan 2013, the Council's "Planning Guidance" Supplementary Planning Document, and any other relevant best practice guidance (including the Councils We Want to Play Too 2012).

- 54) No development (except for the approved Enabling Works and demolition) shall commence within each Plot until full details of the internal roads and the vehicle/pedestrian access points, including details of any street level car parking arrangements, in respect of the relevant Plot have been submitted and shall be implemented in accordance and thereafter retained in accordance with the approved details.

To ensure there is sufficient circulation space for pedestrians, servicing and other vehicles and provide the surface level car parking to meet the needs of future site occupiers and users, in accordance with policies 6.13 and 7.2 of the London Plan (2011) and policies DM J2 and DM J4 of the Development Management Local Plan 2013 and the Council's Planning Guidance Supplementary Planning Document.

- 55) Prior to the commencement of works (save for approved Enabling Works and demolition) on each Plot, the detailed design, phasing plan, access, layout and location of the car parking relevant to that Plot shall be submitted to and approved in writing by the Council. The proposed car parking shall accord with the details as approved and shall be retained permanently thereafter.

To ensure the suitable provision of car parking within the development to meet the needs of future site occupiers and users, in accordance with policies 6.13 and 7.2 of the London Plan (2011) and policy T1 of the Core Strategy 2011, policies DM J2 and DM J4 of the Development Management Local Plan 2013 and the Council's Planning Guidance Supplementary Planning Document.

- 56) Prior to first occupation of each Plot, details of the facilities to be provided for the secure storage of residents' and other users' bicycles for that Plot shall be submitted to and approved in writing by the Council. Such details shall include the number, location and access arrangements to cycle parking in the relevant Plot. No residential or commercial units shall be occupied in the relevant Plot until the relevant approved facilities have been provided. The cycle parking facilities shall thereafter be retained and not used for any other purpose without the prior written consent of the Council.

To ensure the suitable provision of cycle parking within the Development to meet the needs of future site occupiers and users and in the interest of the appearance of the development, in accordance with Policies 6.9 and 6.13 of the London Plan (2011) and Table 6.3 of the Further Alterations to the London Plan (2014) and policy DM J5 of the Development Management Local Plan 2013.

- 57) Prior to first occupation of any residential or commercial use within each Plot a site servicing strategy or Delivery and Servicing Plan(DSP), including vehicle tracking, for the relevant Plot shall be submitted to and approved in writing by the Council. The DSP shall detail the management of deliveries, emergency access, collection of waste and recyclables, times and frequencies of deliveries and collections/ silent reversing methods/ location of loading bays and vehicle movement in respect of the relevant Plot. The approved measures shall be implemented and thereafter retained for the lifetime of the residential or commercial uses in the relevant part of the site.

In order to ensure that satisfactory provision is made for refuse storage and collection and to ensure that the amenity of occupiers of the development site and surrounding premises is not adversely affected by noise, in accordance with Policy 6.11 of the London Plan (2011), policy CC4 of the Core Strategy 2011 policy DM H9 of the Development Management Local Plan 2013 and the Council's Supplementary Planning Document 'Storage of Refuse and Recyclables'.

- 58) Prior to first occupation of any part of the residential buildings, a car parking management plan for the relevant Plot(s) shall be submitted to and approved in writing by the Council detailing allocation of car parking spaces to residents, visitors and location of electric charging points (at least 20% of car parking spaces and 10% for non-residential car parking spaces). The development shall be carried out in accordance with the approved details.

To ensure the appropriate distribution of specialist parking in the development and that all spaces can be readily accessed by vehicles, in accordance with policies 6.13 and 7.2 of the London Plan (2011) and policy T1 of the Core Strategy 2011 and policy DM J2 of the Development Management Local Plan 2013.

- 59) Details of the road, footway, footpath and cycleway layout for each Development Area, or relevant part thereof shall be submitted to and approved in writing by the Council, prior to commencement of the relevant part of the development save for Enabling Works. The submitted details shall show the alignment, widths, surfacing arrangements, kerbs, access ramps (including the car park ramps with confirmation of vertical clearance), forward visibility sight lines and vision splays, speed restraint measures, turning heads, gradients, street lighting and drainage in respect of the relevant part of the development. The detailed design, layout, materials and Stage 2 Road Safety Audit for proposed access amendments on Wood Lane, Macfarlane Road and Frithville Gardens will need to be submitted and approved by the Council, prior to the relevant phase of the development. Development shall be implemented in accordance with the relevant approved details and no residential building within the relevant part of the development shall be occupied until the approved ramps, roads, accesses, footways, footpaths and cycleways have been constructed and been made available for use.

To ensure that the detailed design of the access ramps provides sufficient vertical clearance and capacity for vehicle manoeuvring in the interest of public safety and to ensure that the detailed design of the roads, footways and cycleways would avoid vehicle/pedestrian conflict in accordance with policy T1 of the London Borough of Hammersmith and Fulham Core Strategy (2011), and policies DM J2 and DM J4 of the Development Management Local Plan 2013 and the Council's Planning Guidance Supplementary Planning Document.

- 60) The residential car parking provision for the development shall not exceed 318 car parking spaces or as spaces per residential unit ratio of 0.34 on the whole site, unless otherwise agreed in writing by the Council.

To avoid creating unacceptable traffic congestion on the surrounding road network and to ensure there would be adequate parking for the development, in accordance with policies 6.13 and 7.2 of the London Plan (2011) and policy DM J2 of the Development Management Local Plan 2013 and the Council's Planning Guidance Supplementary Planning Document

- 61) Prior to first occupation of each Plot, details of the installation including location and type of active electric vehicle charging points within the car parking areas for the relevant Plot must be submitted to and approved in writing by the Council. The electric vehicle charging points comprising at least 20% of the total number of residential car parking spaces provided on each Plot shall be active electric vehicle charging points; a further 20% of the total number of residential car parking spaces provided on each Plot shall be passive. The approved electric vehicle charging points shall be installed and retained in working order for the lifetime of the relevant development on each Plot. The use of the electric vehicle charging points will be regularly monitored via the Travel Plan and if required the further 20% passive provision will be made available.

To encourage sustainable travel in accordance with policies 5.8, 6.13 and 7.2 of the London Plan (2011), policies CC1 and T1 of the London Borough of Hammersmith and Fulham Core Strategy (2011) and policy DM J2 of the Development Management Local Plan 2013.

- 62) A minimum of 10% of the residential car parking spaces approved on each Development Area shall be provided and maintained for use of wheelchair users.

To ensure the suitable provision of car parking within the development to meet sustainable transport objectives, in accordance with policies 6.13 and 7.2 of the London Plan (2011) and policy DM J4 of the Development Management Local Plan 2013 and the Council's "Planning Guidance" Supplementary Planning Document.

- 63) A scheme which demonstrates how daytime deliveries and stopping by Blue Badge Holder vehicles and taxis outside buildings on the site will be managed, in the absence of kerbs and vehicular entries into the envelopes of individual buildings pull-ins, in such a way as to avert the risk of blind people colliding with stopped vehicles shall be submitted to the local planning authority and approved in writing, prior to first occupation of each relevant development plot. The scheme shall be implemented in accordance with the approved details prior to first occupation of the relevant part of the development.

To ensure that deliveries and dropping off can occur without compromising highway safety or the safety of pedestrians on the footway, in accordance with policy 7.2 of the London Plan 2011, policy T1 of the Core Strategy 2011 and policy DM J4 of the Development Management Local Plan 2013 and the Council's "Planning Guidance" Supplementary Planning Document.

- 64) 10% of the total residential units hereby approved shall be provided to wheelchair housing standard or adaptable to this standard.

To ensure that the development provides for the changing circumstances of occupiers and responds to the needs of people with disabilities, in accordance with policy 3.8 of the London Plan (2011), policy H4 of the London Borough of Hammersmith and Fulham Core Strategy (2011) and policy DM B2 of the Development Management Local Plan 2013 and the Council's Planning Guidance Supplementary Planning Document.

- 65) The window glass of any shopfront hereby approved shall be clear and shall not be mirrored, tinted or otherwise obscured and shall be permanently retained as such.

To ensure a satisfactory external appearance and to prevent harm to the street scene, in accordance with policy BE1 of the Core Strategy 2011, policy DM G4 and DM C1 of the Development Management Local Plan 2013 and "Planning Guidance" Supplementary Planning Document 2013.

- 66) Prior to the commencement of works on each Plot (save for the approved Enabling Works and demolition), an Inclusive Access Management Plan (IAMP) shall be submitted to the LPA and approved in writing which sets out a strategy for ongoing consultation with specific interests groups with regard to accessibility of the relevant part of the site. On-going consultation must then be carried out in accordance with the approved IAMP.

To ensure that the proposal provides an inclusive and accessible environment in accordance with the Policy 7.2 of the London Plan 2011 and policy DM B2 of the Development Management Local Plan 2013 and the Council's Planning Guidance Supplementary Planning Document.

- 67) Each building, where relevant, shall contain a fire rated lift and the details of which shall be submitted to and approved in writing by the Council prior to the occupation of that building, including details of lifts to the basement car park. The fire rated lifts shall be installed as approved and maintained in full working order for the lifetime of the relevant building.

To ensure that the development provides for the changing circumstances of occupiers and responds to the needs of people with disabilities, in accordance with Policy 3.8 of the London Plan (2011), policy H4 of the London Borough of Hammersmith and Fulham Core Strategy (2011).

- 68) The ground floor entrance doors to all publicly accessible buildings on each Plot and integral lift/stair cores shall not be less than 1 metre wide and the threshold shall be at the same level to the path fronting the entrance to ensure level access.

In order to ensure the development provides ease of access for all users, in accordance with Policy 3.1 and 7.2 of the London Plan (2011), and the Council's adopted supplementary planning document.

- 69) Details of all proposed external artificial lighting for each Plot, including security lights, should be submitted to and approved in writing by the Council prior to the relevant part of the development. The relevant Plot shall not be occupied until the lighting has been installed in accordance with the relevant approved details. Such details shall include the number, exact location, height, design and appearance of the lights, together with data concerning the levels of illumination at the nearest facade and light spillage and the specific measures, having regard to the recommendations of the Institution of Lighting Engineers in the 'Guidance Notes For The Reduction Of Light Pollution 2011' (or other relevant guidance).

To ensure that adequate lighting is provided to the pedestrian pathways for safety and security and that the lighting does not adversely affect the amenities of occupiers of the surrounding premises, in accordance with Policies 7.3 and 7.13 of the London Plan (2011), policy BE1 of the Core Strategy (2011) and policy DM G1 of the Development Management Local Plan (2013) and the Council's Supplementary Planning Document (2013).

- 70) No roller shutters shall be installed on any shopfront, commercial entrance or display facade hereby approved.

To ensure a satisfactory external appearance and to prevent harm to the street scene, in accordance with policy BE1 of the Core Strategy 2011, policy DM G4 and DM C1 of the Development Management Local Plan 2013 and "Planning Guidance" Supplementary Planning Document 2013

- 71) Prior to first occupation of each Plot, a statement of how "Secured by Design" requirements are to be adequately achieved for that part of development, shall be submitted to and approved in writing by the Local Planning Authority. The approved secure by design measures shall be implemented in accordance with the approved statement prior to occupation of the relevant part of the development hereby approved.

To ensure a safe and secure environment in accordance with policy 7.3 of the London Plan 2011, policy BE1 of the Core Strategy and policy DM G1 of the Development Management Local Plan 2013.

- 72) No advertisements shall be displayed on or within any elevation of the buildings, forecourt or public spaces including the Television Centre lettering within the front forecourt without details of the advertisements having first been submitted to and agreed in writing by the Council.

In order that any advertisements displayed on the building are assessed in the context of an overall strategy, so as to ensure a satisfactory external appearance and to preserve the integrity of the design of the building, in accordance with policy BE1 of the Core Strategy 2011 and policy DM G8 of the Development Management Local Plan 2013.

- 73) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order with or without modification), no aerials, antennae, satellite dishes or related telecommunications equipment shall be erected on any part of the development hereby permitted, without planning permission first being obtained.

To ensure that the visual impact of telecommunication equipment can be considered in accordance with policy BE1 of the Core Strategy (2011) and SPD Design Policy 39 of the Planning Guidance Supplementary Planning Document 2013.

- 74) No alterations shall be carried out to the external appearance of the development hereby approved, including the installation of air conditioning units, water tanks, ventilation fans or extraction equipment, not shown on the approved drawings.

To ensure a satisfactory external appearance and prevent harm to the street scene, and to safeguard the amenities of neighbouring residential occupiers, in accordance with policy BE1 of the Core Strategy 2011 and policy DM G3 of the Development Management Local Plan 2013 and "Planning Guidance" Supplementary Planning Document 2013.

- 75) With regards to the upper ground floor in building G1 and ground, first and second floors in building G2 (within plot G):

Notwithstanding the information in the approved drawings or any subsequent approval of reserved matters relating to the internal layout of the building(s) and subject to the provisions within the relevant conditions set out in this planning permission, the following land uses are permitted within all or part of the specified floorspace in buildings G1 and G2, providing the total floorspace (within the combined development) does not exceed the maximum floorspace as approved for that use subject to condition 8 of this planning permission:

- Class A1 (retail)
- Class A3 (restaurant)
- Class A4 (Bar)
- Class B1 (Business)

As set out in Class E, Part 3, schedule 2 of the General Permitted Development Order 1995 or the provisions of the relevant class/part at the time of implementation, this permission benefits from a period during which changes of use of the above specified floorspace between uses A1, A3, A4 and B1 as set out in the description of development may take place without the need for further planning permissions, subsequent to the approval of the reserved matters applications. This flexibility is for a period of ten years from the date of the approval of the last reserved matters application of the relevant plot.

To ensure the uses are compatible with the adjoining land uses, within the White City Opportunity Area and to ensure that the amenity of occupiers residing in surrounding residential properties would be safeguarded in accordance with policies WCOA, WCOA1 and BE1 of the Core Strategy (2011) and policies DM B1, DM C4, DM C6, DM D1, DM D2 and DM A9 of the DM Local Plan (2013) and the White City Opportunity Area Planning Framework (2013).

- 76) With the exception of the Class A4 use, the Class A uses hereby permitted within plots A, B, G and H shall operate only between 0700 hours and 2400 hours, on weekdays and on Saturdays and on 0700 hours to 2300 hours on Sundays and Bank Holidays.

To ensure that the amenities of surrounding occupiers are not unduly affected by noise and other disturbance, in accordance with policy CC4 of the Core Strategy 2011 and policy DM H9 of the Development Management Local Plan 2013.

- 77) Prior to the commencement of works within the relevant part of any plot, an arboricultural method statement setting out method(s) of tree protection of all/any relevant street tree(s) adjacent to the site on Wood Lane and within MacFarlane Road during demolition and construction has been submitted to and approved in writing by the Council. Any works to tree(s) adjacent to the relevant Plot shall be carried out in accordance with BS5837:2012 Trees in relation to design, demolition and construction recommendations. The method(s) of tree protection shall be implemented in accordance with the relevant approved details.

To ensure that the adjacent retained trees are protected during the construction processes to prevent their unnecessary damage or loss, in accordance with policy 7.21 of the Further Alterations to the London Plan (2014), policy OS1 of the Core Strategy 2011 and policies DM E3 and DM E4 of the Development Management Local Plan 2013.

- 79) There shall be no CCTV cameras installed on Plot B unless otherwise approved in writing by the local planning authority.

In order to safeguard the special architectural or historic interest of the building in accordance with policy DM G7 of the Development Management Local Plan (2013) and policy BE1 of the Core Strategy (2011).

- 80) No development (except for the approved Enabling Works and demolition) shall commence on Plots A, B, C, D and G2 until details of a new drop-off bay for private hire cars/taxis have been submitted to the Council for approval and the drop-off bay shall thereafter be retained for the life of the buildings on Plots A, B, C, D and G2 in the same location or in such alternative locations as may be approved from time to time by the Council.

To ensure there are adequate facilities for taxis serving the development, in accordance with policy T1 of the Core Strategy (2011) and DM J1 of the Development Management Local Plan (2013).

- 81) The number of non-residential car parking spaces for Plots A, B, C, D and G2 shall not exceed 54 car parking spaces for the office accommodation, 3 spaces for the hotel and 5 spaces for the retail/restaurant and leisure units.

To avoid creating unacceptable traffic congestion on the surrounding road network and to ensure there would be adequate parking for the development, in accordance with in accordance with policies 6.13 and 7.2 of the London Plan (2011), policy T1 of the Core Strategy (2011) and policy DM J1, DM J2 and DM J3 of the Development Management Local Plan (2013).

- 82) 10% of the bedrooms within the hotel (Plot B) shall be designed to wheelchair housing standard or easily capable of being adapted to this standard.

To ensure that the development is fully inclusive and accessible for all and responds to the needs of people with disabilities, in accordance with policy 3.8 of the London Plan (2011), policy LE1 of the Core Strategy 2011 and policy DM B2 of the Development Management Local Plan 2013, and the Council's "Planning Guidance" Supplementary Planning Document.

- 83) Within a month of handover of the residential units comprises in Plot B created through refurbishment of an existing building hereby approved, a BREEAM for Domestic Refurbishment (2012) assessment report shall be submitted to the BRE (with a copy of the report provided to the Local Planning Authority) demonstrating that the relevant residential unit meets the requirements of 'very good'.

In the interests of energy conservation, reduction of CO2 emissions and wider sustainability, in accordance with policies 5.1, 5.2, 5.3, 5.6 and 5.7 of the London Plan (2011) and Further Alterations to the London Plan (2014) and Policy CC1 of the London Borough of Hammersmith Core Strategy (2011).

- 84) Any outdoor seating areas within the Helios Courtyard in connection with the Class A3 floorspace hereby approved within Plots B shall operate within the following hours only:

Monday to Saturday: 0700 to 2200 hours  
Sunday and Public Holidays 0700 to 2200 hours

The outdoor seating areas will be closed outside of these hours and any temporary seats/tables shall be removed and stored internally within the A3 unit(s).

To ensure that the development does not result in conditions prejudicial to the amenities of local residents by reason of noise and disturbance in accordance with Strategic Policy C and policy CC4 of the Core Strategy 2011 and policy DM C6 and DM H9 of the Development Management Local Plan 2013.

- 85) The Class A3 floorspace hereby approved within Plots A and B may be used only for restaurant/cafe use providing full meals served at table and shall not be used as a public house, wine bar, take-away or for any other purpose within class A3 of the schedule to the Town and Country Planning (Use Classes) order 1987 or any statutory replacement or modification thereof.

To ensure that the development does not result in conditions prejudicial to the amenities of local residents by reason of noise and disturbance in accordance with Strategic Policy C and policy CC4 of the Core Strategy 2011 and policy DM C6 and DM H9 of the Development Management Local Plan 2013.

- 86) Prior to commencement of plot B, details shall be submitted to and approved in writing by the Council, of 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 separating different types of rooms/ uses in adjoining dwellings, namely living room and kitchens above bedroom of separate dwelling. Approved details

shall be 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 policy CC4 of the Core Strategy 2011 and policy DM H9 of the Development Management Local Plan 2013.

- 87) Prior to commencement of plot B, details shall be submitted to and approved in writing by the Council, of the sound insulation of the floor/ ceiling/ walls separating the plant rooms, basement car park (if below dwellings), and communal facilities from dwellings. Details shall demonstrate that the sound insulation value  $D_{nT,w}$  [and  $L_{nT,w}$ ] is enhanced by at least 10dB above the Building Regulations value and, where necessary, additional mitigation measures implemented to contain commercial noise within the commercial premises. Approved details shall be 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 from transport or industrial/ commercial noise sources, in accordance with policy CC4 of the Core Strategy 2011 and policy DM H9 of the Development Management Local Plan 2013.

- 88) The cinema facility within Plot A shall be used solely for the purposes of a cinema use only and shall be made available to members of the general public. The use shall not fall within in any other use falling within Class D2 of the Town and Country Planning (Use Classes) Order 2005 (or any order revoking and re-enacting that Order with or without modification).

In granting this permission, the Council has had regard to the particular circumstances of the case. The use of the site for any other purpose could raise materially different planning considerations and the council wishes to have an opportunity to consider such circumstances at that time, and to ensure that there is appropriate provision of community leisure uses for the general public in the wider area in addition to the occupiers and visitors to the site, in accordance with policy CF1 and T1 of the Core Strategy 2011 and policy DM D2 and DM J1 of the Development Management Local Plan 2013.

- 89) The Gym/health/leisure club facility within Plot B shall be used solely for the purposes of a health/leisure club/Gym use only. The use shall not fall within in any other use falling within Class D2 of the Town and Country Planning (Use Classes) Order 2005 (or any order revoking and re-enacting that Order with or without modification).

In granting this permission, the Council has had regard to the particular circumstances of the case. The use of the site for any other purpose could raise materially different planning considerations and the council wishes to have an opportunity to consider such circumstances at that time, and to ensure that there is appropriate provision of community leisure uses for the general public in the wider area in addition to the occupiers and visitors to the site, in accordance with policy CF1 and T1 of the Core Strategy 2011 and policy DM D2 and DM J1 of the Development Management Local Plan 2013.

- 90) Notwithstanding the glazing details specified in the approved plans for plots A, B or G2 detailed specification of the external glazing including samples, where relevant, shall be submitted to the local authority prior to commencement of works on that relevant part that demonstrates that the glazing will be blast resistant, relevant to these plots. Such details shall be implemented, as approved and shall be permanently retained thereafter.

In order to ensure that the proposals deliver a high standard of design in accordance with policies BE1 of the Core Strategy (2011), Policies 7.4 and 7.13 of the London Plan (2011), policies DM G4 and DM C1 of the Development Management Local Plan 2013 and "Planning Guidance" Supplementary Planning Document 2013.

- 91) Notwithstanding the information on the approved plans, all externally glazed surfaces on the rear elevation of the projecting nib buildings within plot B (inner ring) which directly face onto the elevations of the Plot C dwellings, within plot B (inner ring) shall contain fritted, opaque or frosted glazing. For the avoidance of doubt, the requirement for the fritted, opaque or frosted glazing does not apply to the south-eastern nib above TV Studio 2.

To prevent unacceptable overlooking between facing dwellings and to maintain privacy levels within the dwellings in accordance with policies BE1 of the Core Strategy (2011), policies DM A9 and DM G1 of the DM Local Plan and SPD Housing Policy 8.

- 92) A Method statement for the reconstruction of the Helios Statue and lift/stair structure including a timeframe for the proposed works shall be submitted to the Local Planning Authority for approval prior to commencement of works on the relevant part of the development. Such work shall be implemented in accordance with approved details and the items shall be permanently retained onsite.

In order to safeguard the special architectural or historic interest of the building in accordance with policy DM G7 of the Development Management Local Plan (2013) and policy BE1 of the Core Strategy (2011).

- 93) The landscaping works subject to the detailed approval relate to specified parts of Plots A, B, C, D, E, the Helios courtyard, front forecourt and boulevard/ring road only, notwithstanding the landscaping details associated with Plots F, G, H and the parts of the Ring Road within as shown on the approved plans.

To ensure a satisfactory external appearance of the detailed aspects of the planning approval in accordance with policies BE1 and OS1 of the Core Strategy 2011 and policies DM G1, DM E3 and DM E4 of the Development Management Local Plan 2013.

- 95) Conditions relating to Development Area 2 (or relevant part(s) thereof):

Class A4 use hereby permitted within plots G and H shall operate only between 0900 hours and 2400 hours, on weekdays and 0900 hours and 2400 hours on Saturdays and on 0900 hours to 2300 hours on Sundays and Bank Holidays.

To ensure that the amenities of surrounding occupiers are not unduly affected by noise and other disturbance, in accordance with policy CC4 of the Core Strategy 2011 and policy DM H9 of the Development Management Local Plan 201

- 96) Prior to the commencement of the works on Plot G1 (the tall building) - save for the approved Enabling Works, in addition to the samples of all external materials (required in condition 10), a supporting statement shall be submitted to the local planning authority for approval in writing setting out the detailed specifications of each material indicating performance, sustainability rating, impacts from weathering and exposure to pollution sources in order to demonstrate that the materials are of the highest quality. The development shall be carried out in accordance with such details as have been approved.

To ensure the external appearance and environmental performance of the tall building is of the highest quality and to prevent harm to the street scene and public realm, in accordance with policies 5.3, 7.6 and 7.7 of the London Plan, policy BE1 of the Core Strategy 2011 and policies DM G1 and DM G2 of the Development Management Local Plan 2013 and White City Opportunity Area Planning Framework (2013).

- 97) New floorspace constructed on Plots F and H pursuant to this permission shall not exceed 19,179 square metres GEA.

To ensure the development carried out does not exceed the cumulative maximum approved, to ensure a suitable mix and distribution of land uses within the development and to ensure the quantum of floor space keeps within the parameters assessed pursuant to the EIA in relation to the development in accordance with policies 7.1, 7.2, 7.3, 7.4, 7.5, 7.6, 7.7, 7.8 and 7.9 of the London Plan (2011) policies BE1, WCOA, WCOA 1 of the London Borough of Hammersmith and Fulham Core Strategy (2011)

- 98) With regards to the ground floor within plot H:

Notwithstanding the information in the approved drawings or any subsequent approval of reserved matters relating to building(s) on plot H and subject to the provisions within the relevant conditions set out in this planning permission, the following land uses are permitted within all or part of the specified floorspace on the ground floor in Plot H providing the total floorspace (within the combined development) does not exceed the maximum floorspace as approved for that use subject to condition 8 of this planning permission:

- Class A1 (retail)
- Class A3 (restaurant)
- Class A4 (Bar)
- Class B1 (Business)

As set out in Class E, Part 3, schedule 2 of the General Permitted Development Order 1995 or the provisions of the relevant Class/Part upon implementation, this permission benefits from a period during which changes of use of the above specified floorspace between uses A1, A3, A4 and B1 as set out in the description of development may take place without the need for further planning permissions, subsequent to the approval of the reserved matters applications. This flexibility is

for a period of ten years from the date of the approval of the last reserved matters application, for that part of the development.

To ensure the uses are compatible with the adjoining land uses, within the White City Opportunity Area and to ensure that the amenity of occupiers residing in surrounding residential properties would be safeguarded in accordance with policies WCOA, WCOA1 and BE1 of the Core Strategy (2011) and policies DM B1, DM C4, DM C6, DM D2 and DM A9 of the DM Local Plan (2013) and the White City Opportunity Area Planning Framework (2013).

- 99) No commercial deliveries nor collections/ loading nor unloading shall occur on Plots E, F, G or H hereby approved other than between the hours of 08:00 to 18:00 on Monday to Saturdays and at no time on Sundays and Public/Bank Holidays.

To ensure that the amenity of occupiers of the development site/ surrounding premises is not adversely affected by noise, in accordance with policy CC4 of the Core Strategy 2011 and policy DM H9 of the Development Management Local Plan 2013.

- 100) Prior to commencement of the plots G and H of the development, a noise assessment shall be submitted to the Council for approval of external noise levels and details of the sound insulation of the building envelope, orientation of habitable rooms away from major noise sources and of acoustically attenuated mechanical ventilation as necessary to achieve the following noise limits, in accordance with the criteria of BS8233:1999. Approved details shall be implemented prior to occupation of the development and thereafter be permanently retained.

Intrusive external noise - 35 dBL<sub>Aeq</sub> 16hr for living rooms and 30 dBL<sub>Aeq</sub> 8hr for bedrooms

Intrusive noise events in bedrooms shall not normally exceed 45 dBL<sub>AmaxF</sub> during the night

Building services noise NR25 for living rooms and bedrooms.

To ensure that the amenity of occupiers within of the relevant parts of the development site are is not adversely affected by noise from transport [industrial/commercial noise sources], in accordance with Policies DM H9 and H11 of the Development Management Local Plan.

- 102) The Private Members Club (Sui Generis) hereby permitted within plot A shall operate only between 0600 hours and 0100 hours, on Sundays to Wednesdays and 0600 hours and 0300 hours on Thursdays to Sundays (including Bank Holidays).

To ensure that the amenities of surrounding occupiers are not unduly affected by noise and other disturbance, in accordance with policy CC4 of the Core Strategy 2011 and policy DM H9 of the Development Management Local Plan 2013.

- 103) With regards to the specified 2,985 sqm on floors, 8, 9 and 10 within plot A: Notwithstanding the information in the approved drawings relating to plot A and subject to the provisions within the relevant conditions set out in this planning permission, the following land uses are permitted within the specified floorspace

on the floors 8, 9 and 10 in Plot A (shown in the plans as 2,985 sqm of private members club) providing the total floorspace (within the combined development) does not exceed the maximum floorspace as approved for that use subject to condition 8 of this planning permission:

Class B1 (Business)  
Sui Generis (Private Members Club)

As set out in Class E, Part 3, schedule 2 of the General Permitted Development Order 1995 or the provisions of the relevant Class/Part upon implementation, this permission benefits from a period during which changes of use of the above specified floorspace between uses B1 and the private members club as set out in the description of development may take place without the need for further planning permissions, subsequent to the approval of the reserved matters applications. This flexibility is for a period of ten years from the date of this approval.

In granting this permission, the Council has had regard to the particular circumstances of the case. The use of the site for any other purpose could raise materially different planning considerations and the council wishes to have an opportunity to consider such circumstances at that time, and to ensure the uses are compatible with the adjoining land uses, within the White City Opportunity Area and to ensure that the amenity of occupiers residing in surrounding residential properties would be safeguarded in accordance with policies WCOA, WCOA1, BE1 and T1 of the Core Strategy (2011) and policies DM B1, DM C4, DM C6, DM D2, DM A9 and DM J1 of the DM Local Plan (2013) and the White City Opportunity Area Planning Framework (2013).

- 104) Any outdoor seating areas within the front forecourt, the boulevard and Plot D park-side cafe/restaurant in connection with the Class A3 floorspace hereby approved within Plots A and D shall operate within the following hours only:

Plot A Boulevard Seating Area  
Monday to Saturday: 0800 to 2100 hours  
Sunday and Public Holidays 0800 to 2100 hours

Plot A Front Forecourt Seating Area  
Monday to Saturday: 0800 to 2200 hours  
Sunday and Public Holidays 0800 to 2200 hours

Plot D Park-side Cafe/Restaurant Seating Area  
Monday to Saturday: 0800 to 2100 hours  
Sunday and Public Holidays 0800 to 2100 hours

The outdoor seating areas will be closed outside of these hours and any temporary seats/tables shall be removed and stored internally within the A3 unit(s).

To ensure that the development does not result in conditions prejudicial to the amenities of local residents by reason of noise and disturbance in accordance with Strategic Policy C and policy CC4 of the Core Strategy 2011 and policy DM C6 and DM H9 of the Development Management Local Plan 2013.

- 105) The rooftop terrace associated with the Private Members Club hereby approved within Plot A shall operate within the following hours only:

Monday to Saturday: 0700 to 2300 hours  
Sunday and Public Holidays 0700 to 2300 hours

The roof terrace will be closed outside of these hours.

To ensure that the development does not result in conditions prejudicial to the amenities of local residents by reason of noise and disturbance in accordance with Strategic Policy C and policy CC4 of the Core Strategy 2011 and policy DM C6 and DM H9 of the Development Management Local Plan 2013.

- 106) Notwithstanding the provisions of the Town and Country Planning (Use Classes Order) 1987 (As Amended) or any subsequent order, change of use of the Class B1 (Business) accommodation to Class C3 (Residential dwellings) will not be permitted anywhere within the development site.

In granting this permission, the Council has had regard to the particular circumstances of the case. The use of the approved new office accommodation within Plots A, C or D to residential purposes could raise materially different planning considerations and the council wishes to have an opportunity to consider such circumstances at that time, and to ensure the uses are compatible with the adjoining land uses, within the White City Opportunity Area and to ensure that the amenity of occupiers residing in surrounding residential properties would be safeguarded in accordance with policies WCOA, WCOA1, BE1 and T1 of the Core Strategy (2011) and policies DM B1, DM C4, DM C6, DM D2, DM A9 and DM J1 of the DM Local Plan (2013) and the White City Opportunity Area Planning Framework (2013).

- 107) Neither music nor loud voices emitted from the development shall be audible/measurable above the lowest background noise level at the nearest or most affected external residential noise sensitive facade and should be at least 10 dB below the quiet background inside any dwelling.

To ensure that the amenity of occupiers of the development site/ surrounding premises is not adversely affected by noise, in accordance with Policies DM H9 and H11 of the Development Management Local Plan.

- 108) Details of external use and measures to prevent the use and occupation of the external seating areas on the rear of Plot A and Helios Courtyard, and Plot D outside of the hours specified in condition 104 shall be submitted to and approved in writing by the Council. Approved details shall be implemented prior to occupation of the development and thereafter be permanently retained.

To ensure that the amenity of occupiers of the development site/ surrounding premises is not adversely affected by noise from people at the site, in accordance with Policies DM H9 and H11 of the Development Management Local Plan.

- 109) The private members club use shall not commence until all external doors to the premises (including those serving the roof areas of the building) have been fitted

with self-closing devices, which shall be maintained in an operational condition and at no time shall any external door nor windows be fixed in an open position.

To ensure that the amenity of occupiers of the development site/ surrounding premises is not adversely affected by noise /odour /smoke /fumes, in accordance with Policies DM H9 and H11 of the Development Management Local Plan.

- 110) Windows on the rear elevation of the three storey townhouses, as approved within Plot E shall contain obscure glazing or glazing that will prevent direct views between directly facing habitable room windows. The details of obscure and/or opaque glazing including samples and detailed drawings shall be submitted to and approved in writing, prior to construction of the relevant part of the development. The glazing shall be implemented in accordance with the approved details and shall be permanently retained thereafter.

To ensure that the development does not result in unacceptable levels of overlooking between dwellings which would be prejudicial to the amenities of local residents by reason of visual intrusion in accordance with Strategic Policy C and policy CC4 of the Core Strategy 2011 and policies DM A2, DM A9 and DM H9 of the Development Management Local Plan 2013.

- 111) Notwithstanding the details set out in the approved plans, the roof level screen walls to all private roof gardens on Plot E shall be a minimum of 1.7m in height.

To ensure that the development does not result in unacceptable levels of overlooking between dwellings which would be prejudicial to the amenities of local residents by reason of visual intrusion, noise and disturbance in accordance with Strategic Policy C and policy CC4 of the Core Strategy 2011 and policy DM C6 and DM H9 of the Development Management Local Plan 2013.

- 112) The Class D uses hereby permitted within plots A and B shall operate only between 0600 hours and 2400 hours on any day

To ensure that the amenities of surrounding occupiers are not unduly affected by noise and other disturbance, in accordance with policy CC4 of the Core Strategy 2011 and policy DM H9 of the Development Management Local Plan 2013.

- 113) Detailed drawings including where relevant, samples of materials of the proposed new entrance gates and new boundary walls (to Frithville Gardens) adjacent to Plots E and F and at Plot D (to Hammersmith Park), shall be submitted to the local planning authority and approved in writing, prior to construction on the relevant part of the development. The details of the boundary treatment and gates shall include a secure by design statement which will set out the operational specifications of the gate entry system. The details shall be implemented in accordance with the approved plans, samples and design statement, and shall be permanently retained thereafter.

To ensure a satisfactory external appearance and to ensure a safe and secure environment in accordance with policy 7.3 of the London Plan 2011, policy BE1 of the Core Strategy and policies DM G1 and DM G7 of the Development Management Local Plan 2013.

- 114) No part of the inner courtyard in Plots B and C shall be used as an outdoor seating area in connection with the approved Class A3 use in Plot B.

To ensure that the amenity of residential occupiers within the development site is not adversely affected by noise from people at the site, in accordance with Policies DM H9 and H11 of the Development Management Local Plan.

- 115) Notwithstanding the information in the approved plans, the southern flank elevation of Plot A which contains windows that would serve the offices and members club at 8th, 9th and 10th floors, shall contain obscure glazing only.

To ensure that the development does not result in unacceptable levels of overlooking between the commercial office/sui generis floorspace in Plot A and the residential dwellings in Plots B and C which would be prejudicial to the amenities of residents by reason of visual intrusion in accordance with Policy BE 1 of the Core Strategy and policies DM A2, DM A9 and DM H9 of the Development Management Local Plan 2013.

### **Justification for Approving the Application:**

- 1) Principle of Development/Regeneration: The principle of a comprehensive mixed use redevelopment of the site including residential, office, hotel, retail, ancillary TV Studio and leisure uses including the sui generis members club is considered to be acceptable and in accordance with national, strategic and local planning policies, which advocate making the most efficient use of brownfield land in sustainable locations and would help meet local and strategic housing needs. The proposed development would contribute to the regeneration of the area by increasing the range of employment opportunities, improve linkages and connections within the area and would promote sustainable economic growth. The relatively small size and location of the proposed retail and leisure uses would not compromise the vitality or viability of surrounding centres. The proposed development would contain appropriate land uses that are compatible with the White City Opportunity Area which is well served and accessible by public transport. The proposed development is therefore considered acceptable in accordance with policies 2.13, 2.15, 3.3, 3.4 of the London Plan (2011) and Further Alterations to the London Plan (2014 and Strategic Policies WCOA, WCOA1, A, B, C and H1 of the Core Strategy (2011) and White City Opportunity Area Planning Framework (2013).

Housing: The proposed development would contribute towards providing much needed additional housing in accordance with London Plan Policies 3.3B, 3.3D and 3.3E and would help the borough meet its housing targets in accordance with Table 3.1 of the London Plan. It is considered that the development would contribute towards the indicative housing targets set out in Strategic Policy H1 of the Core Strategy which promotes the development of new housing within the Strategic Sites and Core Strategy Policy WCOA and WCOA1 for developments within the White City Opportunity Area which set an indicative housing target of 5,000 homes is proposed across the plan period. The principle and density of residential development proposed is considered acceptable and would be in accordance with London Plan Policies 3.3 and 3.4 and Core Strategy Strategic Policies H1, H3, A and WCOA1. The proposed development would comprise an appropriate mix of dwelling sizes that would meet local and London-wide housing

needs and is therefore considered to be in accordance with policy 3.8 of the London Plan (2011) and policy H4 of the Core Strategy. In the context of these policies and having regard to the Viability Assessment, the individual circumstances of the site and the planning and regeneration benefits arising from the development, it is considered that the provision of affordable housing is acceptable and would be in accordance with Policies 3.8, 3.10, 3.11 and 3.12 of the London Plan 2011 and Further Alterations to the London Plan (2014), and policies H1, H2, H3 and H4 of the Core Strategy 2011 and policies DM A1, DM A2, DM A3, DM A4, DMA9 of the Development Management Local Plan 2013 and the Council's Planning Guidance Supplementary Planning Document and White City Opportunity Area Planning Framework (2013).

**Design:** It is considered that the proposed development, subject of the detailed elements of the application would be of a high quality design and would make a positive contribution to the character and appearance of the White City Opportunity Area, both enhancing the character of the Wood Lane Conservation Area and the setting of the Grade II listed Television Centre building. The scale and massing of the detailed components of the proposed development, and as defined by the outline parameters plans is also considered to be appropriate. Specifically, the scale, massing, height, design and relocation of the new East Tower is considered to be supported by Core Strategy Strategic Policy WCOA. Although the proposed development will be visible and will have an impact on views from within LBHF it is considered that the impact is not one of significant harm to conservation areas or local townscape and the proposed development would positively contribute to the skyline of this part of White City. The proposed development is therefore considered acceptable in accordance with policies 7.1, 7.2, 7.3, 7.4, 7.5, 7.6, 7.7, 7.8 and 7.21 of the London Plan 2011 and Further Alterations to the London Plan (2014) and policies WCOA, WCOA1 and BE1 of the Core Strategy 2011 and policies DM G1, DM G2, DM G6 of the Development Management Local Plan 2013, and the Council's Planning Guidance Supplementary Planning Document and White City Opportunity Area Planning Framework (2013).

**Built Heritage:** The proposed internal and external alterations, including the new build additions, to the Grade II listed Television Centre building are considered to be sympathetic and would preserve the elements of highest significance within the building. As such, the alterations and additions are considered to preserve the special historic and architectural interest of the heritage asset. The proposed demolition of the peripheral buildings, including the MSCP, East Tower, Stages 4 and 5, Drama Block and Restaurant block is deemed acceptable given the satisfactory proposals for replacement buildings and would cause less than substantial harm to the character or appearance of the conservation area and setting of the retained listed buildings. The proposed development would be visible from within LBHF and from isolated instances in the Royal Borough of Kensington and Chelsea. The impact of the proposal on the historic significance, visual amenity, character and appearance of these areas, in particular Wood Lane Conservation Area and setting of the Grade II listed buildings in the area, is considered on balance acceptable. The proposed development is therefore considered to be acceptable and would be in accordance with policies 7.4, 7.7 and 7.8 of the London Plan 2011 and Further Alterations to the London Plan (2014), policies BE1 and WCOA 1 of the Core Strategy 2011 and policies DM G1, DM G2, DM G6 and DM G7 of the Development Management Local Plan 2013 and the

Council's Planning Guidance Supplementary Planning Document and White City Opportunity Area Planning Framework (2013).

**Residential Amenity:** It is considered that the proposed development would not result in significant harm to the amenities of adjoining occupiers in terms of daylight/sunlight, over-shadowing, and privacy. Potential impacts in terms of air quality, light pollution, solar glare, wind tunnelling, noise or TV/radio reception would be acceptable with regard to the various mitigation methods proposed which are secured by condition. In this regard, the development would respect the principles of good neighbourliness. The proposed development is therefore considered to be acceptable and would be in accordance with policies 3.5, 3.6, 3.8, 7.3, 7.6, 7.7, 7.14 and 7.15 of the London Plan 2011 and Further Alterations to the London Plan (2014) and policies BE1, H3 and CC4 of the Core Strategy (2011) and policy DM A9 and DM G1 of the Development Management Local Plan 2013 and the Council's Planning Guidance Supplementary Planning Document and White City Opportunity Area Planning Framework (2013).

**Access:** Subject to conditions, it is considered that the development would provide a safe and secure environment for all users. The development is therefore considered to be acceptable in accordance with Policies 3.8, 6.12 and 7.2 of the London Plan 2011 and Further Alterations to the London Plan (2014) ), policy H3 of the Core Strategy 2011 and policy DM H4 of the Development Management Local Plan 2013 and the Council's "Planning Guidance" Supplementary Planning Document.

**Quality of Residential Accommodation:** The proposal is considered to provide an acceptable standard of accommodation for future occupiers of the residential accommodation (private and affordable) in respect of the living space, aspect and amenity. The assessment is that the majority of the proposed units would benefit from acceptable levels of daylight/sunlight, outlook and privacy. The development is therefore considered to be acceptable in accordance with Policies 3.5 and 3.8 of the London Plan 2011 and Further Alterations to the London Plan (2014) , Policy H3 of the Core Strategy (2011), Policies DM A2, DM A9 of the Development Management Local Plan 2013 and the Council's "Planning Guidance" Supplementary Planning Document and White City Opportunity Area Planning Framework (2013).

**Highways:** It is considered that the overall traffic impact of the proposed development would be less than anticipated in the forecasts undertaken by Transport for London in relation to the Transport Study undertaken for the White City Opportunity Area Planning Framework and as such, the traffic impact would be acceptable and in accordance with Core Strategy Policy T1 and DM Local Plan policy DM J1. The level of car, motorcycle and cycle parking is assessed as being acceptable in accordance with the policies DM J2, DM J3, DM J4 and DM J5 of the Development Management Local Plan 2013 and the Council's "Planning Guidance" Supplementary Planning Document. The site is accessible and well served by public transport, the proposed development would enhance pedestrian and cycle linkages to the north-south and east-west of the site to the benefit of the wider White City Opportunity Area. It is considered that any impacts arising from the development would be mitigated by conditions and s106 provision to contribute towards sustainable transport infrastructure measures within the White City Opportunity Area and prevent significant increase in on-street parking pressures in

surrounding roads. A car park management, servicing, road safety and travel planning initiatives would be implemented in and around the site to mitigate against potential issues. The proposed development is therefore considered acceptable in accordance with policies 6.1, 6.3, 6.9, 6.10, 6.11, 6.13 and Table 6.3 of the London Plan 2011 and Further Alterations to the London Plan (2014) and policy T1 of the Core Strategy (2011) and policy DM J1, DM J2, DM J3, DM J4, DM J5 and DM J6 of the Development Management Local Plan 2013 and the Council's "Planning Guidance" Supplementary Planning Document and White City Opportunity Area Planning Framework (2013).

**Sustainability:** The proposed development has been designed to meet Level 4 of the Code for Sustainable Homes and a BREEAM rating of Very Good or Excellent subject to individual tenancy agreements. The proposed development would include a decentralised energy centre, which would provide the heating and hot water requirements for the development (with the exception of Plot H) through Gas fired CHP units. Each building will also provide further renewable energy technologies (such as green/brown roofs and photovoltaic panels) to supplement the provision of gas fired CHP units as appropriate to their carbon reduction target and energy profile. This will result in a significant reduction of CO2 emissions beyond the Building Regulations 2010 compliant level. Subject to conditions, the proposed development is therefore considered to be acceptable and would be in accordance with policies 5.1, 5.2, 5.3, 5.6, 5.7, 5.8, 5.9, 5.11, 5.12, 5.13, 5.14, 5.15, and 7.19 of the London Plan (2011) and Further Alterations to the London Plan (2014) and policies CC1, CC2 and H3 of the Core Strategy (2011) and policy DM H1, DM H2, DM H3, DM H4, DM H5, DM H6, DM H7, DM H8, DM H9, DM H10, DM A2 and MD A9 of the Development Management Local Plan 2013 and the Council's Planning Guidance Supplementary Planning Document and White City Opportunity Area Planning Framework (2013).

**Flood Risk:** The site is located in flood zone 1 (low risk). A Flood Risk Assessment (FRA) has been submitted which advises standard construction practices in order to ensure the risk of flooding at the site remains low. The development would therefore be acceptable and in accordance with Policies 5.12 and 5.13 of the London Plan (2011) and Further Alterations to the London Plan (2014) and policy CC2 of the Core Strategy 2011 and policy DM H3 of the Development Management Local Plan 2013 and the Council's Planning Guidance Supplementary Planning Document.

**Environmental Impacts:** All Environmental Impacts have been assessed with regards to construction, demolition, proposed development and alternatives, Noise, Air Quality, Ecology, Transport, Socio-economics, Archaeology, Sunlight, Daylight, Overshadowing, Solar Glare, Water Resources and Flood, Waste, Ground Contamination, Microclimate, Electronic Interference, Townscape and Heritage, Cumulative and Residual Impacts, set out in the Environmental Statement and Addendum, and subsequent related reports in accordance with the EIA Regulations 2011. The Environmental Statement, the subsequent Environmental Statement Addendum and the submitted further information to the Environmental Statement and their various technical assessments together with the consultation responses received from statutory consultees and other stakeholders and parties, enable the Council to determine this application with knowledge of the likely significant environmental impacts of the proposed development.

Legal Agreement: The application proposes that its impacts are mitigated by way of a comprehensive package of planning obligations to fund improvements that are necessary as a consequence of the increased use arising from the population yield from the development and additional new land uses. The financial contributions will go towards the enhanced provision of education, health, employment, community facilities, accessibility and sustainable transport, highways (including pedestrian and cycle routes) and the public realm . The proposed development would therefore mitigate external impacts and would accord with London Plan (2011) and Further Alterations to the London Plan (2014) policy 8.2, Core Strategy Policies CF1, WCOA and WCOA1 and the White City Opportunity Area Planning Framework (2013).

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

### **All Background Papers held by Andrew Marshall (Ext: 3340):**

Application form received: 28th May 2014

Drawing Nos: see above

**Policy documents:** National Planning Policy Framework 2012  
The London Plan 2011 and Revised Early Minor Alterations to The London Plan, 2013  
Core Strategy 2011  
The Development Management Local Plan 2013  
Planning Guidance Supplementary Planning Document July 2013

### **Consultation Comments:**

<b>Comments from:</b>	<b>Dated:</b>
Greater London Archaeology Advisory Service	07.07.14
Natural England	26.06.14
Thames Water - Development Control	10.07.14

### **Neighbour Comments:**

<b>Letters from:</b>	<b>Dated:</b>
8 Hopgood St London W127JU	27.06.14
93 Stanlake Rd London W12 7HQ	23.07.14
93 Stanlake Rd London W12 7HQ	20.09.14
93 Stanlake Rd London W12 7HQ	23.07.14
150A Merry Hill Road Bushey WD23 1DE	15.08.14
150A Merry Hill Road Bushey WD23 1DE	22.09.14
93 Stanlake Rd London W12 7HQ	20.09.14
1st Floor 76 Abdale road London W12 7EU	22.09.14

## 1.0 BACKGROUND

1.1 This planning report relates to (1) a revised hybrid outline/detailed planning permission and (2) a new Listed Building Consent which are sought by Stanhope Plc and the British Broadcasting Corporation (BBC) ('the Applicant') for the comprehensive redevelopment of the Grade II listed BBC Television Centre (TVC) and surrounding land ('the Site') on Wood Lane, within the London Borough of Hammersmith and Fulham (LBHF). The applications have been made, following the approval of a previous hybrid planning application and corresponding listed building consent 'the consented 2013 scheme', submitted in May 2013 and subsequently approved, subject to a s106 on July 2013. The current proposals 'the 2014 revised scheme' comprises significant amendments to the previously approved scheme, which would materially change the scale and nature of development. As such, a new planning application is required for the changes.

1.2 Television Centre became the first purpose built television studios in the country when it opened in 1960 and has since been home to the British Broadcasting Corporation (BBC) until its closure in 2013. The BBC have been based in White City for over 60 years since acquiring the site in 1951. The site comprises a complex group of interconnected bespoke buildings which contain 8 x TV studios, offices, production studios, warehousing, dressing rooms and set storage facilities and ancillary uses built around a central ring, extending outwards towards Wood Lane (the Spur) and to the rear (the drama block, East Tower and restaurant block). The site also includes the storage yard to the rear of the drama block and the multi storey car park (MSCP) to the south of the railway viaduct. The site (excluding the MSCP) was awarded a Grade II listed status in 2009. The site forms part of LBHF's Core Strategy Strategic Site (WCOA1) which lies within the White City Opportunity Area-a major area for intensification of new development as envisaged by the London Plan.

1.3 The proposed redevelopment of the Television Centre site is required to contribute to the regeneration of White City through the creation of a new mixed use urban quarter with new retail, restaurant, community and leisure uses, enhanced office provision and additional homes, including affordable accommodation. The development proposes the renovation and adaptation of parts of the listed Television Centre building of greatest significance to its designation as a heritage asset; major redevelopment of the peripheral elements and attached elements of lesser significance; and redevelopment of underused land to the south of the site including the multi-storey car park (MSCP). The site is circa 6 hectares in area.

1.4 The principal building on the site comprises the iconic BBC Television Centre question mark building which contains TV studios 1-8, offices, production suites and the former newsroom. The restaurant block is located to the north of the question mark building with the East tower and Drama block located to the south. These peripheral buildings are connected to the question mark building via bridge links and roof structures. The MSCP is a free standing building located to the south of the site, beyond the underground line viaduct. For the purposes of the application(s), the site comprises a series of individual sub-plots within each building, which are as follows:

### Question Mark Building:

- o Stages 4 and 5 (Plot A);
- o Inner Ring, Helios (Plot B);
- o Outer Crescent (Plot C);

- o Studios 1-3 (Plot J);
- o Stage 6 (Plot K).

Peripheral Elements:

- o Restaurant Block (Plot D);
- o Drama Block (Plot E);
- o Land to the rear of the Drama Block (proposed townhouses) (Plot F);
- o East Tower (Plot G);
- o Multi-storey car park (MSCP) (Plot H);
- o Forecourt;

1.5 Plots J and K are included within the red line boundary of the site but are subject to independent developments (submitted by the BBC) which will dovetail with the comprehensive scheme (under consideration within this report).

Comprehensive Development Proposals for The Site (*The Consented 2013 Scheme*)

1.6 On 9<sup>th</sup> July 2014, a hybrid application for outline/full planning permission (Ref: 2013/02355/COMB) was granted, subject to conditions and a s106 Legal Agreement for the following comprehensive redevelopment of the whole site:

Full Planning Permission: Demolition of parts of the former BBC Television Centre and associated buildings and structures (including the Multi-Storey Car Park, Restaurant Block, Drama Block, East Tower, part of the outer ring of the main building) to facilitate comprehensive redevelopment of the site to constitute a mixed use development providing up to 1025 residential units and a range of land uses. Planning Permission is sought in detail for works to the main Television Centre building to comprise single and two storey extensions at roof level and basement, refurbishment of facades, provision of up to 6,182 sq m (GEA) new Class B1 (business) floorspace; change of use of parts of the building to provide Use Class C1 (hotel); C3 (residential) up to 447 units; A1 (shops); A2 (financial and professional services); A3 (restaurant); D1 (non-residential institutions); and D2 (assembly and leisure); and erection of new outer ring building ranging from 8 to 10 storeys to provide residential accommodation and B1 (business) floorspace; and redevelopment of the East Tower block to comprise erection of 25-storey building and two storey pavilion building to provide residential accommodation of up to 17,670 sq m (GEA) with provision of up to 1,363 sqm (GEA) flexible ground floor commercial use (Use Classes A1/A2/A3/B1/D1/D2); provision of car, cycle and motorcycle parking within new basement, hard and soft landscaping within new public forecourt and Helios courtyard, new shared pedestrian/vehicular routes, installation of new plant machinery. (Internal landscaping to inner block and internal layout of tall building to be reserved). Outline Planning Permission is sought (with all matters to be reserved) for the erection of four new blocks ranging from 3 to 10 storeys to provide Use Class C3 (residential); and flexible use classes A1/A2/A3/A4/D1/D2; provision of car parking; hard and soft landscaping areas; alterations to the vehicular and pedestrian routes and accesses and other associated works.

1.7 A corresponding listed building consent (Ref: 2013/02356/LBC) was also approved on the 9<sup>th</sup> July 2014 for the following:

Internal and external alterations to the former BBC Television Centre buildings to include works to the Inner Ring, Helios Courtyard and Forecourt area; roof top alterations to the Inner Ring; partial demolition of Stages 4 and 5 and demolition of

Studios 4-8 and the wedge and erection of replacement structures; demolition of the Restaurant Block, Drama Block, East Tower and connecting bridges; demolition of gatehouses; removal of boundary treatment; proposed basement works; access and egress works; associated boundary treatment and landscaping; and other associated and ancillary works.

And:

1.8 Conservation area consent (2013/02244/CAC) was also approved on the 9<sup>th</sup> July 2014 for:-

Demolition of buildings and structures on land to the rear of the existing Drama Block.

1.9 The application(s) under consideration within this report have been submitted concurrently with a minor material amendment application (Ref: 2014/04720/VAR) which amends the above approved development (the 2013 Scheme), alongside a listed building consent (2014/04723/LBC) for the demolition of Stages 4 and 5 and erection of a new replacement building (to replace the 2013 proposals on this part of the site). These applications were submitted so that the applicant retains the option of reverting to the previously approved scheme (with the exception of the proposals for Plot A which is proposed for amendment).

#### *Site Description*

1.9 The BBC TVC is a Grade II listed building, with the central 'inner ring' and Studio 1 noted as being of special interest.

1.10 The application site is bounded to the east by Wood Lane (A219) and to the west by Hammersmith Park. South Africa Road is located just north of the site, and Frithville Gardens and Macfarlane Road to the south of the site. The site is divided by a railway viaduct which carries the Circle and Hammersmith and City London Underground lines. The viaduct segregates the land to the south which comprises the MSCP from the main TVC building and outbuildings to the north.

1.11 The site was acquired by Stanhope Plc in July 2012. The BBC continues to occupy the buildings for a temporary period whilst operations are gradually being discontinued. The BBC has stated its intention to reoccupy parts of the site as part of the planned redevelopment scheme. The new land owners (Stanhope) are committed to re-provide floorspace within the site for the BBC as part of the land transfer. As such, the BBC will reoccupy TV Studios 1-3 and Stage 6 which are part of the main question mark building.

1.12 It is intended that the BBC reoccupy part of the Site on completion of certain refurbishment works. It has therefore sought and obtained planning permission to carry out these works, which would enable it to operate autonomously. These works are independent of the wider development of the site.

1.13 The site is comprised of a number of existing buildings which are as follows:

- o Question Mark Buildings: these comprise an 'outer ring' made up of a number of BBC facilities:
  - Stage 6;
  - Stages 4 and 5;
  - Studios 4-8;
  - A central wedge; and
  - Studios 1-3.

1.14 Running outside of the 'outer ring' building is a ring road which provides servicing access to the Studios. A nine storey inner circular building known as the 'inner ring' contains office and studio space along with significant basement levels. Within the 'inner ring' building is a circular open area known as the 'Helios Courtyard'. A larger open forecourt area leads up to the 'inner ring' building from Wood Lane, flanked by Studio 1 (equivalent to five storeys plus basement), Stages 4 and 5 (seven storeys plus basement) and Stage 6 (seven storeys plus basement). Outside of the ring road, the following buildings exist:-

- o Restaurant Block (four storeys plus basement): this is located to the northwest of the site and includes a basement, one level of kitchen space and three levels of dining. A garden area is located alongside this building which was previously known as the Blue Peter Garden.
- o Drama Block (five storeys plus basement): this is located to the south of the site and includes a four to five storey building utilised for office and storage.
- o East Tower: this is located on the site's eastern boundary and comprises a 15 storey office block, incorporating facilities management and maintenance activities.
- o Land to the south of the Drama Block: this is located to the south of site, south of the Drama Block and is an open yard with structures supporting satellite dishes.
- o Multi Storey Car Park (eight storeys - MSCP): this fronts Wood Lane to the south east of the site and is separated from the main site by a railway viaduct, although connected through an open arch.

1.15 The main vehicular access to the site is from Wood Lane, and Macfarlane Road. From Wood Lane there are two vehicle points - the first being the main gate into the forecourt which provides vehicular access and egress to/from the site and the second located further north along Wood Lane (to the north) - which traditionally has provided vehicular egress. The BBC historically operated a one-way route around the ring road from the main gate exiting at the northern gate on Wood Lane. The Macfarlane Road access was used for courier deliveries and deliveries to the yard area.

### *The Surrounding Area*

1.16 The site is located within the White City Opportunity Area (WCOA) as designated in the London Plan (July 2011) and the Core Strategy (adopted October 2011). The site (with the exception of the MSCP) is within the Wood Lane Conservation Area.

1.17 The site benefits from close proximity to a range of public transport modes and has a Public Transport Accessibility Level (PTAL) of 6a (Excellent). White City and Wood

Lane London Underground Stations are located immediately to the northeast and east of the site respectively. White City Bus Station with numerous bus services is located immediately to the east of the site. Shepherd's Bush Station is also located approximately 400m to the southeast of the site. The Westway (dual carriageway) is situated approximately 400m north of the site which provides access to Central London and the A3220 (linking the Shepherd's Bush Roundabout to the Westway located approximately 350m east of the site). A Barclay's Cycle Hire Docking Station is also located 200m to the east of the site.

1.18 The site is also located within Environment Agency Flood Zone 1 which is characterised as at low risk of flooding from the River Thames. The site is not located within an Archaeological Priority Area.

1.19 The area surrounding the site contains a variety of land uses, densities, building heights and building forms ranging from low rise residential terraces through higher density estates to large commercial buildings.

1.20 To the north of the site is the Wood Lane Estate. This is a 2-4 storey red-brick housing estate which lies adjacent to the White City Territorial Army Centre off South Africa Road and the White City Estate (a five storey housing estate) approximately 300m away. BBC Media Village is also located to the north of the site. To the north west, Hammersmith Hospital is situated approximately 950m from the site across the A40.

1.21 Immediately to the west of the site lies Hammersmith Park which is a designated Nature Conservation Area and designated Open Space (Local Park 0S6) in the Core Strategy. This is a small public park with Japanese Gardens, a bowling green and adjoining football pitches and tennis courts. Loftus Road, Queens Park Rangers Football Club ground, is located approximately 300m west of the site.

1.22 The land on the opposite site of Wood Lane to the east comprises the significant part of the White City Opportunity Area which forms part of LBHF's Core Strategy Strategic Site WCOA1. This land includes the Westfield Shopping Centre and associated land to its north, the M&S Warehouse site (now owned by St James Group), the former Dairy Crest site (now owned by Imperial College London) and the Imperial West/former BBC Woodlands site (now owned by Imperial College London). There are a number of other buildings in various ownerships, earmarked for redevelopment which are also included within this part of the opportunity area.

1.23 The Imperial West site to the north of the Westway is currently the only site being developed, but further major regeneration schemes are planned for the future. The Imperial West site will contain a range of University academic buildings with student accommodation, offices, hotel, restaurants and retail units. The WCOA is being planned to accommodate circa 4,500 new homes with additional retail, offices, restaurants, leisure and community uses.

1.24 Immediately to the south of the site is the railway viaduct that divides the site. There are also a number of residential streets including Frithville Gardens and Macfarlane Road. Shepherds Bush Market, a mix of shops and stalls which runs next to the Hammersmith and City underground line, is located approximately 600m to the south. Shepherds Bush Common is also located to the south of the site.

1.25 A number of schools and places of worship can be found within the vicinity of the site including the Jack Tizard School; Ark Swift Primary School; Phoenix High School, Harmony Nursery; St Michael and St George Church; Our Lady Fatima Roman Catholic Church; and Shepherd's Bush Mosque.

### *Listed Building Status*

1.26 The BBC TVC was listed as Grade II in July 2009. It states that the listing includes "the main circular range excluding the spur, the original scenery block [Drama Block, Plot E] and the former canteen [Restaurant Block, Plot D]".

1.27 The reasons for its designation as a heritage asset are set out below:

"The central ring and Studio 1 of the BBC Television Centre is designated for the following principal reasons:

\* It has special historic interest as the country's first purpose-built studio complex devoted to television (in which Britain had a pioneering role), built for, and still used by, the nation's main television broadcaster. Designed in the contemporary style, the distinctive circular drum has a strong period feel, good detailing and a celebrated facade featuring the façade of Studio 1, with its atomic discs and the curved curtain wall on pilotis. The central ring contains art of special interest such as the sculpture of Helios by T.B. Huxley-Jones, and the vibrant John Piper mosaic mural in the entrance hall. This large and busy site has been much expanded and the special interest is confined to the central ring of the main building and Studio 1, excluding the seven peripheral studios and the interior of Studio 1, the scenery block, the canteen and the later extended spur.

1.28 In the English Heritage Advisor's Report dated 14th July 2009, the Secretary of State was not persuaded "that the other studios, scenery block or the canteen are of special interest but he considers that it would be difficult to exclude these buildings from the listing given their structural attachment to the central ring and Studio 1". Neither the other studios, the Drama Block, the Restaurant Block nor 'the spur' (which extends from the central ring northwest towards Wood Lane) are considered to be of special interest.

### *Planning History and Historical Context*

1.29 In 1936, the BBC made the first regular television broadcasts in the world from studios at Alexander Palace. It was however only in 1949 that the BBC acquired the Television Centre site in White City, when purpose built studios were considered necessary. The listed building report addendum submitted with this application confirms that the BBC TVC was to be designed to be as compact as possible but capable of extension and therefore, it had to be built in phases. As such, there have been a number of planning applications submitted for extensions, alterations and additions to all buildings on the TVC site over the years. The below list of applications relate to those that are of significance to the current applications:

1951/00344/HIST: The development began in 1950 but due to government restrictions on building through its loan sanction and licensing of materials, development was then halted until 1953. When work resumed in 1953, it was on the peripheral scenery block (Drama Block) which was completed with offices as well as workshops so that it could function as an independent building until the main building was completed. Planning

Permission was submitted for the scenery block on 9th May 1951 and the application was subsequently approved shortly thereafter.

1954/00521/HIST: In 1954, work then begun on another peripheral building, the original canteen (Restaurant Block) which doubled as a rehearsal space. Planning permission was submitted on the 16th February 1954 for the erection of a four-storey canteen building faced in grey-brown Berkshire hand-made facing bricks (as used on the Scenery Block) and was subsequently granted.

1955/00509/HIST: Planning permission was applied for on 18th November 1955 for the erection of the main circular block to the British Broadcasting Corporation's Television Centre at Wood Lane, Hammersmith including the use of materials for the external finishes and to the formation of three new vehicular access-ways to the site from Wood Lane, and was subsequently approved. Work on the central ring offices and studios began in 1955, and the main phase was completed in 1960. When built, it was the largest purpose built television studios in Europe.

1960/00663/HIST: On the 2nd August 1960, planning permission was applied for, for the erection of the East Block (formerly called the works Block and known as East Tower). A subsequent application for this block (Ref: 1961/00607/HIST) was submitted on 24th May 1961 and was subsequently approved.

1962/00672/HIST: Planning permission for the first part of the Spur was first applied for on 29th June 1962. The development comprised the erection of an eight-storey building with basement, comprising a Television Production Studio, two Television News Studios, together with ancillary technical and office areas, being Stage 4. Subsequent approval for this building was applied for on 24th July 1963 (Ref: 1963/00772/HIST) and was subsequently approved. The spur was completed between 1967 and 1969.

Ref: 1979/01078/FUL: On 1st December 1980, an application for planning permission was granted for the erection of a multi-storey car park.

Ref: 1984/01273/FUL: On 12th November 1984, planning permission was granted for the erection of an extension to the Television Centre (Stage 5) studios and storage space ancillary to the Television Centre. This was completed in 1988.

1992/01371/FUL and 1994/00912/FUL: On 7th February 1994 planning permission was granted for the erection of a part eight part four storey extension (12 090 square metres) incorporating broadcasting and support facilities new reception/entrance hall audience facilities B.B.C. club and offices (Stage 6) with alterations to the inner "horseshoe" ring road incorporating new security building barriers coach and taxi drop-off points and new boundary wall together with related landscaping. A revised scheme for the Stage 6 building was approved on 16th November 1994. Stage 6 was completed in 1998.

1.30 The site has also been the subject of numerous ad hoc applications but of particular relevance is the recent Certificate of Lawfulness of Existing Use or Development (Ref. 2012/01526/CLE) which was granted on 30th July 2012 in respect of most of the site for the following:

"Use as a television centre comprising offices, productions suites, broadcasting spaces, studios for filming and recording sound (Class B1)".

1.31 The MSCP, located to the south east of the site fronting Wood Lane, is separated from the rest of the site by a railway viaduct. Historically it has been intended for users of the BBC TVC but in more recent years it has been used by others.

#### *Current Regeneration Proposals and BBC related developments*

1.32 In 2012, Stanhope acquired the whole TVC site from the BBC with a view to comprehensively redeveloping the site, along with the BBC who would retain a leasehold interest in the land with the retained TV Studios and associated floorspace and Stage 6 which would be used as BBC Worldwide offices.

#### *Stage 6 Proposals*

The BBC submitted an application in February 2013 (Ref. 2013/00322/FUL) in relation to the Stage 6 building for the following:

"Erection of a four storey side extension at second to sixth floors to accommodate a new escape staircase, an enlargement of the existing plant room enclosure at roof level including replacement plant machinery and air conditioning units and alterations to front entrance doors at street level".

1.33 The works are required to accommodate the relocation of BBC Worldwide from the Media Centre at 201 Wood Lane. Planning permission was granted on 27th March 2013. A number of subsequent minor applications, Non-Material Minor Amendments and conditions have been approved with regards to these works, although they are not of particular significance to this planning application or the corresponding listed building consent.

#### *Studios 1-3 and Associated Floorspace*

1.34 A further application was submitted in April 2013 (Ref. 2013/01834/FUL and 2013/01835/LBC) in relation to Studios 1-3 (within the question mark building) for the following:

"Demolition of the covered bridge access over the ring road between East Tower and Scenery Runway and the eastern peripheral offices at third floor level; construction of a new external plant enclosure at third floor level; removal of the mechanical plant infill to the lightwell beneath the main façade of Studio 1; internal refurbishment works and any other associated works." Planning permission and Listed Building Consent were granted on 8th July 2013.

1.35 A number of subsequent non-material minor amendments, planning conditions and listed building consent variations have been approved with regards to the refurbishment of Studios 1-3, although none of these are relevant to the consideration of this planning application or the corresponding listed building consent.

1.36 These applications were submitted by the BBC independently of any future works which Stanhope or any other developer might bring forward on the TVC site. The above listed works (to Stage 6 and Studios 1-3) proposed are required by the BBC for its own purposes, to ensure it can operate autonomously, and will be carried out regardless of whether or not the wider refurbishment and redevelopment of the BBC TVC and

surrounding land pursuant to the current application are approved. However, the autonomy works have been designed to be complementary to the evolving wider proposals for the remainder of the site.

### *Enabling Works*

1.37 The applicant intends to carry out some early enabling works (to parts of the development site) that will ensure the BBC works to Stage 6 and Studios 1-3 can progress at the same time as the comprehensive development plans. The enabling works comprise minor predominately below ground level works to the local infrastructure (ie: to the water mains, gas, electricity, telephone lines). Such enabling works will allow the BBC development to be connected to the local infrastructure network, and allow preparatory works within parts of the main site, in anticipation of the comprehensive development being implemented. Enabling works can be submitted under condition 5 of main 2013 Scheme planning permission (ref: 2013/02355/COMB), which would allow specified works to take place, by way of partial condition discharges for each phase of enabling works, prior to commencement of works triggering the implementation of the main planning permission (as defined within the 2013 scheme Section 106 Legal Agreement).

Prior to the 2013 Scheme being approved the applicant submitted the following standalone application for the first enabling works phase [Enabling Works Phase 1].

1.38 On 15<sup>th</sup> July, planning permission was granted (Ref: 2014/01019/FUL) for the installation of utilities principally comprising sub-surface surface water drainage, foul water drainage, power, potable water, gas and telecommunications infrastructure and associated enabling works within the external area surrounding Stage 6 [as set out in the application red line area plan]. This application permitted a no. of ground infrastructure works in order to assist the BBC and Stanhope in separating Stage 6 from the rest of the site (so the BBC can operate this building autonomously from rest of the site). The application also permitted below ground enabling works which enable the comprehensive development (of the remainder of the site) to be connected to the various localised infrastructure sources i.e.: electricity, gas, water, sewerage, telecommunications etc.

The following applications to partially discharge condition 5 have been submitted and are pending assessment.

- Ref: 2014/04306/DET: Submission of details to partially discharge condition 5 [Enabling Works Phase 2] of planning permission 2013/02355/COMB granted 9th July 2014.
- Ref: 2014/04882/DET: Submission of details for to partially discharge condition 5 (demolition of cashier's office) of planning permission 2013/02355/COMB granted 9<sup>th</sup> July 2014.
- Ref: 2014/05006/DET: Submission of details to partially discharge condition 5 (Enabling Works), (East Tower podium toe and scenery shed areas demolition) of planning permission 2013/02355/COMB granted 9th July 2014.
- 2014/05013/DET: Submission of details to partially discharge condition 5 (Enabling Works), (Dodd's Yard demolitions) of planning permission 2013/02355/COMB granted 9th July 2014.

Ref: 2014/05460/DET: Submission of details to partially discharge condition 5 (Enabling Works), (Part of Wood Lane boundary wall demolition) of planning permission 2013/02355/COMB granted 9th July 2014  
Discharge of Conditions

1.39 At the time of writing this report, the following planning conditions pursuant to the main 2013 Scheme planning application (ref: 2013/02355/COMB) and listed building consent (ref: 2013/02356/LBC) have been partially or fully discharged.

- Ref: 2014/04199/DET: Submission of details of water supply impact studies pursuant to condition 29 of planning permission 2013/02355/COMB granted 9th July 2013.
- Ref: 2014/04259/DET: Submission of details of archaeology pursuant to condition 12 of planning permission 2013/02355/COMB granted 9th July 2014.[Partial Discharge for Enabling Works Phase 2 and other Enabling Works demolition]
- 
- Ref: 2014/04282/DET: Submission of details of Preliminary Risk Assessment Report pursuant to condition 31 of planning permission 2013/02355/COMB granted 9th July 2014.
- Ref: 2014/04283/DET: Submission of details of Site Investigation Scheme pursuant to condition 32 of planning permission 2013/02355/COMB granted 9<sup>th</sup> July 2014.
- Ref: 2014/04349/DET: Submission of details of Quantitative Risk Assessment pursuant to condition 33; details of Remediation Method Statement pursuant to condition 34 of planning permission 2013/02355/COMB granted 9th July 2014.[Partial Discharge for Enabling Works Phase 2]
- Ref: 2014/04299/DET: Submission of details to partially discharge condition 17 Arboricultural Method Statement of planning permission 2013/02355/COMB granted 9th July 2014.[Partial Discharge for Enabling Works Phase 2 and other Enabling Works demolition ]
- Ref: 2014/04291/DET Submission of details of Sustainable urban drainage system (SUDS) pursuant to condition 27; details of Surface Water Drainage pursuant to condition 30 of planning permission 2013/02355/COMB granted 9th July 2014.

1.40 The following applications are pending a decision:

- Ref: 2014/04306/DET: Submission of details partially discharging condition 5 Enabling Works of planning permission 2013/02355/COMB granted 9th July 2014.
- Ref: 2014/04306/DET: Submission of details to partially discharge condition 5 [Enabling Works Phase 2] of planning permission 2013/02355/COMB granted 9th July 2014.
- Ref: 2014/04882/DET: Submission of details to partially discharge condition 5 (Enabling Works) (cashier's office demolition) of planning permission 2013/02355/COMB granted 9th July 2014.
- Ref: 2014/05006/DET: Submission of details to partially discharge condition 5 (Enabling Works), (East Tower podium toe and scenery shed areas demolition) of planning permission 2013/02355/COMB granted 9th July 2014.
- Ref: 2014/05013/DET: Submission of details to partially discharge condition 5 (Enabling Works), (Dodd's Yard demolitions) of planning permission 2013/02355/COMB granted 9th July 2014.

- Ref: 2014/05460/DET: Submission of details to partially discharge condition 5 (Enabling Works), (Part of Wood Lane boundary wall demolition) of planning permission 2013/02355/COMB granted 9th July 2014. Ref: 2014/04725/DLBC: Submission of details of photographic survey pursuant to condition 4 of planning permission 2013/02356/LBC granted 9<sup>th</sup> July 2014.
- Ref: 2014/4964/DCAC: Submission of details of photographic survey pursuant to condition 3 of planning permission 2013/02244/CAC granted 9th July 2014.
- Ref: 2014/05120/DET: Submission of details of contamination pursuant to conditions 33 and 34 of planning permission 2013/02355/COMB granted 14th July 2014. [Partial Discharge for Enabling Works Phase 3]
- Ref: 2014/05351/DET: Submission of details of contamination pursuant to conditions 33 and 34 of planning permission 2013/02355/COMB granted 9th July 2014. [Partial Discharge for East Tower Podium toe demolition]
- Ref: 2014/05121/DLBC: Submission of details of schedule of works pursuant to condition 6; details of salvage method statement pursuant to condition 7 of planning permission 2013/02356/LBC granted 9th July 2014. [Partial Discharge for soft strip works].

1.41 Due consideration will be given in this report to amending the previous conditions, including those which have been partially discharged and the imposition of the same conditions and new conditions, where applicable.

#### *The S73 'Minor Material Amendment' (MMA) Application*

Variation of Conditions 3, 8 and 78 of Outline/Full Planning Application (Ref:2014/04720/VAR)

1.42 BBC/Stanhope have applied for minor material amendments to the permitted development scheme (by way of varying conditions 3, 8 and 78 pursuant to 2013/02355/COMB). A new corresponding listed building consent application for the demolition of Stages 4 and 5 has been submitted. The applicant is entitled to apply for an amendment to the 2013 planning permission, under S73 of the Town and Country Planning Act (As Amended) which can be used, amongst other things, to approve minor material amendments to an existing planning permission by amending a condition (or conditions) upon which the permission was granted. A section 73 application results in the grant of a new planning permission affecting the same site that is subject to the relevant amended conditions.

1.43 The description of development for the MMA application (Ref: 2014/04720/VAR) is as follows:

*Variation of conditions 3, 8 & 78 of planning permission (ref: 2013/02355/COMB) 9.09.2014 for demolition of parts of the former BBC Television Centre & associated buildings & structures (including Stages 4&5, Multi-Storey Car Park, Restaurant Block, Drama Block, East Tower, part of outer ring of main building) to facilitate comprehensive redevelopment of site to constitute a mixed use development providing up to 1025 residential units & range of land uses. Planning Permission is sought in detail for works to main Television Centre building to comprise extensions at roof level & basement, refurbishment of facades, provision of up to 43,857 sqm (GEA) new Class B1 (business) floorspace; change of use of parts of the building to provide Class C1 (hotel); C3 (residential) up to 447 units; A1 (shops); A2 (financial & professional services); A3*

*(restaurant); D1 (non-residential institutions) D2 (assembly & leisure); Private Members Club (Sui Generis) & erection of new 11 storey building & new 8-10 storey outer ring building to provide residential use & B1 (business) floorspace & erection of new 25-storey East Tower & 2 storey pavilion building to provide residential accommodation (up to 17,670 sq m (GEA)) with provision of up to 1,363 sqm (GEA) flexible ground floor uses (Classes A1/A2/A3/B1/D1/D2); provision of car, cycle and motorcycle parking within new basement, hard & soft landscaping within new public forecourt & Helios courtyard, new shared pedestrian/vehicular routes, installation of new plant machinery. (Internal landscaping to inner block & internal layout of tall building to be reserved). Planning Permission is sought (with all matters to be reserved) for erection of 4 x new blocks (4-10 storeys) to provide residential use; & flexible A1/A2/A3/A4/D1/D2 use; provision of car parking; hard & soft landscaping areas; alterations to vehicular & pedestrian routes & accesses and other associated works*

1.44 The proposed amendment to the planning permission subject to the above description consists of substituting plans relating to Plot A and moving from a refurbishment to a new build development. The applicant is seeking permission to demolish the whole of stage 4 and 5 (within the spur) and erect a new 11 storey building which would contain offices, cinema, restaurants and a private members club. The proposals for Plot A are the same for the MMA application as the revised 2014 scheme under consideration within this report. No other amendments to the consented 2013 scheme, are sought through the MMA application. An assessment of the MMA application is set out in the officer report (ref: 2014/04720/VAR). This report focuses on the revised 2014 scheme which is subject to a part outline part detailed planning application.

#### *The '2014 Revised' Development*

1.45 This application and corresponding listed building consent application comprises a new development scheme which has been submitted following a period of further investigation and design development. The planning application is submitted in part detail part outline form. Although the revised proposals retain the same Plot names (as outlined in para 1.4 of this report), the detailed element of the 2014 scheme includes the proposals for Plots D and E and the landscaping within Plot C whereas these elements were previously submitted in outline form with all matters reserved.

1.46 For the purposes of the planning applications, the site has been divided into 8 plots and the Forecourt, which are referred to throughout this report:

1. Plot A: Stages 4 and 5;
2. Plot B: Inner Ring, Helios;
3. Plot C: Outer Crescent;
4. Plot D: Restaurant Block;
5. Plot E: Drama Block;
6. Plot F: Land to the rear of the Drama Block (proposed townhouses);
7. Plot G: East Tower;
8. Plot H: MSCP;
9. Forecourt

1.47 The description of the development is as follows:

1.48 Demolition of parts of the former BBC Television Centre, associated buildings & structures (including boundary walls) to facilitate comprehensive phased redevelopment of the site to provide up to 943 residential units with a range of land uses. Planning Permission is sought in detail for works to the main building comprising erection of new 10 storey Class B1 (office) building to replace Stages 4-5 incorporating a private members club (sui generis), cinema (Class D2) & restaurant (Class A3), extensions at roof level, ground & basement levels, refurbishment of facades & change of use of parts of the retained building to provide Use Class D2 (gym), C1 (hotel); C3 (residential); A1 (shops); A2 (financial & professional services) & A3 (café/restaurants); erection of new 8-10 storey outer ring building replacing Studios 4-8 including provision of up to 941sqm Class B1 (new BBC offices) next to Studio 3, erection of new 6-9 storey office building with ground floor cafe (Class A3) to replace the canteen block, erection of new 3-9 storey building replacing the former drama block to provide residential use (Class C3) & redevelopment of the East Tower to comprise erection of 25-storey building & 3 storey pavilion building to provide residential accommodation (up to 17,670 sqm) with provision of up to 1,843 sqm flexible ground floor uses (Classes A1/A3/A4 or B1); provision of car, cycle & motorcycle parking, hard & soft landscaping within new public forecourt & Helios courtyard, new shared pedestrian & vehicular routes, installation of new plant machinery & other structures. Planning Permission is sought (with all matters to be reserved) for the erection of buildings on the multi storey car park site & land to the rear of the Drama block ranging from 3-10 storeys to provide Class C3 residential; flexible A1-A4 or B1 uses; provision of car parking; hard & soft landscaping areas; alterations to the vehicular/pedestrian routes/access & works (Revised Description)

1.49 The proposed residential mix within the outline components (including the unit mix within plot G) has not been detailed. Therefore, the application has been submitted for a maximum of 943 residential units (an increase of 2 units from the original 2014 scheme description). It should be noted that the quantum of floorspace within Plot G (the new East Tower Pavilion building) has also increased (to 1,843 sqm) resulting from the addition of a new floor within the pavilion building. The indicative mix of the maximum unit scheme as set out in the illustrative development scheme is as follows:

Plot	Studio	1 Bed	2 Bed	3 Bed	4 bed	Townhouse	Duplex/ Maisonette	Total
B	6	58	87	11		0	0	162
C	10	87	134	40	1	0	0	272
E	0	53	62	47	0	18	0	180
F	0	0	0	0		20	0	20
G	31	43	60	28	0	0	5	167
H	0	67	68	0	0	0	7	142
Total								943

1.50 The below table identifies the maximum scale of the proposed development. The proposed scale and layout of the outline components is reserved. As such, the figures provided for the outline plots F, G and H are indicative figures only:

Plot	Detail/Outline	Existing GEA (sq m)	Proposed GEA (sq m)
A	Detail	39,205	44,608
B	Detail	28,170	40,059
C	Detail	28,704	31,715
D	Detail	4,408	15,986
E	Detail	22,714	31,754

F	Outline	0	3,750
G	Detail (Internal layout Reserved)	14,051	19,513
H	Outline	25,477	15,429
Total		162,729	202,814

1.51 The total floorspace proposed for each individual land use (for all development plots) is subject to control through the maximum limits in the parameters plans. Planning approval is sought for the following maximum floorspace across the whole development taking into account both outline and detailed components, in relation to each land use:

- Hotel (C1): 2,269 sq m
- Residential (C3): 114,964 sq m
- Business (B1): 56,581 sq m
- Retail (A1): 1,726 sq m
- Retail (A2): 62 sq m
- Retail (A3): 6,562 sq m
- Retail (A4): 2,703 sq m
- Leisure (D2): 4,027 sq m;
- Private Members Club (Sui Generis): 3,609 sqm

1.52 An individual description of each element of the scheme is provided below.

#### *Detailed Elements*

1.53 Full details of Plots A, B, C, D, E and G have been provided (internal layout of Plot G). Plots F and H have been submitted in outline form with all matters reserved. The internal layout of Plot G provided is for illustrative purposes only.

#### *Plot A: Stages 4 and 5*

1.54 The revised scheme proposes to demolish this building and erect an 11 storey building to provide office accommodation and a Private Members Club on the upper floors (8-10) including roof top swimming pool with Use Classes A3 and D2 at basement and ground floor. There will be an arcade through Plot A at ground floor level to the crescent boulevard that runs around the site. A new public terrace will connect the ground floor levels of Plot A with the Forecourt.

1.55 The proposed members club contains a ground floor lobby area with a reception desk, that would also serve the proposed hotel (C1 use) within Plot B. On signing in, members would take a lift up to the 8<sup>th</sup>, 9<sup>th</sup> and 10<sup>th</sup> floors which comprise the club. The lifts would also serve the hotel floors in Plot B.

1.56 Plot A comprises the following land uses:

- Restaurant (Class A3): 2,928 sqm
- Offices (Class B1) including Estate Management Offices: 35,386 sqm
- Cinema (Class D2): 1,527 sqm
- Private Members Club (Sui Generis): 3,609 sqm

1.57 The basement floors contain the two screen cinema, plant rooms and cycle storage and ancillary floorspaces. Servicing and delivery access is provided from the

rear boulevard at the bottom of the access ramp which has parking spaces/delivery area for large vehicles.

*Changes to The Consented 2013 Scheme for Plot A:*

1.58 Previously it was proposed to retain the existing building and refurbish it. The current scheme proposes to demolish the existing building and construct a new building resulting in what the applicant considers to be more efficient floor to ceiling heights, better internal levels and better standards of thermal performance and sustainable design.

1.59 The consented building would have been predominantly used for offices (Class B1), with A1, A3, D1 and D2 use on the ground floor. The revised proposals include the provision of a Private Members Club (Sui Generis) on floors 8, 9 and 10, in addition to the offices (on floors 1-9), restaurant (A3) and retail (A1) on the ground floor and cinema (D2) and plant room/ancillary floorspace on the basement levels. As the precise demise of the members Club has not been fully resolved, the application seeks flexibility for the use of this space as flexible use for B1 office / Private Members Club.

1.60 In terms of the height, the building will be 1.1m higher than the 2013 scheme and both principal elevations have been revised with the introduction of brick as the predominant material on the facades. The vertical ceramic panels 'baguettes' previously proposed within Plots A and C are incorporated into the window modules on both facades. The upper floors (7-9) comprise more lightweight materials with glazed panels framed by metal fins with a plant screen at level 10.

*Plot B: Inner Ring, Helios and the Forecourt*

1.61 The Inner Ring is proposed to be retained and refurbished to provide 162 residential units and a 47 room boutique hotel (Class C1) occupying 1944 sqm floorspace. The residential mix within plot B would be:

Studios	6
1 bed	58
2 bed	87
3 bed	11
Total	162 units

1.62 118 sqm Use Class A1 (retail), 62 sqm, Class A2 (finance and professional offices), 294 sqm Class A3 (restaurant) uses and 248 sqm Class B1 (offices) would be provided at ground floor with 2,500 Use Class D2 (Gym) provided at basement level which extends below the Helios Courtyard and inner ring block. The front Forecourt will be developed to provide a high quality area of public realm and event space. The Helios space would also be landscaped and include alterations to the central statue to create a lift shaft and stair enclosure allowing access to the basement level D2 use.

1.63 A new super lobby for the residential accommodation is proposed within the existing main entrance area (North Hall). It will provide a secure line beyond which will be the private residential areas. From here, residents and visitors would be able to gain access to the private designated spaces.

1.64 There are a number of external alterations and minor extensions proposed as part of the works to Plot B. The main external alterations comprise the demolition of the rear

projecting 'nib' buildings, repair/replacement (as appropriate) of the window framing system on the exterior of the building facades, the replacement of the glazed front entry porch (at the North Hall) and installation of new ground floor facades within the inner ring facing the Helios Courtyard. The extensions to plot B include an enlargement at seventh floor level at the front of the ring (adjacent to the front forecourt). This additional floorspace would serve residential floors. The proposals also include the replacement of the plant enclosure at roof level which extends around the ring and erection of a new structure which results in a slight enlargement of the top floors. The new structure is proposed to be used for residential accommodation, comprising the upper floors to the penthouse apartments.

1.65 The internal works relate mainly to removal of internal walls, refurbishment of the building and repurposing of the services and utilities to make the building fit for its intended purposes. The proposals include retention of a number of key features to the listed building such as the north hall mosaic, the north hall lobby, lift cores and stairwells, the central corridor (in the upper floors) and cantilever staircase within the South Hall, which are considered to be of special interest. The full extent of the works and alterations to the listed building are assessed in section 4 of this report.

#### *Proposed changes to the Consented 2013 Scheme for Plot B:*

1.66 The key change on Plot B is the removal of the projecting 'nibs' at the rear of the ring to enable greater distances between facing residential properties. The height of Plot B has also increased by 1m. The removal of the nibs has enabled internal configuration of the block to be replanned to provide larger family sized units and more efficient residential units. The removal of the nibs also results in the replanning of the residential courtyard between Plot B and C which would benefit from more natural light and be more accessible from the residential cores.

1.67 The roof level extension, which replaces the existing roof level plant enclosure has also been redesigned to comprise a more castellated form which matches the opposing plot C building. The proposed quantum of residential within Plot B has decreased from 193 units (as approved in the 2013 scheme) to 162 units.

#### *Plot C: Outer Crescent*

1.68 Studios 4-8 will be demolished and replaced with a new 9 storey outer crescent block to provide residential accommodation with an enlarged basement level. This Plot will provide 272 residential units with the following mix:

Studios	10
1 bed	87
2 bed	134
3 bed	40
4 bed	1
Total	272 units

1.69 The redevelopment of the central wedge will provide a storage area for the BBC in Plot C which will provide 941 sqm Class B1 (office) floorspace.

1.70 The key design characteristics of Plot C consist of the horizontal bands of brickwork which incorporate projecting brick balconies and the coloured vertical ceramic panels on the first 7 floors with the recessive castellated upper two floors

(in lightweight materials). Both courtyard and park elevations contain projecting balconies with the upper floor terraces to the penthouses relating more closely to the form of those in Plot B.

1.71 Plot C provides a route through the building in between the residential block and the BBC storage wedge. This ensures that public access can be secured from the Helios Courtyard to the boulevard.

1.72 The new building contains 5 x cores which have been pushed into the centre of the block and provide level access to the boulevard and to the inner courtyard. Car parking and cycle parking will be provided at the upper and lower basement levels with the vehicular access located adjacent to Plot D.

*Proposed changes/differences from Consented 2013 Scheme for Plot C:*

1.73 The removal of the nibs on Plot B increases the size of the residential courtyard and allows the internal layout of Plot C to be reconfigured allowing cores to be relocated and accessibility improved. The number of family sized units is also increased.

1.74 In terms of the height, the proposed revised plot would be 0.46m higher and its footprint is 1.15m wider than the consented scheme. In terms of materials, the revised proposals include the use of more brickwork on the facades to compliment the other buildings. Vertical ceramic 'baguettes' are incorporated into the facades as per the previous scheme but act as a counter balance to the newly proposed brick elements which have a horizontal emphasis. The upper floor, as for Plot B, contains a more castellated form with recessive elements.

1.75 The public route through the site at Plot B and C has been amended to include a public open space within the internal courtyard with retail and leisure uses activating the route at the lower levels. The proposed quantum of residential within Plot C has increased from 254 units (as approved in the 2013 scheme) to 272 units.

*Plot D: Restaurant Block*

1.76 The existing building (the former restaurant block) is connected to the main 'Question Mark' via a two storey bridge linking the second and third floors and also a tunnel at basement level. It is proposed to demolish this building and erect a part 7 part 10 storey building for the purpose of 14,691 sq m of office accommodation (Use Class B1) and 637 sq m GEA café (Use Class A3) use. As a result of the substitutions in September 2014, the ground and first floor level in the south corner of the building have been reconfigured to provide a double-height portico for use as an outdoor café terrace. Additionally, the Class B1 office space at ground floor level has been converted to Class A3 restaurant/ retail space.

1.77 The proposed building is detached from the 'Question Mark' building and is sited further away from the neighbouring low-rise buildings of Wood Lane Estate. In terms of materials, the majority of the building will be precast reconstituted stone within a frame. The lower levels will contain darker precast stone materials with the upper levels containing lighter metal panelling. Plant and bike storage will be located in the basement.

*Proposed Changes/differences from the consented 2013 scheme for Plot D:*

1.78 Previously Plot D was submitted as an outline element but the revised application proposes this element in detail. The consented 2013 proposal made provision for up to 9,833 sqm of Use Class C3 (residential accommodation) which would provide for an indicative scheme of approximately 70 residential units. The revised 2014 scheme proposes a larger building with a larger floor plate (15,986sqm) which would be used predominately for Use Class B1 (business) with a Class A3 (restaurant/café). The applicant cites that this would create a better mix of uses across the site and would create an increase in the number of jobs.

1.79 The revised proposals add a further two floors above the consented 2013 scheme and the architecture has changed to reflect the change of use of the building from residential to office. The proposals also involve reconfiguring overall massing, by reducing the height adjacent to the neighbouring low-rise dwellings of Wood Lane Estate and increasing the height on Hammersmith Park sides of the building. A key design move has been to move from a predominantly brick based building to pre-cast reconstituted stone framed structure with open loggia located at the key corners which reduces the perceived scale of the building. The ground and first floor level in the south corner of the building have been subsequently reconfigured to provide a double-height portico for use as an outdoor café terrace.

1.80 In terms of the height, the previous outline application set a parameter of 37.2 m AOD for this site. The current detailed scheme proposes a height of 42.850m AOD.

*Plot E: Drama Block*

1.81 The existing building is 5 storeys high. It is proposed to demolish this building and erect a building ranging from 3 – 9 storeys for use as residential accommodation. 18 town houses are proposed together with 162 flats providing a total of 180 units.

1 bed	53
2 bed flats	62
3 bed flats	47
3 bed house	18
Total	180 units

1.82 The building includes outside amenity space for residents in the form of two linked courtyards for shared use, and roof terraces and balconies for private use. The lower ground and basement include car parking and cycle parking which is shared with Plot G. A dedicated entrance lobby at ground floor and lift to the basement is provided for the BBC users of the car park

*Proposed changes/differences from consented 2013 scheme for Plot E*

1.83 Previously, plot E was submitted as an outline element, but the revised application proposes this element in detail. The design has sought to address the concerns raised during the previous rounds of consultation in terms of the size of the building and the distances between the existing houses and the location of the

car park entrance.

1.84 The scale of the southern facing aspect of the modified Plot E consists of three storey townhouses which has sought to deliver a more comfortable relationship with the adjacent existing buildings. The plan form of the building has been reconfigured (from the illustrative scheme presented in the consented 2013 scheme) to comprise an E-plan shaped form with two internal linked courtyards. This move coupled with the reduction in height of the southern element, opens up the internal courtyards improving sunlight penetration and provides additional south facing residential apartments.

1.85 The no. of residential units has increased from 167 to 180 and the vehicular access to the basement car park has been relocated from the indicative scheme to the park facing elevation, which would be further away from the rear of the Frithville Garden properties. The private vehicle garages previously proposed opposite the Village Green have been omitted and the spaces consolidated into the basement car park. The height of the southern block has reduced from the 2013 scheme by 7.705m. The northern block has increased in height by 3.665m from the previously approved scheme at the 8 storey height.

1.86 The proposal was subsequently modified to reorganise the eastern finger block to re-orientate the apartments immediately adjacent to the railway viaduct. The revised design moves the main living space and associated balcony away from the elevated Hammersmith and City Railway. The living spaces now enjoy either an east facing aspect across the Pocket Park or a south west aspect across the Village Green. The revised layout has resulted in an increase in the number of residential units from 179 to 180.

1.87 The internal layouts have been designed to ensure the living spaces in the Eastern Cluster are located away from the elevated railway line. The balconies to the south-west of the East cluster are now inset to improve the quality of the space in terms of proximity to the railway line. The South Elevation has now been simplified to make it closer in expression to the other two clusters of townhouses in Plot F.

#### *Plot G: East Tower (G1) and Pavilion (G2)*

1.88 There are 2 buildings proposed within plot G. Building 1 (G2) comprises a three storey pavilion building which would contain flexible uses (A1/A3/B1/D2). The pavilion building would be accessed at the ground level from Wood Lane and is positioned at the north eastern end of the plot adjacent to the forecourt and Wood Lane. The pavilion building provides 1,095sqm floorspace and forms part of development area 1.

1.89 Building 2 (G1) would comprise the new 25 storey East tower which would be located to the south of the proposed pavilion building. The proposals would involve the demolition of the existing 15 storey East Tower and erection of a new repositioned tower which would be located closer to Wood Lane.

1.90 The new tower is divided into two elements. The plinth is an 8 storey high crescent shaped block which meets the ground level at Wood Lane. The ground floor level would contain the main entrance at Wood Lane which would lead to a lobby running parallel with the railway viaduct but corresponding in plan form to the radial geometry of the site. The ground floor includes the integral refuse areas and plant rooms and could provide

access at the rear to the lower ground level car park within plot E. This car park could serve the occupiers within plots E and G. The first floor level could provide visitor access from the ring road. The upper six floors would contain residential apartments.

1.91 The upper 17 storeys are offset via a cantilevered block which forms a taller, slimmer tower above the plinth. There would be an external courtyard provided at level 9 on the roof of the plinth. The details of the landscaping of this component is reserved.

1.92 The building would be closer to Wood Lane and would include 17,670 sqm of residential floorspace. The indicative layout confirms this would equate to approximately 167 residential units. Flexible commercial uses of up to 1,843sqm of either Use Classes A1/A3/A4/B1 uses are proposed within the ground floor of G1 and the ground, first and second floors of G2.

1.93 The indicative mix of residential accommodation within G1 would be as follows:

Studios	31
1 Bed	43
2 Bed	60
3 Bed	28
Duplex	5
Total	167

1.94 The area around the building would be developed to create high quality public realm. The internal layouts at this stage are provided for illustrative purposes only. Landscaping has been submitted in detail for the 2014 scheme

1.95 The proposed tower (G1) has been submitted in the same form as the 2013 scheme and contains the same quantum of residential accommodation with flexible commercial use at the lower floors. Internal layouts are reserved for consideration at a later date, as it was for the consented 2013 scheme.

#### *Proposed Changes to the 2013 Schemef for Plot G*

1.96 The design and form of the pavilion building (G2) has been amended whilst the overall height is consistent with the previous application. The proposed building volume has been sub-divided to comprise three levels rather than two. The proposed amended building will contain 1,095 sqm floorspace which comprises an increase of 480sqm additional floorspace (above the consented scheme).

#### *Outline Elements*

1.97 The parameter plans that are submitted in respect of the outline elements define the scope and extent of development to be carried out on Plots F and H. The parameter plans set the overall scale of development in terms of maximum heights of buildings, their location within the site and range of uses permitted on those plots. They also summarise the parameters for access and routes through the site as well as public and private amenity space. The parameters plans set a balcony zone for each floor level whereby balconies could be provided and where they are prohibited.

1.98 It should be noted that the illustrative design set out within the Design and Access Statement and Design Codes submitted as part of the application, indicates ways in which the development could be brought forward within the established parameters set.

The Design Codes also set out a range of prohibited and permitted development features in order to deliver a high quality detailed design for the outline plots.

*Plot F: Land to the south of the Drama Block (proposed townhouses)*

1.99 All structures and associated outbuildings within the land to the south of the Drama Block would be cleared and replaced with up to 20 townhouses. It is proposed that the block would be set around a new 'village' green.

1.100 There are no changes proposed to the consented parameter plans for Plot F.

*Plot H: MSCP*

1.101 The MSCP is proposed for demolition and would be replaced with two new buildings up to 9 storeys in height. The proposals would create a new public route for pedestrians from Wood Lane through this part of the site under the viaduct to the northern part of the application site, and beyond. The narrowness of the plot to the north requires the northern block to be a linear building. The southern block is configured around a courtyard, opened up to the west by a four storey block containing duplex units.

1.102 The building will be a maximum of 9 floors with the top floor set back. The building has the capacity to accommodate 142 residential units with 1,000 sq m of flexible Class A1/A3/A4/B1 uses at ground level.

1.103 There are no changes to the proposed parameter plans for Plot H.

*Demolitions:*

1.104 The proposed development also comprises the demolition of various associated buildings and structures within the site. These include the removal of the front boundary walls and gatehouses adjacent to Wood Lane and structures to the south of the Drama Block. The Listed Building Consent also identifies the various elements of the listed building and parts that are associated/connected to it that are proposed for demolition. A full description of the listed building works are set out below.

*Listed Building Consent (Ref: 2014/02532/LBC)*

1.105 Listed building consent is submitted for the demolition of Stages 4 and 5 (Plot A), Studios 4-8, the roof top structures on the Inner Ring (Plot B), Restaurant Block (Plot D), Drama Block (Plot E) and East Tower (Plot G) and the various internal and external alterations to the remaining parts of the listed building comprised in Plots B and C. This application is recommended to be determined simultaneously with the revised planning application considered within this report.

1.106 Listed building consent is sought for internal and external alterations to the former BBC Television Centre buildings to include:-

- Works to the Inner Ring, Helios and Forecourt area;
- Roof top alterations to the Inner Ring;
- Demolition of Stages 4 and 5, Studios 4-8 and the wedge (within the question mark building) and erection of replacement structures
- Demolition of the Restaurant Block, Drama Block, East Tower, connecting bridges and tunnels;
- Demolition of gatehouses;
- Removal of boundary treatment;

- Proposed basement works;
- Access and egress works;
- Associated boundary treatment and landscaping; and
- Other associated and ancillary works

### *Phasing*

1.107 In terms of phasing, the Applicant plans to continue carrying out infrastructure works to de-risk the site from environmental risks (eg: contamination and archaeology) followed by the works to the Question Mark Building (Plots A, B, C and G2) and the Forecourt. Following this, the applicant is planning to carry out works to the Restaurant Block (Plot D), Drama Block (Plot E), East Tower (Plot G1), and MSCP (Plot H) and finally the townhouses (Plot F).

1.108 There is the potential to bring forward the works to the MSCP (Plot H) subject to resolving temporary parking for the BBC.

1.109 The applicant states that the aim of the phasing programme is to establish the heart of the scheme as early as possible to ensure that the public, residents and other users are not accessing the site when it is in its construction phase.

1.110 The phasing plan has been revised to bring forward the restaurant block (plot D) earlier in the construction programme. The construction of this plot will form part of Development Area 1, with Development Area 2 comprising Plots E, F, G and H. The consented 2013 scheme contains three development areas, whereas only two are proposed in the revised 2014 scheme.

### *Format of the Application*

1.111 The planning application (Ref: 2014/02531/COMB) has been submitted in a hybrid form which contains both outline and detailed components. The detailed components relate to Plots A, B, C, D, E, G and the front forecourt . With the exception of the internal layout (of plot G), the application for plots A, B, C, D, E, G and the forecourt are submitted in detailed form and is subject to detailed architectural drawings.

1.112 The remaining two plots F and H are submitted in outline form, with all matters reserved. Both of these plots will be subject to parameters plans as set out below.

1.113 The following documents have been submitted in support of the applications:

- Planning Statement;
- Parameters Plans and Report
- Design and Access Statement including illustrative plans and images (DAS) and DAS Addendum;
- Environment Impact Assessment and Appendices
- Transport Assessment
- Landscape Masterplan
- Arboricultural Statement and Tree Removal Strategy
- Design Codes for Plots F and H
- Sustainability Statement;
- BREEAM Pre-Assessment;
- Code for Sustainable Homes Pre-Assessment;
- Renewable Energy Strategy

- Noise Report/Sound Insulation Report
- Retail Assessment
- Façade Report
- Structural Report
- Urban Baseline Study and Spatial Layout Design Advice
- Regeneration Statement
- Flood Risk Assessment
- External Lighting Strategy
- Ground Contamination Desk Top Study and Preliminary Risk Assessment
- Utilities Plans and Strategy
- Site Wide Management Strategy Report
- Listed Building Assessment and Photographic Survey; and
- Statement of Community Engagement.
- CIL Form

1.114 Parameter Plans and a Parameters Report have been submitted for approval in support of the outline component of the scheme. The Parameter Plans and Report define the scope and extent of the development and set out the overall scale of development proposed in terms of maximum height and siting of buildings, floorspace, uses, and areas of public realm and open space.

1.115 The illustrative designs for plots F and H as set out within the Design and Access Statement submitted as part of the Application, provide examples of how the development could be brought forward within the parameters set. The illustrative masterplan drawings provide further illustrative material to demonstrate how the site layouts and floor plans could come forward for the above plots. It should be noted that the illustrative masterplan drawings are not submitted for approval.

The form of the outline component of the application, whilst allowing control over subsequent reserved matters, also allows for a degree of flexibility in the final designs so that the schemes for each plot can evolve over time to take account of relevant factors including possible changes to the surrounding built environment and market conditions.

Whilst all matters are reserved for plots F and H the following details have been provided in the Parameter Plans for approval:

- Co-ordinates of plot edges (no deviation)
- Development plot extents at lower ground levels (within limits of deviation ranging between +/-5m deviation or no deviation);
- Building line extents at ground levels (within limits of deviation of +/-3m and no deviation);
- Building line upper parts (first to fourth floor levels) between +/-3m and no deviation. Limits of deviation of between of -5m and between +/-5m and +/-10m);
- Vertical Limits (establishing maximum height limit);
- Uses along public realm frontages (to identity active frontages);
- Principal areas of public realm (to define minimum extent of public realm);
- Access and circulation;
- Basement area (defining maximum extent of excavations);

If planning permission is granted, these parameter plans would constitute approved rather than indicative drawings which will guide the submission of future reserved matters applications.

The Parameter Plans comprise zones of deviation. This means that the final ground level/upper level building line or façade height may differ from those currently drawn on the plans. In some instances the building line drawn on the plan is the maximum outer limit and the as built building line could only move behind the line (i.e into the site) and in other circumstances flexibility is permitted for the final building line to move in front or behind the building line as currently drawn. The zones of deviation have been tested to ensure that acceptable separation between buildings is maintained in order that acceptable levels of residential outlook, street widths and provision of adequate areas public realm are maintained.

In order to ensure that the public realm routes and spaces shown are retained and are of a dimension suitable for their function and character, the open space plan contains the minimum area to be retained as public realm. It would not be possible within the levels of deviation to extend or encroach upon this area within the parameters set by this application. This plan also sets out zones which are publically accessible areas for hard landscaping and areas for soft landscaping.

A range of maximum building heights for both plots have been specified. It should be noted that ground levels vary across the site. As such building heights are primarily illustrated as relative their Above Ordnance Datum (AOD).

#### *Statement of Community Involvement*

1.116 The applicant held further pre-application discussions on the proposed form of the development and specific technical issues have been held with LBHF, the GLA and TfL, post submission of the 2013 planning application. Detailed discussions have also taken place with a range of consultees which include English Heritage.

1.117 A Statement of Community Consultation (SCC) forms part of the application submission and summarises the pre-application consultation that has been undertaken in advance of this application submission.

1.118 Further consultation has been undertaken in relation to the revised scheme since January 2014. This has taken the form of:

- Presentations - Discussions with community stakeholders; local residents, business organisations and politicians;
- Website – the site contains full details of the scheme and has been constantly updated to reflect the development evolution; and
- Public Exhibition – This was held on 29 April to 1 May (inclusive)

1.119 A detailed summary of the responses from this engagement and how the

issues raised have been addressed are set out in the SCC.

### *Revised Plans*

1.120 Subsequent to the originally submitted plans (relating to the hybrid planning application), the applicant has submitted revised plans with a number of design changes to the detailed components including the landscaping. The following revisions have been made to the plans:

- Revised landscaping arrangement in front forecourt and Helios Courtyard. The front forecourt plans include provision of soft landscaping, new trees and seating areas and the removal of the Television Centre lettering at the site frontage. The Helios Courtyard proposals include provision of a lift/stairwell to be formed underneath the Helios statue with routes through the central circular space;
- Revised layout of Plot B (reinstating location of the café);
- Changes to Plot D - increasing the ground floor restaurant floorspace and creating a double height open space at the corner adjacent to Hammersmith Park
- Reconfiguration of Plot E lower floor residential apartments to ensure living spaces have an enhanced aspect (this change resulted in increasing the no. of units on Plot E from 179-180). Some minor elevational alterations are also proposed.
- Revised design of the Pavilion building (Plot G2) to move from a 2 storey building to a 3 storey building;

## **2.0 Publicity and Consultations**

2.1 The revised application and listed building consent (LBC) were advertised by way of site and press notices (dated 20<sup>th</sup> June 2014). The application description was subsequently amended further to the submission of revised plans (received on 1<sup>st</sup> September 2014) and further site notices were posted (dated 5<sup>th</sup> September 2014).

2.2 A total of 1962 letters were sent (dated 20<sup>th</sup> June 2014 and 2<sup>nd</sup> September 2014) to surrounding commercial and residential properties notifying occupiers of both outline/detailed application and the listed building consent. The letters sent out on the 2<sup>nd</sup> September were sent further to the submission of revised plans.

2.3 Further revised plans were submitted in September/October relating to the internal layout of Plots D and E. As the revised plans submitted were considered to relate to internal alterations which had minimal impact on the external appearance of the buildings, officers considered that it was unnecessary to send further consultation letters, as the amendments and resulting change to the development description were not considered prejudicial or material.

2.4 The statutory consultation expiry date was 26<sup>th</sup> September 2014.

2.5 The application has been advertised as being:

- o A Major Development;
- o Accompanied by Environmental Impact Assessment;

o Development which may affect the setting, or character and appearance of a Grade II listed building and is within a conservation area.

2.6 Internal and External consultation letters were sent on 20<sup>th</sup> June 2014.

2.7 Eight (8) responses have been received.

2.8 The main issues raised in the objection responses were as follows:

- Development will harm the character of Hammersmith Park
- 10 storey buildings are too high
- New development should be no higher than existing TVC buildings
- 25 storey tower is too high and building heights generally are excessive
- Concerned about access to park and opening up the site
- Safety concerns and potential additional criminal activities to result from increase park access
- Noise disturbances from additional visitors
- Object to demolition of TV studios – as studios are of historical importance
- Replacement residential buildings are bland and generic in design terms
- Impact on light and privacy levels due to scale and height of buildings
- Traffic and Highway
- Additional traffic congestion
- Pollution to adjoining streets
- Overshadowing of adjoining properties
- Additional litter on streets
- Increased pressure on local services (GPs, Police, Hospitals, Schools, Parking)
- Asbestos removal
- Over population
- Object to loss of street trees on MacFarlane Road
- Height of Plot H and impacts on adjacent properties
- Car park entrance locations on Plot H are inappropriate

#### *External Consultees*

2.9 Greater London Authority (GLA): The majority of the concerns relating to Plots D and E design and energy raised in the stage 1 report have been addressed. Outstanding issues are:

- Advise that the public route through plots B and C of the site is secured by the Council through condition/S106
- The railing between plot D and the park should be removed to further improve the relationship of D with the park
- The Council may wish to add a condition to any planning permission that removes permitted development rights to ensure that the building remains in office use
- Concerns about the number of noise (railway) facing single aspect units in plot G. As this building is in outline, Council should ensure that appropriate noise mitigation measures are taken at reserved matters stage in line with the Mayor's housing SPG, such as reducing the number of single aspect units where possible, using triple glazed windows and providing winter gardens/internal amenity space as opposed to balconies where appropriate

2.10 Transport for London (TfL): No objections to proposals subject to conditions and s106 obligations. Support the principle of opening up the site, provision of car clubs, the reduction in car parking numbers, provision of a north-south cycle link along the railway viaduct between Plot G and H and cycle parking provision for all uses.

2.11 English Heritage (EH): No objections

2.12 Greater London Archaeological Advisory Service (GLAAS): No objections subject to planning condition be imposed that secures a Written Scheme of Archaeological Investigation.

2.13 Environment Agency (EA): No objections subject to conditions

2.14 Thames Water (TW): No objections subject to conditions.

2.15 Natural England (NE): No objections as proposal would result in no strategic impacts.

2.16 Royal Borough of Kensington and Chelsea: No objection

2.17 Inner North West London NHS: No response

2.18 Health and Safety Executive: No objections.

2.19 London Fire Brigade (LFB): No response.

2.20 Twentieth Century Society (TCS): No response

2.21 Hammersmith Society (HS): Raise objections to the new Plot A building, on the basis of design and the window treatment (adjacent to the forecourt). Continue to oppose the Tower (due to design, position and height)

2.22 Hammersmith and Fulham Historic Buildings Group (HFHBG): No response

2.23 LBHF Disability Forum: Welcome improvements to Plot C (all entrances now level) and forecourt (less steps). Would encourage provision of disabled changing facilities and additional visitor parking for disabled users. Concern raised about duplex flats and maisonettes not being fully accessible and have encouraged further provision for mobility scooter parking/storage.

2.24 White City Neighbourhood Forum (WCNF): No response

2.25 MacFarlane Road Residents Association (MRRA): No response

2.26 Frithville Gardens Residents Group (representing 37 residents and members): welcome the proposed amended design of Plot E, in particular moving the car park access to the park frontage and reducing the scale of the building on the southern side and omitting the south facing balconies from this elevation. FGRG are encouraged by the proposed architecture. No objections to the demolition of the Plot A or the proposed new building. No specific objections to Plot D. Would not like to see design of the buildings compromised. Has there been any proposals to

regrade the slope from the Frithville Gate to the question mark approved?

### **3.0 Environmental Impact Assessment:**

3.1 Due to the scale, size and form of the development the likely significant environmental effects have been systematically assessed through an Environmental Impact Assessment (EIA), in accordance with the Town and Country Planning (Environmental Impact Assessment) Regulations 2011, the results of which are presented in full within the Environmental Statements (ESs) which have been submitted with the 2013 and 2014 planning applications.

#### *The EIA Process and the ES*

3.2 The ES has been designed to inform readers of the nature of the Proposed Development, the likely environmental impacts and the measures proposed to eliminate, reduce or mitigate any significant adverse impacts on the environment. The ES describes the environmental impacts of the Proposed Development during the demolition and construction phase, and on completion and occupation of the Proposed Development.

3.3 An ES was submitted in support of both 2013 and 2014 applications. Both Environmental Statements comprise the following documents:

Volume 1 Main ES Text:

Chapter 1 Introduction

Chapter 2 EIA Methodology

Chapter 3 Design Evolution and Alternatives

Chapter 4 The Proposed Development

Chapter 5 Demolition and Construction

Chapter 6 Socio Economics

Chapter 7 Traffic and Transport

Chapter 8 Noise and Vibration

Chapter 9 Air Quality

Chapter 10 Daylight, Sunlight, Overshadowing, Light Pollution and Solar Glare

Chapter 11 Wind Microclimate

Chapter 12 Ground Conditions

Chapter 13 Archaeology

Chapter 14 Water Resources & Flood Risk (including Flood Risk Assessment)

Chapter 15 TV Reception (Electronic Interference)

Chapter 16 Waste

Chapter 17 Ecology

Chapter 18 Residual Impact Assessment and Conclusions

Chapter 19 Impact Interactions and Cumulative Impact Assessment

Chapter 20 Glossary and Abbreviations

Volume 2 Townscape, Conservation and Visual Assessment (Updated August 2014)

Volume 3 Technical Appendices

Volume 4 Non Technical Summary

Volume I: Main ES: this document forms the main body of the ES, detailing the results of environmental investigations, impacts arising and proposed mitigation measures. The

ES also includes details of the Proposed Development and of the demolition and construction activities.

Volume II: (Updated) Townscape, Conservation and Visual Impact Assessment (August 2014): a separate volume produced to assess the impact on key and strategic views to and from the site. Volume II also contains an assessment of impacts to conservation / above ground built heritage. The Townscape Assessment was resubmitted (in August 2014) to include updated images of the key views that would be affected by the design changes to plots D, E, G2 and the forecourt;

Volume III: Technical Appendices (and Addendum): Comprises survey data, technical reports and background information supporting the assessments and conclusions given within the main ES; and

Non-Technical Summary (NTS): summarises the key findings of the ES in non-technical language.

## **EIA Summary**

3.4 An ES was submitted in May 2013, in support of the planning application (Ref: 2013/02355/COMB). A subsequent ES Addendum (dated September 2013) was submitted which presented the likely significant environmental effects of the scheme taking account of the revisions to the proposals. The May 2013 ES and September 2013 ES Addendum are referred to collectively as the 2013 ES.

3.5 The applicant submitted a new ES in support of the revised planning application (to which this report relates to) which presents an assessment of the likely significant environmental effects of the new development as described in application Ref: 2014/02531/COMB, and is referred to as the May 2014 ES. The May 2014 ES and revised Volume II and Volume III Appendix G Annex 8 (August 2014 respectively) are referred to collectively as the 2014 ES.

3.6 The below paragraphs provide a summary of the conclusions of the 2013 ES and those of the 2014 ES.

### ***Socio-economics***

3.7 In terms of construction employment, the 2013 ES concluded that this residual effect would be of negligible significance due to the relatively low magnitude of the impact in comparison to the scale of the regional construction workforce. This remains the same in the 2014 ES.

3.8 In terms of the employment for the completed and occupied proposed development, the approved 2013 scheme is predicted in the 2013 ES to result in an increase of 2,115 - 2,280 jobs and the proposed 2014 scheme results in an increase of 3,220 – 3,400 jobs. However, both the 2013 ES and the 2014 ES identify the effect of the proposed development on employment as being of moderate, long term, beneficial significance at the local level and district level.

3.9 In terms of housing provision, the approved 2013 scheme proposed to deliver between 1,010 – 1,025 new homes whereby the 2014 scheme proposes to deliver 942 new homes. However, both the 2013 ES and the 2014 ES state that the impact of the

proposed development on housing delivery would be of major, long-term, beneficial significance at the local level, and of moderate, long term, beneficial significance at the district level.

3.10 In terms of healthcare, the conclusion of the 2014 ES remains the same as the 2013 ES in that the impact of the proposed development on healthcare would be of negligible significance.

3.11 In relation to education, the residual impact of the proposed development on primary school places is identified as being of negligible significance at the local level in both the 2013 ES and the 2014 ES. The residual impact of the proposed development on secondary education is predicted to be of negligible significance at the local, district and regional levels within the 2013 ES and the 2014 ES.

3.12 In terms of additional household and employee spending, the conclusion of the 2014 ES remains the same as the 2013 ES in that the residual impact of the proposed development on household and employee spending would be of moderate, long-term, beneficial significance at the local level.

3.13 In terms of open space, the conclusion of the 2014 ES remains the same as the 2013 ES in that the residual impact of the proposed development on open space would be of moderate, long-term, beneficial significance at the local level and of negligible significance at the district level.

3.14 In terms of crime and safety, the conclusion of the 2014 ES remains the same as the 2013 ES in that the residual impact of the proposed development on crime and safety would be of minor, long-term, beneficial significance at the local level and of negligible significance at the district level.

3.15 Therefore the review of the 2013 ES and the 2014 ES concludes that there are no significant changes in the residual socio economic effects arising from the proposed 2014 scheme when compared to the approved 2013 scheme.

### ***Traffic and Transport***

3.16 The 2013 ES identified that the proposed development will have a negligible residual effect on the study area in relation to severance, pedestrian amenity and delay, driver delay, accidents and safety, and public transport during the construction phase and once the development is complete and operational. The 2014 ES also states that the residual effect of the proposed development on the study area will be negligible in relation to severance, pedestrian amenity and delay, driver delay, accidents and safety, and public transport.

3.17 Therefore, the review of the 2013 ES and the 2014 ES concludes that there are no significant residual transport effects arising from the proposed 2014 scheme compared to the approved 2013 scheme.

### ***Noise and Vibration***

3.18 The proposed 2014 scheme differs slightly from the approved 2013 scheme in relation to the construction schedule, the suitability of the site for its intended use and the operational road traffic noise as discussed below.

3.19 Regarding construction noise, the construction schedule has been shortened from 10 to 7 years and is split into 8 time slices rather than the 11 time slices in the 2013 ES. The predicted noise levels per time slice for the proposed 2014 scheme differ slightly between receptors compared to the levels predicted for the approved 2013 scheme. However, the overall conclusion of the construction noise assessment presented in the 2014 ES remains unchanged from the 2013 ES with the residual noise effect ranging from negligible to moderate adverse significance depending on the proximity of the receptor to the construction works.

3.20 Regarding the operational road traffic noise, the traffic flows for the proposed 2014 scheme have been amended compared to the approved 2013 scheme to take account of changes in floor areas and use classes. However the conclusion of the road traffic noise assessment in the 2013 ES and the 2014 ES is that the residual effect will be negligible

3.21 Regarding the suitability of the site for its intended use, within the proposed 2014 scheme Plot F and Plot H are part of the outline application and Plot D and Plot E are now part of the detailed application. Minor changes to the glazing specifications are included in the 2014 ES but overall, the site is still suitable for its intended use in terms of noise.

3.22 In relation to other residual effects these are identified within the 2013 ES and the 2014 ES as being negligible to minor adverse, short-term for construction vibration, and negligible for construction traffic noise, operational noise from building services plant, BBC TV studios noise and noise from balconies and children's playspace.

3.23 The overall residual impacts of the 2014 ES remain the same as those of the 2013 ES with the only significant residual noise effect, up to moderate adverse at worse, relating to construction noise at certain times during the construction works.

### ***Air Quality***

3.24 The residual air quality effects from the proposed 2014 scheme in relation to construction traffic road emissions, construction dust, operational traffic emissions and operational boilers and CHP emissions remain not significant (i.e. negligible to minor adverse) in the 2014 ES, which is consistent with the findings of the 2013 ES.

3.25 However, the 2014 ES states that the individual residual effects on existing sensitive receptors from construction traffic emissions, construction dust, operational road traffic and the full operation of the proposed development (road traffic emissions and CHP emissions combined) will range from negligible to minor adverse, whereas only negligible residual effects were predicted in the 2013 ES. This is due to the following changes within the proposed 2014 scheme:

- Additional demolition works;
- A higher peak number of HGV vehicles movements predicted during the construction phase;
- A higher number of predicted vehicle movements during operation of the proposed development; and
- A new energy strategy.

3.26 The review of the 2013 ES and the 2014 ES concludes that there are no significant residual air quality effects arising from the proposed 2014 scheme compared to the approved 2013 scheme.

### ***Daylight, Sunlight, Overshadowing, Light Pollution and Solar Glare***

3.27 The proposed Plot A building is of a similar massing to the 2013 Approved Scheme however, the building will be up to 1.5m higher in some places.

3.28 The proposed Block D massing for the 2013 Approved Scheme was outline in massing and the proposed 2014 scheme refines the massing with a detailed design. This ranges from being approximately 165mm higher at the parapet adjacent to the White City Close properties to 5.44m at the highest point although the upper floors are stepped back from the adjacent properties to reduce the impact that this would have on the surrounding residential properties.

3.29 Plot E for the proposed 2014 scheme is detailed in design whereas the 2013 Approved Scheme was based on outline. Although the massing has changed, the effects on the adjacent properties are not considered materially significant.

3.30 Plots A, D, E and F are adjacent to a number of residential properties on Frithville Gardens, McFarlane Road, White City Close and Exhibition Close. The 2014 ES Chapter 10 confirms that the increase massing/alternate massing to Plots A, D, E and F will result in additional impacts, however, these are considered minor when compared to the 2013 Approved Scheme. The 2014 ES Chapter 10 concludes that compared to the previous submission, there is no material difference in terms of daylight (VSC) and sunlight (APSH), overshadowing or light pollution impacts.

### ***Wind Microclimate***

3.31 The 2013 ES concludes that the residual wind microclimate effect at the proposed entrances (for the completed development) is minor adverse to minor beneficial. However, the 2014 ES concludes that the residual effect at proposed entrances will be negligible to minor beneficial. In relation to above ground terraces in the completed development, the 2013 ES concludes that the residual wind microclimate effect will be moderate adverse to negligible whilst the 2014 ES concludes that this residual effect will be minor adverse to negligible.

3.32 The review of the 2013 ES and the 2014 ES concludes that there are no significant residual wind microclimate effects arising from the proposed 2014 scheme compared to the approved 2013 scheme.

### ***Ground Conditions***

3.33 The 2013 ES concludes that during the demolition and construction phase, minor adverse residual effects are anticipated to demolition and construction site workers as a result of the disturbance of potentially contaminated made ground. The residual effects on ground conditions in the 2014 ES remain the same as those set out in the 2013 ES.

3.34 The ES Addendum of the approved 2013 scheme confirms that demolition and construction of the proposed Plot A building will largely be undertaken within the existing building footprint and it is proposed to retain the superstructure of the existing

building to ground floor level. There will be a proposed extension of the Plot A basement to create new plant rooms beyond the existing building footprint in the Forecourt area. However, the ES Addendum concludes that no additional effects on ground conditions anticipated and the residual effects on ground conditions set out in the 2013 ES remain valid.

3.35 The review of the 2013 ES and the 2014 ES concludes that there are no significant residual ground conditions effects arising from the proposed 2014 scheme compared to the approved 2013 scheme.

### ***Buried Heritage Assets***

3.36 The 2013 ES concludes that residual effect from the proposed development on Cowley Brickworks and the Great White City Exhibition Ground buried heritage assets is negligible during demolition and construction. During construction the residual effect on unknown archaeological remains of all periods if present is concluded to be negligible and/or minor adverse. With the completed development, the 2013 ES concludes that there is no residual impact on buried heritage assets.

3.37 The effects on buried heritage assets set out in the 2014 ES are the same as those identified in the 2013 ES.

3.38 The review of the 2013 ES and the 2014 ES concludes that there are no significant residual effects on buried heritage assets arising from the proposed 2014 scheme compared to the approved 2013 scheme.

### ***Water Resources, Drainage and Flood Risk***

3.39 The 2013 ES concludes that no residual effects to water resources, drainage and flood risk are expected during demolition and construction. The 2013 ES further concludes that the completed and operational development will have a minor beneficial residual effect on the volumes of surface water runoff, flood risk and the local Thames Water Utilities Limited sewer network. Therefore, the 2013 ES concludes that there are no likely significant environmental effects relating to water resources, drainage and flood risk.

3.40 The effects on water resources, drainage and flood risk set out in the 2014 ES are consistent with those detailed in the 2013 ES.

3.41 The review of the 2013 ES and the 2014 ES concludes that there are no significant residual effects on water resources, drainage and flood risk arising from the proposed 2014 scheme compared to the approved 2013 scheme.

### ***TV Reception***

3.42 The overall height and massing of the proposed 2014 scheme is not significantly greater than the approved 2013 scheme.

3.43 The 2013 ES states that no residual effect on terrestrial TV reception and satellite TV reception is predicted during both demolition and construction and once the development is completed and operational.

3.44 The impacts on TV reception for the 2014 ES remain the same as those of the 2013 ES.

3.45 The review of the 2013 ES and the 2014 ES concludes that there are no residual effects on terrestrial TV reception and satellite TV reception arising from the proposed 2014 scheme compared to the approved 2013 scheme.

### **Waste**

3.46 The 2013 ES concludes that the residual effect of waste on demolition and construction site workers during the demolition and construction phase is minor adverse, whereas the 2014 ES concludes that this residual effect will be negligible (local). The 2013 ES concludes that the residual effect of waste during the demolition and construction phase on neighbouring occupiers and the general public will be minor adverse (temporary, local), whilst the 2014 ES concludes that this residual effect is negligible (local).

3.47 The 2014 ES identifies the residual effect on local waste management infrastructure (negligible, local), on future on-site users (negligible, local), on neighbouring users/occupiers of local commercial/ retail/ residential property (negligible, local), and on local waste management infrastructure in terms of operational impacts (negligible, local). These residual effects have changed from (temporary, local) minor adverse to negligible in the 2013 ES.

3.48 For the operational phase of the proposed development, the residual waste management effects in the 2014 ES remain consistent with those of the approved 2013 scheme (i.e. negligible). As such, all residual effects of the proposed development in relation to waste in the 2014 ES are identified as negligible, which represents an improvement in residual effects when compared to the approved 2013 scheme.

3.49 The review of the 2013 ES and the 2014 ES concludes that there are no significant residual effects on waste arising from the proposed 2014 scheme compared to the approved 2013 scheme.

### **Ecology**

3.50 The 2013 ES concludes that the residual ecological effects during demolition and construction are negligible and local for transient overshadowing and pollution. For the completed (operational) development, the residual effects and geographic scale are stated as being negligible and local for transient and permanent overshadowing and human disturbance, and minor beneficial and local for habitat creation as a result of landscape planting.

3.51 The residual effects on ecology for the 2014 ES remain consistent with same detailed in the 2013 ES.

3.52 The review of the 2013 ES and the 2014 ES concludes that there are no significant residual ecological effects from the proposed 2014 scheme compared to the approved 2013 scheme.

### **Townscape, Conservation and Visual Impact Assessment (TCVIA)**

3.53 A number of differences between the approved 2013 scheme and the proposed 2014 scheme have been considered as part of the Revised ES, Volume II Townscape, Conservation and Visual Impact Assessment (August 2014) as follows:

- Plot A will now be fully demolished and replaced;
- On Plot B, the 'nibs' of the existing outer elevation will be removed and fully redeveloped;
- On Plot C, there are significant changes to the materials and roofline;
- Plot D has been designed in detail by Duggan Morris Architects; and
- Plot E has been designed in detail by de Rijke Marsh Morgan (dRMM) architects.

3.54 The design of Plots F (outline), G (detail) and H (outline) are unchanged from the approved 2013 scheme.

3.55 The 2014 ES states that Plot A is not part of the special interest of the Television Centre, but contributes positively to the iconic view of the Television Centre from Wood Lane. Plot A consists of Stages 4 and 5 of the Television Centre. The approved 2013 scheme entails the retention and refurbishment of the south elevation of Plot A, due to its positive contribution to the iconic view from Wood Lane. However, a replacement building on Plot A provides an opportunity to improve the quality of accommodation, the environmental specification of the building and the aesthetic qualities of the south elevation in the iconic view.

3.56 The 2014 ES states that the design of the existing south elevation of Plot A is marred by the different coloured brickwork of Stages 4 and 5 and the addition of balconies. The replacement southern elevation in the proposed 2014 scheme will have the same design principles as the existing elevation, but its broad and solid character will be accentuated by uniform brickwork and regular punched windows with deep reveals. The new building in the proposed 2014 scheme will be 1.1m higher than the approved 2013 scheme, but the ES states that this will not alter the character of the important Wood Lane views (views 23 and 24), and the upper penthouse storeys will have the same character as in the approved 2013 scheme.

3.57 The 2014 ES states that the north elevation of Plot A of the approved 2013 scheme is of a different character to the south elevation, with white terracotta bands. The proposed north elevation will be the same as the south elevation, providing a unified design concept (see view 22).

3.58 The limited interest of the existing 'nibs' of Plot B is in the chequerboard tiling at the nib ends. This tiling will be removed in both the approved 2013 scheme and the proposed 2014 scheme. The approved 2013 scheme retains the footprint of the 'nibs' and this would be replaced by a continuous curved elevation in the proposed 2014 scheme. The 2014 ES states that this outer elevation is little seen from the surrounding townscape and the removal of the 'nibs' will not harm the significance of the listed building or conservation area.

3.59 The design of Plot C is broadly the same in the approved 2013 scheme and the proposed 2014 scheme and will relate positively to the Park setting and the rest of the Television Centre. The 2014 ES states that the change in material of the outer elevation in the proposed 2014 scheme, from white terracotta to red brick, will improve those relationships to the Park setting and relating to the retained Television Centre buildings

and revised design for Plot A. The rhythm of window bays at the roofline will be made more regular in the proposed 2014 scheme.

3.60 The design of Plot D is materially different from the consented residential scheme which was submitted in outline form. Irrespective of the design details, the townscape impacts are considered to be broadly similar in so far as the results demonstrate that the proposals would have a beneficial effect. Two new views have been modelled in the 2014 ES which are reported as being moderate beneficial in both cases.

3.61 The design of Plot E is also materially different from the consented scheme which was submitted in outline form. The key views of Plot E have been assessed in the ES as being moderate and major beneficial which improve upon the conclusions in the 2013 scheme ES.

3.62 In Summary, the views assessment in the amended ES Volume II concludes that the effect of the proposed 2014 scheme will be beneficial compared to the approved 2013 scheme.

3.63 Impacts on townscape and public realm character during construction will result in a temporary moderate adverse impact because of the disturbance and visual impact on the Site and its surrounds. This would be mitigated by hoarding and other measures to be agreed by LBHF.

3.64 The operational development would not require mitigation. The potential impacts of height and mass have been considered and adjusted throughout the design process so as to fix a design that will relate positively to its local and wider context. The principles of the architectural expression and detail of the Plots submitted in outline and the detailed aspects of the Plots submitted in detail have also been considered during the design process and require no mitigation.

3.65 There would be no residual effects beyond those considered in relation to construction or the completed and operational development.

## **ES Conclusions**

3.66 Following a detailed review of the 2013 ES and the 2014 ES it is concluded that the proposed 2014 scheme would not have any material effect on the conclusions presented in the 2013 ES. In addition, there are no significant residual environmental effects from the proposed 2014 scheme, which remains consistent with the approved 2013 scheme.

## **4. Planning Considerations**

4.1 In considering the revised planning application, account has to be taken of the National Planning Policy Framework (NPPF), the strategic and local planning policies, any local finance considerations (CIL/S106 Obligations), the documentation accompanying the application, the available environmental information including the Environmental Impact Assessment, representations made and all other material planning considerations, which include the recent approval of application ref: 2013/02355/COMB, 2013/02356/LBC and 2013/02244/CAC which establishes the principle for a major redevelopment of the Television Centre Site.

## *The 2013 Planning Permission and Listed Building Consent*

4.2 Officers have and will continue to give due consideration throughout this report to the above recently approved development proposals for the redevelopment of the site, submitted by the same applicant. The planning permission (Ref: 2013/02355/COMB) and listed building consent (2013/02356/LBC) and associated officer assessment (set out in the PAC Report dated 19<sup>th</sup> December 2013) forms an important benchmark against which to assess the new proposals against, alongside the above planning policy framework.

4.3 Although both schemes are materially different from one another, the broad principle of the major redevelopment of the site is considered to be acceptable and the planning policy framework remains unchanged. Where the revised proposal deviates from the consented scheme (in terms of design, quantum or nature), the report will appraise whether the additional or reduced impacts cause significant harm, in order to form an overall view of the new proposals in the round. The individual planning merits of the revised development will be identified and assessed in the proceeding sections of this report. As with the consented development scheme, it is considered that the key considerations are as follows:

- A. The principle of regeneration of a key strategic site within the White City Opportunity Area;
- B. The appropriateness of the revised quantum and provision of land uses, including the provision of new housing, hotel, retail, leisure, retail, business uses and new private members club.
- C. Whether the proposed revised development proposals can deliver a high quality architectural design response to the site and will ensure the development safeguards the special character of the Grade II listed building and sustains and enhances the character and appearance of the Wood Lane Conservation Area.
- D. The principle for the demolition of the existing peripheral buildings and part of the question mark building, including the demolition of stages 4-5.
- E. Whether the level of affordable housing equates to the maximum reasonable level which the development can support;
- F. The transport and traffic impacts associated with the completed development, as revised, including construction and demolition phases, upon the local highways network and pedestrian and vehicular safety levels, and the appropriateness of car parking levels;
- G. The impacts on the residential amenities of existing occupiers within the surrounding locality, in terms of noise, sunlight, daylight, overshadowing, privacy and solar glare/light pollution. The report will address whether the revised proposal has any greater impacts upon adjoining residents and whether the extent of impact is acceptable;
- H. The environmental effects of the revised proposal, in particular on sustainability and energy efficiency, drainage and flooding, recycling and waste ecology, land contamination, wind microclimate, air quality in the surrounding area, noise and vibration, light pollution, archaeology and telecommunications. The report will consider whether the revised energy strategy will deliver sufficient carbon reductions to maximise the energy efficiency of the development.;
- I. Whether the proposed amendments to the buildings and public realm would encourage inclusive and accessible design, to ensure the development, as a whole is fully accessible;
- J. Equality Impacts;

- K. The impacts on local infrastructure and the need for planning obligations to mitigate the effect of the development;

## **Planning Policy and Statutory Duties**

### *Development Plan*

4.4 In accordance with Section 38 (6) of the Planning and Compulsory Purchase Act 2004, the planning application has been assessed against the adopted policies in the Development Plan together with any other material considerations. The Development Plan comprises the London Plan (2011) and Further Alterations (2014), London Borough of Hammersmith and Fulham Core Strategy (2011) and Development Management Local Plan (2013). The Government's National Planning Policy Framework (NPPF) has also been considered. Other adopted planning guidance includes the White City Opportunity Area Framework (WCOAPF) which has been adopted as a supplementary planning document. The Development Management SPD has also been considered.

### *Equality Act*

4.5 In addition, Section 149 of the Equality Act (2010) which sets a Public Sector Equality Duty (PSED) came into force in April 2011 and requires the Council to consider the equality impacts on all protected groups when exercising its functions. In the case of planning, equalities considerations are factored into the planning process at various stages. The first stage relates to the adoption of planning policies (national, strategic and local) and any relevant supplementary guidance. A further assessment of equalities impacts on protected groups is necessary for development proposals which may have equality impacts on the protected groups.

4.6 With regards to this application, all planning policies in the London Plan, Core Strategy, DM Local Plan and National Planning Policy Framework (NPPF) 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 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. Given the proposals constitute major development which would be of strategic importance to the Borough, an Equalities Impact Assessment (EqIA) has been undertaken which is referenced throughout the report. A summary of the equalities impacts on protected groups is set out as a separate section in the report. This draws from the outcomes set out in the EqIA which forms a comprehensive assessment of the equalities impacts of the development.

### *Planning (Listed Buildings and Conservation Areas) Act 1990*

4.7 Officers acknowledge that there is a strong statutory presumption under the Planning (Listed Building and Conservation Areas) Act 1990 and as reflected in recent case law against the grant of planning permission for any development which would either (1) fail to preserve the setting or special architectural or historic character of a listed building or (2) fail to preserve the character or appearance of a conservation area. This is because the desirability of preserving the special architectural or historic character of a listed building, or the character or appearance of the area is a consideration of considerable importance and weight. Officers have considered the proposals for demolition (under the Listed Building Consent and the Planning Application) and have determined that the demolition of

parts of the Grade II Listed BBC Television Centre will cause some harm to the setting of the Listed Building and the character and appearance Wood Lane Conservation Area through the loss of parts of a landmark building and its historical association with the area. Officers have given considerable weight to the fact that harm will be caused by the proposed demolition in reaching its conclusions. Officer's assessment of the level of harm to the setting and special architectural and historic character of the listed building and to the character and appearance of the conservation area is a matter of planning judgement and the following section will address these matters in detail.

### *National Policy*

4.8 National Policy came into effect on 27 March 2012 and is a material consideration in planning decisions. The NPPF sets out national planning policies and how these are expected to be applied replacing the previous framework of Planning Policy Guidance and Planning Policy Statements. It is intended to make the planning system less complex and more accessible, to protect the environment and to promote sustainable growth. It includes a presumption in favour of sustainable development in both plan making and decision making..

4.9 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 Development Plan should be approved and proposed development that conflicts should be refused unless other material considerations indicate otherwise.

4.10 A key policy of the NPPF is the requirement to ensure the planning system does everything it can to support sustainable economic growth and build a strong and competitive economy and it identifies that planning should operate to encourage and not act as an impediment to sustainable growth. It also promotes mixed use development encouraging the multiple benefits from the re-use of brownfield land in urban areas.

4.11 The NPPF is aimed at safeguarding the environment while meeting the need for sustainable growth. It advises that the planning system should;

- a) plan for prosperity by using the planning system to build a strong, responsive and competitive economy, by ensuring that sufficient land of the right type, and in the right places, is available to allow growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;
- b) plan for people (a social role) - use the planning system to promote strong, vibrant and healthy communities, by providing an increased supply of housing to meet the needs of present and future generations; and by creating a good quality built environment, with accessible local services that reflect the community's needs and supports its health and well-being; and
- c) plan for places (an environmental role) - use the planning system to protect and enhance our natural, built and historic environment, to use natural resources prudently and to mitigate and adapt to climate change, including moving to a low carbon economy. The NPPF also underlines the need for councils to work closely with communities and businesses and actively seek opportunities for sustainable growth to rebuild the economy; helping to deliver the homes, jobs, and infrastructure needed for a growing population whilst protecting the environment.

### *Regional Policy (London Plan (2011)) and Further Alterations to the London Plan (2014)*

4.12 The London Plan forms part of the statutory development plan against which planning applications are considered. Policies in the London Plan have been amended

within the Further Alterations to the London Plan (adopted January 2014 - (FALP)). Policy 2.5 of the London Plan identifies the site within the West London sub region and Policy 2.9 in the Inner London region. Policy 2.14 refers to areas for regeneration but some of the areas identified also fall within opportunity or intensification areas where policy 2.13 is applicable. Policy 2.13 sets out the Mayor's role in relation to 33 Opportunity Areas (OA's) and what development proposals within OA's should achieve. Defines OA's as having a capacity for at least 2,500 additional homes and/or 5,000 jobs or a mix of the two along with other supporting facilities and infrastructure. White City is recognised in the London Plan by it's classification as an OA in Map 2.4. The whole of the application site lies within the White City Opportunity Area (WCOA).

4.13 London Plan policy 2.13 states that development proposals within Opportunity Areas should:

' seek to optimise residential and non-residential output and densities, provide necessary social and other infrastructure to sustain growth, and, where appropriate contain a mix of uses' and, 'support wider regeneration (including in particular improvements to environmental quality) and integrate development proposals to the surrounding areas especially areas for regeneration'.

4.14 The explanatory text for this policy states:

'Opportunity Areas are the capitals major reservoir of brownfield land with significant capacity to accommodate new housing, commercial and other development linked to existing or potential improvements to public transport accessibility.'

4.15 Policy 2.13 seeks to ensure development in OA's achieve the optimum intensity of residential use, but remain compatible with the local context and are well served by public transport. The strategic policy direction for the WCOA set out in Table A1.1 in Annex 1 (Ref: 32) of the London Plan states:

4.16 There is potential for mixed density housing and a focal point for office development at and around the tube stations at White City and Wood Lane, with other commercial, leisure, open space, education and retail uses of appropriate scale to support the local community; and Housing-led intensification should support local regeneration, enable estate renewal and seek a mixed and balanced community.

4.17 The strategic policy direction also confirms that the White City Opportunity Area has an indicative employment capacity of 10,000 and a minimum of 5,000 new homes target over the plan period to 2031.

#### *Local Policy*

London Borough of Hammersmith and Fulham Core Strategy (2011):

4.18 At a local level, the application site is the subject of a strategic site policy in the Council's Local Development Framework: Core Strategy (October 2011).

4.19 Chapter 7 of the Core Strategy: Regeneration Area Strategies sets out the Council's wider regeneration strategy. The site forms part of a Strategic Policy WCOA (White City Opportunity Area). In line with the London Plan, policy WCOA in the Core Strategy allocates indicative targets of 5,000 additional homes (of which around 4,500 in White City East) and 10,000 new jobs. Policy WCOA states:

The Council will work with the GLA, other strategic partners, the local community and landowners to secure the comprehensive regeneration of the White City Opportunity Area (WCOA); and, to create a vibrant and creative place with a stimulating and high quality environment where people will want to live, work, shop and spend their leisure time. The existing estates community must be able to benefit from regeneration of the area through access to jobs, better local facilities, better and more suitable housing, and improved environmental conditions.

4.20 Policy WCOA adds:

4.21 The regeneration of the WCOA will be focused on the development of White City East, partial development of the BBC TV Centre and encouraging the regeneration of the White City and adjacent estates.

4.22 The supporting text in policy WCOA states the development of White City East will include substantial amounts of new housing and affordable housing, as part of mix land use schemes.

4.23 Policy WCOA 1 of the Core Strategy is more site specific. Policy WCOA 1 comprises some 18 hectares of potential development land to the north of Westfield and east side of Wood Lane. This policy identifies that the application site forms part of a Strategic Site - White City East. Also includes the BBC Television Centre, Imperial College land, Marks and Spencer Mock Shop and Westfield.

4.24 A considerable amount of work has already been undertaken by the major landowners on preparation of a wider master plan for this area which was tested in the preparation of the new White City Opportunity Area Planning Framework. Taking its lead from the London Plan, the justification within policy WCOA 1 of the Core Strategy states:

4.25 There must be a comprehensive approach to the development of the area which provides high quality places for living and working that are well integrated with, and respect the setting of, the surrounding area. Planning applications should illustrate how proposals sit within the context of a detailed master plan for each major landholding (or group of closely related landholdings), and in line with the White City Opportunity Area Planning Framework, its indicative master plan and its transport study to provide the basis for detailed planning applications. All development must contribute to achieving the strategic policy for the opportunity area, especially in terms of directly contributing to the regeneration of the north of the opportunity area.

And,

4.26 The area should be redeveloped for a mix of housing, employment and community uses, establishing a creative industries hub, primary school, major leisure facilities, and a local centre with supporting uses (e.g. local shopping, restaurants and community facilities). 40% of housing should be affordable. Approximately 25% of housing should be social rented in sizes and types that enable local estate regeneration. Provision of some student accommodation is appropriate as part of a satisfactory overall mix of housing.

London Borough of Hammersmith and Fulham Development Management Local Plan (DM Local Plan 2013)

4.27 The Development Management Local Plan (2013) sets out the proposed development management policies used in helping to determine planning applications. The DM Local Plan has replaced the UDP and will be used together with the Core Strategy and the London Plan.

White City Opportunity Area Planning Framework (WCOAPF):

4.28 Jointly with the Mayor of London (GLA) and in partnership with Transport for London (TfL), the Council has produced a planning framework for the Opportunity Area in the form of a Supplementary Planning Document (SPD). The WCOAPF constitutes a Supplementary Planning Document (SPD) and as such does not form part of the development plan. It is however, a material consideration which officers have given due weight towards in coming to the recommendations. The WCOAPF sets out a master planning framework within which individual schemes could be brought forward for large scale mixed used developments providing substantial new housing and jobs and accessible to good public transport.

4.29 The principle of regeneration in this Opportunity Area has been well established in the London Plan (2011) and Core Strategy (2011). Core Strategy policies WCOA, WCOA 1, WCOA 2 and WCOA 3 have provided up to date site specific policies in which to assess planning applications in the WCOA.

4.30 Strategic Policy WCOA in the Core Strategy requires all developments within the White City Opportunity Area to have regard to and be considered against the White City Opportunity Area Planning Framework (WCOAPF) with similar reference within policy WCOA 1. The WCOAPF builds upon the Core Strategy Regeneration policies and promotes the regeneration of the wider White City area. The WCOAPF contains policy objectives for urban design, land use, housing, transport, social and environmental and provides policy guidance for developers and landowners in order to ensure a comprehensive approach is taken to the redevelopment of the area.

4.31 The WCOAPF sets out an overview of the preferred approach to future development in the eastern part of the OA (White City East). It identifies a number of strategic sites where the majority of new development should be focused. This includes the application site allocated as a development opportunity site. The WCOAPF recognises development sites to the east of the OA provide the opportunity to build new high quality housing. Overall the OAPF supports medium to high density housing as part of a mixed use development, together with the creation of north-south connections. A replacement East Tower is supported within the indicative master plan. A key element of the framework is the delivery of 4,500 new homes east of Wood Lane in a broad range of tenures, house sizes and affordability.

4.32 Specifically in relation to the BBC TVC, the WCOAPF emphasises that the TV Centre is strategically significant to the future of the White City Opportunity Area because of its location, the potential for linking the western part of the White City area with Wood Lane and the potential for creation of a public open space focus on Wood Lane; and because it is a significant refurbishment/development opportunity which should take advantage of the creative industries legacy of the BBC. The WCOAPF states that the Television Centre should be used to its greatest advantage; opportunities for retention and refurbishment of the important parts of the listed building should be explored, such as occupation by organisations or institutions with links to the cultural,

broadcasting and academic sectors, or the introduction of entertainment and leisure uses or occupiers that tie in with the history of the building and heritage of the BBC.

4.33 A Development Infrastructure Funding Study (DIFS) has also been prepared as part of the WCOAPF, in order to identify the cost of a comprehensive package of physical, social and economic infrastructure investments to support the level of development proposed in the WCOA. The DIFS was completed in completed in May/June 2013. The DIFS suggests setting a tariff approach towards providing the total infrastructure required as part of the redevelopment of the Opportunity Area. This tariff would be used as a guide to negotiations with developers prior to any development in relation to legislation in respect of Section 106 and CIL.

4.34 In summary, in light of the relevant and up-to-date planning policy context (Core Strategy, Local Plan and London Plan and Further Alterations to the London Plan 2014), the nature of the proposed uses and the scale of development, officers are satisfied that the application would comply with the development plan.

4.35 As such, it is considered that the proposals are general conformity with the development plan and would be compliant with the WCOAPF.

## **A Case for Regeneration**

4.36 The Core Strategy states that a comprehensive approach to regeneration will be adopted in the Borough by focusing and encouraging major regeneration and growth in the five regeneration areas in LBHF (Strategic Policy A). In Regeneration Areas, the Council aims to tackle the physical nature of places thereby making them better places to live and work. Regeneration is necessary to address high levels of multiple deprivation and achieve decent neighbourhoods.

4.37 It is the Council's core objective (explained in the Core Strategy) to complement physical change with social and economic regeneration, and improve life chances through improved education, health, safety and access to employment and better homes. The regeneration areas including White City represent an opportunity for significant new sustainable place making and will provide the focus for new development in the borough.

4.38 White City is in need of regeneration and the application site presents unique opportunities to contribute towards securing benefits for the wider area due to the proposed land uses, creating a high quality design and by fully opening up the site to the public for the first time since the BBC took occupancy. Through the creation of a major new strategic public open space, consolidation of the TV centre uses, potential recruitment of local people to work within the new private members club and other uses, expansion of creative industry offices, provision of additional housing units catering for local and strategic needs, improved linkages with the wider area, provision of improved leisure facilities and improved environmental conditions, the proposals can make a significant contribution to White City and the Borough. Underpinning the regeneration objectives is the need to create a more sustainable, mixed and balanced community in the Borough and in London which will contribute towards reducing levels of social deprivation.

4.39 The BBC have traditionally been one of the largest employers within the Borough since the Television Centre opened in 1960. In addition to Television Centre, the BBC have owned and occupied a number of sites in White City including the former Woodlands site (now owned by Imperial College London), the Media Village and other buildings to the east of Wood Lane. Recently, the BBC have sought to consolidate their activities within White City and this has resulted in the sale of a number of key sites (including the TV Centre and the former Woodlands site). The BBC sold the Television Centre in July 2012 and vacated the premises in March 2013. Parts of the site will be retained for television production purposes with the BBC maintaining an operational interest in managing the facilities. As such, Studios 1-3 and Stage 6 will be leased by the BBC from 2014 onwards who will occupy and manage these parts of the development site.

4.40 The WCOAPF acknowledges the importance of retaining the BBC within the Borough and White City and the consolidation of the facilities is considered to provide a good opportunity to fulfil the aspirations of the strategic policies and adopted planning framework.

4.41 The applicant has submitted a Regeneration Report which demonstrates the potential economic benefits to LBHF which would come from the revised development. These regeneration benefits could include, but not be limited to:

- Increased range of employment opportunities,
- support for business innovation,
- entrepreneurship and new business,
- new housing (including affordable housing),
- enhancing connectivity across the White City OA,
- provision of enhanced public realm and leisure facilities.

4.42 The proposals are considered to be in line with the core planning principles in the NPPF which places particular focus of stimulating economic growth. The provision of the enhanced and additional new office floorspace coupled with the retained BBC presence would be considered to encourage economic growth in accordance with the NPPF. The resulting changes to the approved land uses (established in the 2013 scheme) are considered to provide additional employment opportunities and new uses which add to the variety of land uses within the opportunity area. It is considered that the proposed quantum and range of uses would compliment the locality as an emerging mixed use central London location.

4.43 Connections and Linkages: In light of the significant barriers to east to west movement in the area, the Core Strategy policies WCOA and WCOA 1 seek new development to improve connections to facilitate east to west movement. The site is considered to be strategically important as it represents an opportunity to open up the site (from Wood Lane) to the public and allowing unobstructed views towards the iconic BBC Television Centre. Officers acknowledge that the site is located within the heart of the opportunity area. The WCOAPF gives strong support for the provision of a strategic open space located on the eastern side of Wood Lane extending eastwards and allowing longer range views towards the BBC Television Centre in the future.

4.44 The proposals involve the creation of new entrance points to the site from Hammersmith Park (by plot D to the west), from Frithville Gardens (by Plot E to the south) and from Wood Lane (Plot H) through the MSCP site and the front forecourt. This

creates entry points that would enable the site to be connected to the surrounding area. It is considered that potential linkages to the west and south of the site would improve accessibility and permeability through the area considerably. The linear strip of land alongside the railway viaduct (to the west) which is in TfL's ownership also provides an opportunity to create a new south-north linkage. The increased connectivity would benefit the residential areas to the west by creating additional routes through the site towards Wood Lane and the public transport nodes (White City and Wood Lane Underground stations) and towards Westfield Shopping Centre.

4.45 It is considered that improving the accessibility of the area as whole would encourage more sustainable patterns of travel from people walking and cycling to and from, and through the site. It would also provide an attraction to encourage more commercial uses to the site, which would bring with them a number of potential employment benefits. Enabling connections and linkages through the White City area is a Core Strategy and WCOAPF objective which will help open up the area.

4.46 Hence, the proposals could facilitate the provision for a south-north pedestrian and cycle route alongside the railway viaduct which would connect Wood Lane (from the north) to Shepherd's Bush Market to the south. Although the route would not be funded by the applicant (the land is in TfL's ownership), the applicant is committed to assisting TfL on the feasibility of bringing this link forward in the future alongside the development of a comprehensive strategy to open up the arches under the viaduct which would explore their commercial use.

4.47 The route is considered to represent an important desire route connecting Shepherd's Bush with the opportunity area. The route is viewed by officers in LBHF and GLA/TfL as being an integral piece of infrastructure that would benefit the whole Opportunity Area in addition to the application site. The s106 legal agreement will require the applicant to use reasonable endeavours to assist TfL with any proposals to implement the route.

4.48 The revised scheme proposes the same linkages and connections as the consented 2013 scheme and therefore, the proposed development would accord with the strategic aspirations of the regeneration area policies in this regard.

4.49 Employment Opportunities: It is considered that the current development proposals provide an opportunity to secure a wider range of employment within a mixed use development which seeks to retain a significant part for TV studio usage, thereby maintaining White City as a location for creative media and television activities.

4.50 In addition to enabling improved connections and linkages to the surrounding area by opening up the site from Wood Lane, Hammersmith Park and from Frithville Gardens, the development presents an opportunity to secure new long term employment and careers for people living in the Borough, including those residing in the White City Estate. The proposals have the potential to generate up to 555 full time equivalent jobs during the construction phase of the development (an additional 90 compared with the 2013 scheme) and up to 3710 full time equivalent jobs (an additional 1645 jobs compared with the 2013 scheme) within the hotel, retail, restaurant, leisure, members club, and office sectors, during the operational phase of the development. Together with the BBC jobs, there is the potential for up to 4,795 jobs created across the whole site (including plots J and K which fall outside of this application boundary). The development would provide the following employment provision which constitutes

nearly up to a half of the target employment provision within the Opportunity Area (including the BBC based jobs).

Use Class	Approximate FTE Max
A1 Retail	10
A2 Financial and Professional Institution	10
A3 Restaurant	465
B1 Business	2,890
C1 Hotel	40
B1 TV Studios	10
D2 Cinema/Gym/Leisure	90
Sui Generis (Members Club)	195
Sub Total	3710
BBC Re-occupation	
Studios 1-3	135
Stage 6	1,000
Sub Total	1,135
Gross:	4,795

4.51 Officers have engaged with the applicant to ensure that appropriate s106 controls are put in place to ensure new jobs and training initiatives are accessible to local people, particularly those living in White City and the surrounding area. The applicant and the potential members club operator has expressed a willingness to work with LBHF in fostering a partnership whereby employment training, outreach programmes, skills development, traineeships, apprenticeships, job fairs and workshops are more actively promoted to local people. In addition, The applicant has confirmed their commitment (by signing up to appropriate planning obligations) to working with LBHF with regards to business procurement whereby local firms, businesses and practices would have the opportunity to compete for construction contracts as part of a tendering process aimed at assisting local business.

4.52 The applicant has expressed a willingness to work with the LBHF' s Economic Development Team as well as the Council's Work Zone facility, based at Shepherd's Bush Library. This commitment would be secured through the s106 agreement.

4.53 Officers acknowledge that the development would provide a wide range of opportunities for people of varied qualifications and occupations. Jobs directly generated by the offices, leisure, hotel, cinema, retail and members club could include a range of hospitality and retail positions, administrative posts (HR, accounting etc), cleaners, catering assistants, security officers, chefs, restaurant/bar staff and maintenance workers. There will also be highly skilled technical and administration jobs in the offices and leisure uses, combined with jobs in catering, retail, restaurant, health and fitness, cinema and hospitality.

4.54 In order to ensure that the local residents have the appropriate ability to secure employment on the site, the applicant will be required to develop an employment and training strategy with the Borough whereby employment opportunities to a range of jobs (including entry level and management level positions) are to be actively advertised and promoted to all local residents at the earliest opportunity, including those hardest to reach. The operator of the members club would also be required to sign up to a

separate training strategy as the Club has its own recruitment policies and will have a direct input into recruiting staff and promoting careers. The separate jobs and training strategy would need to be compliant with the overarching strategy – but have specific regard for the types of jobs required within the members club facility.

4.55 The applicant acknowledges that collaboration work with local schools and local groups should be investigated so that local children and key groups would have access to the leisure and members club, as well as the BBC Television Centre Studios. This also includes training programmes for vital construction jobs, which would be used in parallel with a labour demand forecast for the whole construction period to identify when particular skills/trades are needed in order to fill the required construction jobs.

4.56 Through the Section 106 agreement, the LPA will secure a clause which requires an on-going commitment from the applicant (and potential occupier/owner of the members club), in partnership with the Council to prepare an employment and training strategy. This would include a review mechanism where the provisions of the strategy are appraised in order to assess the successes and failings of the strategy and identify where improvements are necessary. The strategy would need to consider amongst other matters, impacts on the equalities groups to ensure all people have access to jobs.

4.57 In summary, the number and range of employment opportunities generated by the development are regarded by officers to represent a valuable contribution to the Opportunity Area, and providing the opportunities are aimed principally at those in the greatest need, the development would bring about significant employment for the borough addressing problems of social deprivation at the same time as stimulating the economy. In conclusion, the proposals are considered to be in accordance with both strategic regeneration objectives in the Core Strategy along with the detailed opportunity and regeneration area site policies which aim to deliver regeneration in the Borough.

### **Land Uses:**

4.58 Detailed Components: Plots A, B, C, D and G2: The proposed non-residential land uses within the detailed component of the application (in Development Area 1) comprise the following fixed amounts for each specified use class

#### Development Area 1: Land Uses

	Plot A sqm	Plot B sqm	Plot C sqm	Plot D sqm	Plot G2
A1 Retail	0	118	0	0	0
A2 Retail	0	62	0	0	0
A3 Restaurant	2,918	294	0	637	0
B1 Office	35,386	248	941	14,691	0
C1 Hotel	325	1,944	0	0	0
D2 Cinema	1,527	0	0	0	0
D2 Gym	0	2,500	0	0	0
Flexible	3,609	0	0	0	0
Sui Generis/Office					
Flexible A3/A4	0	0	0	0	1,095
<b>Total</b>	<b>43,775</b>	<b>5,166</b>	<b>941</b>	<b>15,328</b>	<b>1,095</b>

4.59 On the parts of the site, where there are reserved matters, the following land uses are applied for (in Development Area 2).

#### Development Area 2: Land Uses

	Plot F	Plot G1	Plot H
	sqm	sqm	sqm
Flexible A1/A3/A4/B1	0	748	860

4.60 It should be noted that the land uses in Development Area 1 have been fixed, in order to respond to the Grade II listed status of the host building. Fixing the uses would enable a comprehensive assessment of the proposed land uses and their impacts on the historic character of the listed building.

4.61 The outline Components (Including Plot G): The following land uses are proposed within plots H and G (the outline plots). The applicant is seeking flexible land uses for plots G1, G2 and H and the internal layouts have yet to be designed in detail. Flexibility over the use would allow the applicants additional scope to secure tenancy within the floorspace in order to avoid sustained periods of vacancy.

4.62 The site is not located within a shopping frontage or area designated within the Local Plan but is in close proximity to Shepherds Bush Town Centre (a Metropolitan Town Centre). The retail uses (Use Classes A1-A4) would be predominately be focused within and around the Forecourt area within Plots A and B, including at ground floor of the East Tower (Plots G) and MSCP (Plot H), serving the local needs of residents, workers and visitors. It is considered that restaurants and cafes would add to the vibrancy and atmosphere of the Forecourt, providing a focal point for people to sit and enjoy the space, and the primary routes within the site. Likewise, the leisure uses would have their entrances at the main public areas (Helios Courtyard, Wood Lane and the Forecourt adjacent to Plot A). It is considered that the presence of leisure facilities including the private members club would positively contribute to the mix of uses on the site.

4.63 Maximum Use Limits: It is important to note that the floorspace proposed for each individual land use is subject to control through the maximum limits in the parameters plans. Accordingly, planning approval is sought for the following maximum floorspace across the whole development taking into account both outline and detailed components, in relation to each land use:

#### Maximum Floorspace Table:

- Hotel (C1): 2,269 sq m
- Residential (C3): 114,964 sq m
- Business (B1): 56,581 sq m
- Retail (A1): 1,726 sq m
- Retail (A2): 62 sq m
- Retail (A3): 6,562 sq m
- Retail (A4): 2,703 sq m
- Leisure (D2): 4,027 sq m;
- Private Members Club (Sui Generis): 2,985 sqm

*Land Use Assessment:*

4.64 Strategic Policy WCOA of the Core Strategy states that White City East (WCOA1) should be redeveloped for a mix of housing, employment and community uses, establishing a creative industries hub, primary school, major leisure facilities, and a local centre with supporting uses (e.g. local shopping, restaurants and community facilities). The policy further states that the overall aim is to regenerate the area to create a vibrant and creative place with a stimulating and high quality environment where people will want to live, work, shop and spend their leisure time.

4.65 Retail Uses (Classes A1-A4): Broadly, the proposed A and D Class land uses specified above would be considered to fall within the list of uses deemed acceptable at the site as set out in the adopted Core Strategy and WCOAPF policies. Although not forming the main land uses (ie: residential (C3) and offices (B1)), officers acknowledge that they would contribute positively to meet the above objective to create a stimulating and vibrant environment. It also considered that the additional uses would complement the existing amount and mix of employment at the site, particularly the TV Studios and Offices (in Plots J and K) and the newly refurbished offices and members club within Plot A.

4.66 The proposed A Classes (A1/A2/A3/A4) could result in the provision of up to 6,742 sqm floorspace across the whole site. The A uses are to be located on the ground floors to plots A, B, D, G and H. The floorspace should not exceed the maximum limits as set out in the above maximum floorspace table, which should be applied alongside the approved parameters plans for the outline components of the development. Plots A, B, D and G2 contain fixed floorspace amounts as specified in the above table. Plots G1 and H make provision for flexible uses (A1/A3/A4).

4.67 Due to the amount of retail and leisure floorspace proposed (6,742 sqm – (Classes A1-A4) + 4027sqm (Class D2)) LBHF have requested that a Retail Assessment is submitted. Such an assessment is required by the NPPF (Protecting Town Centres) to demonstrate if the development would have any adverse impact on the vitality or viability of nearby town centres. The NPPF requires town centre uses (ie: use classes A1-A4 and D2) that are proposed on out of centre locations (that exceed 2,500sqm of new floorspace) to consider:

- the impact of the proposal on existing, committed and planned public and private investment in a centre or centres in the catchment area of the proposal; and
- the impact of the proposal on town centre vitality and viability, including local consumer choice and trade in the town centre and wider area, up to five years from the time the application is made. For major schemes where the full impact will not be realised in five years, the impact should also be assessed up to ten years from the time the application is made.

4.68 The applicant has submitted an updated retail statement (prepared by RPS) which considers the revised land uses proposed in the 2014 application. The Retail Statement concludes that there will be no adverse impacts on town centres within the catchment area and the scale and nature of the town centre uses are such that they would not compete with town centres in the area. The Retail Statement also tested less A1-A4 floorspace than what had been previously consented with the 2013 scheme (7,563 sqm). Importantly, the report infers that, in order to facilitate the economic re-use of BBC Television Centre as a creative industries hub together with a new residential

community, that a mix of supporting uses are promoted to ensure the scheme is attractive to local business, residents and visitors.

4.69 The applicant's retail statement has broadly assessed trade diversion and concluded that the impact on other retail stores and centres is minimal. As such, it is considered that the scale of units would primarily serve the needs of the new and existing residents and would not divert trade from other centres. Officers are satisfied that the applicants have sufficiently carried out the NPPF tests of impact as set out in paragraph 27. It is considered on the basis of the proposed uses that the nature of the proposals mean that they are unlikely to divert trade away from any other centre given the significant residential population and visitors generated by the proposals. In respect of the A classes (A1-A4), officers are satisfied that the level specified in the maximum limits would serve the day to day needs of residents, visitors and the businesses that would be located at Television Centre in the future.

4.70 Leisure Uses (Class D2): In terms of the proposed leisure uses (D2 Class), the application is seeking a maximum of 4,027 sqm of Class D2 (leisure) floorspace (an increase of 477 sqm from the consented scheme. 4,027 sqm is to be fixed within Plots A (the cinema (1,527 sqm)) and B (the gym (2,500)). It is considered that the principle of leisure uses in the area is supported by the Core Strategy and the WCOAPF site specific policy with regards to attracting leisure uses that are associated with the historical use of the TV Centre.

4.71 The proposed leisure uses could comprise a cinema within the upper and lower basement levels of Plot A and a gym within the basement level of Plot B (under the Helios courtyard). The size and location of the cinema unit have been designed to suit an 'art house' type operation (such as the Curzon Cinema) with smaller screens. The applicant confirms that it is not the intention to attract large multiplex operations. These uses are considered to complement the other retail uses coming forward as part of the proposals and will meet the needs of new residents in the development and the anticipated increase in population within the White City Area.

4.72 Officers note that the scale of these town centre uses outside of a town centre needs careful consideration with regard to their impact on the area. Officers consider that the strength of offer for leisure and retail in Shepherds Bush Metropolitan Centre and Westfield London mean that they well placed to withstand any competition from the small scale, in part ancillary, retail and leisure floorspace proposed at BBC television centre. Furthermore, the site specific policy guidance set out in the WCOAPF confirms that leisure use on the BBC TVC site would be acceptable. Therefore, in conclusion, officers do not see any merit in further impact analysis being undertaken as the proposed uses are considered to be consistent with the supported land uses that are identified in the relevant site specific policies in the Core Strategy and policy guidance in the WCOAPF. The small increase in D2 floorspace (above the consented 2013 scheme) is not considered to have any material impacts, which would lead officers concluding that significant harm will occur to nearby town centres. There have been no other material changes in planning circumstances, since the 2013 scheme, which would lead officers to come to a different conclusion with regards to the provision of leisure floorspace.

4.73 Private Members Club (Sui Generis). The proposed private members club (sui generis) would provide a new facility for the area that would attract workers from the nearby media and arts industry, which is considered to be established in the area (in

part due to the presence of the BBC, Imperial College, Westfield and other media companies. The members club would operate in a similar way from that of a leisure attraction or night club which involves members of the public visiting the facility at all times of day with the peak hours being in the evenings. Subject to the acceptability of the environmental impacts, addressed in section 4 of this report, it is considered that the principle of such a use would be consistent with the mixed uses envisaged for the area within the Council's Core Strategy policy WCOA and the planning guidance in the WCOAPF.

4.74 Hotel (Class C1): This application seeks full planning permission for a 47 room hotel (Class C1) within the inner ring part of plot B within the upper floors (levels 1 and 2). The hotel would comprise 1,944 sqm floorspace. The hotel would be accessed from the entrance foyer at Plot A. The applicant has confirmed their intention for the proposals to comprise a small boutique hotel which would contain rooms overlooking the Helios Courtyard. Hotel residents would have direct access to the ground floor restaurant located next to the north hall entrance foyer (within plot A).

4.75 At a strategic level, policy 4.5 of the London Plan states that the GLA seeks to achieve 40,000 net additional hotel bedrooms by 2031, of which at least 10% should be wheelchair accessible. The policy then goes on to advise that beyond the Central Activities Zone (CAZ) [hotels] should be focussed in town centres and opportunity and intensification areas, where there is good public transport access to central London and international and national transport termini. Being located in an Opportunity Area and within proximity to 4 London Underground stations, an overground station and numerous bus routes, the proposed hotel is considered to adhere to the criteria.

4.76 Local Plan policy DM B2 places a clear emphasis on provision of new hotels within the Borough's town centres and Opportunity Areas (including White City) subject to the development being well located to public transport, not having any detrimental impact on the local area, 10% of the rooms being designed as wheelchair accessible, the facility being of a high standard that adds to the variety and quality of visitor accommodation available locally. It is considered that the proposal would adhere to this criteria, subject to a condition requiring 10% of the hotel rooms to be designed to wheelchair accessible standards. The scale, layout and type of hotel floorspace is the same as was consented within the 2013 scheme and there are no material changes in circumstances that would lead officers to conclude differently on this aspect of the proposals.

4.77 Therefore, it is considered that the principle of a hotel use on the site remains acceptable, as it was for the 2013 scheme, and therefore complies with national, strategic and local planning policies.

4.78 In conclusion, officers conclude that the proposed Class A uses, leisure facilities and new private members club have the potential to complement the refurbished TV Studios and new offices as well as the proposed residential uses within the development site, subject to conditions and the s106 agreement. With such controls in place, it is considered that the development would result in provision of a more balanced and sustainable community comprising a mix of complimentary uses within a highly accessible location. The additional retail, members club and leisure uses could positively add to the sustainable mix of uses on the site, and within the Opportunity Area making the area more attractive and balanced in terms of land use mix. Officers are of the view that the additional uses would reinforce the mixed use character of the

proposed site, which would incorporate working TV studios in addition to an office complex making it a more inviting place to work, visit as a leisure destination and place to live. Officers consider that the proposed leisure, members club and retail uses (including the restaurant/cafes) would be acceptable in terms of their impact on nearby town centres, in accordance with up-to-date planning policy guidance in the NPPF and Core Strategy Policies C and WCOA.

4.79 Offices (Class B1): The council's Core Strategy and the draft White City Opportunity Area SPD indicate that the priority for development in this area should be to maximise the provision of jobs in a high mix of employment generating activities. The proposed maximum of 56,581 sqm (including Plots G, H and the remainder of Plot A) of office floorspace in the detailed application would contribute to the provision of up to 2,890 jobs in the area and would seek to replace, in part, the existing 162,729 sqm of employment floorspace lost from the site as a result of the redevelopment. The revised proposals provide additional B1 floorspace above the 2013 scheme due to the additional B1 floorspace proposed within Plot D, and the potential additional flexible floorspace in Plots G and H. Whilst the re-provision of office floorspace results in lower employment levels on the site when compared to the peak operations of the TV Studios (in 2010), it is considered that the wider benefits of the scheme, including the provision of other commercial uses and new quality office space would help contribute to the mix of employment generating activities in this regeneration area.

4.80 The relevant policies for the consideration of the office space include: NPPF, Core Strategy Policy WCOA, Strategic Site Policy WCOA1, Strategic Policy B, Policy LE1, London Plan Policy 4.2 and DM LP Policy B1. The site has an established office use and the proposed office floorspace is considered to be in accordance with the Core Strategy Policies with regard to employment generation in the area (eg Strategic Policy B seeks substantial office based development in the WCOA).

### **Housing:**

4.81 The main issue relating to land uses is the consideration of the proposed residential use on this site in light of current planning policies. The NPPF seeks to deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities. The NPPF includes twelve core planning principles, several of which are particularly relevant to new housing. These include the following:

- enhancing and improving the places in which people live;
- support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places;
- effective use of land by reusing land that has been previously developed (brown field land), provided that it is not of high environmental value;
- promote mixed use developments, and encourage multiple benefits from the use of land in urban and rural areas.

4.82 The NPPF requires a balancing exercise of the regeneration needs set out in local policies against the need to encourage economic growth and stimulate development in the key regeneration areas that are in most need of investment.

4.83 In general the London Plan and FALP recognises the need for more homes in London. The London Plan and FALP support optimised housing densities for residential

development within or in proximity to town centres and encourages the provision of additional housing above the stated minimum targets; subject to compatibility with the local context and sustainable principles. London Plan policy 3.3A to G sets out the Mayor's strategic criteria for increasing housing supply up to 2021. Policy 3.3A recognises the pressing need for more homes in London in ways that provide a real choice at a price Londoners can afford. Policy 3.3B states that an annual average of 32,210 net additional homes should be delivered per annum in London. Within this overall aim, Table 3.1 sets an annual target of 615 net additional dwellings for Hammersmith and Fulham (excluding an increment in provision in the Earls Court West Kensington Opportunity Area). Policy 3.3D of the London Plan states that boroughs should seek to achieve and exceed the housing targets set out in Table 3.1 of the plan.

4.84 London Plan policy 3.4 seeks that development optimises housing output within the relevant density range while respecting local context, the Plan's design principles and public transport capacity. Policy 3.7 'Large Residential Developments' encourages large development sites (in excess of 5ha or 500 units) to be located within areas of high public transport accessibility and for them to be the subject of plan led and consultative processes to coordinate provision of necessary infrastructure and to provide distinctive character consistent with the development density guidance that is provided in Table 3.2.

4.85 The site falls within the White City Opportunity Area whereby the London Plan identifies there is capacity for a minimum of 6,000 new homes. This regeneration objective is also reinforced by the Core Strategy at Policy WCOA which identifies an indicative number of 5,000 additional homes (of which about 4,500 are in White City East which comprises land to the East of Wood Lane including the BBC Television Centre site).

4.86 Core Strategy Policy WCOA also states that new homes built in White City will be expected to provide a local ladder of affordable housing opportunity. Furthermore, regeneration schemes will need to provide an appropriate level of supporting leisure, green space, schools, community and other facilities. The policy states that development of privately owned land in White City West and East will not be acceptable unless it contributes directly to regeneration of the whole of the north of the Opportunity Area.

4.87 Core Strategy 2011 Policy H1 reiterates the London Plan's annual target of 615 net additional dwellings for the borough including the provision of new housing through conversions and policy H4 seeks to increase the supply and choice of high quality residential accommodation. Policy DM A1 of the DM Local Plan states the Council will seek to exceed the London Plan housing target by seeking housing on both identified and windfall sites and as a result of change of use.

4.88 In light of the relevant adopted policy within the London Plan (2011)/FALP (2014) and the Core Strategy, the principle of providing new housing within the development site would accord with the overall provisions in the Core Strategy, London Plan and NPPF (Developing a Wide Choice of Homes).

4.89 Residential use would be the essential part of the proposed development. The revised application seeks permission for a maximum of 114,964 sq m (GEA) of residential floor space which could accommodate up to 943 new homes, depending on the precise mix of unit sizes. This equates to a reduction of 82 residential units from the

consented 2013 scheme but importantly, only a small reduction in net residential sales area (0.8% below the consented development). Although the total number of residential units has reduced from the consented scheme, the scheme provides a similar quantum of residential floorspace and would still make a significant contribution towards the housing targets.

4.90 In conclusion, the new housing in the development is proposed in an area that benefits from good public transport accessibility and would provide a substantial contribution towards meeting the established London Plan and Core Strategy housing targets. It is therefore considered that the principle of a mixed use development with a significant residential component is considered to comply with the land use policies and guidance set out in the NPPF, London Plan (and FALP) and Core Strategy.

#### *Affordable Housing*

4.91 The development includes the provision of a significant number of new residential units across the site. Given the amount of new housing which forms part of this scheme, officers have considered whether the proposals are in line with the London Plan (and FALP 2014) and Borough's regeneration and affordable housing objectives set out in the strategic objectives chapter and strategic policies chapter of the adopted Core Strategy.

4.92 At a strategic level, policies 3.8, 3.9, 3.10, 3.11 and 3.12 of the London Plan (all from the Further Alterations to the London Plan (2014)) are relevant to affordable housing. The London Plan seeks to ensure that an average of 13,200 new affordable homes is built each year across London. This would equate to approximately 40% of the total number of units required under housing targets. This affords Local Authorities greater flexibility in how they secure affordable housing units. Policy 3.8 identifies amongst other things that development should offer a range of housing choices in terms of sizes and types including affordable family housing as a priority. Policy 3.9 addresses the need for promoting mixed and balanced communities by tenure and household income particularly in some neighbourhoods where social renting predominates and there are concentrations of deprivation. Policy 3.10 sets out the criteria for housing to fall within the definition of affordable housing with the supporting text cross referencing the household annual income ranges within the London Plan Annual Monitoring Report for intermediate housing. The supporting justification to policy 3.10 defines the affordability requirements for intermediate housing. In the 2011 London Plan (FALP), the Mayor sets out a higher intermediate housing income threshold of £80,000 for households with dependents (ie: for 3 bed units), in order to reflect the higher cost of both developing and buying family-sized homes in London. This figure was derived by up rating the upper income threshold in the Plan (£74,000). The upper threshold for intermediate non-family housing has been increased to £66,000.

4.93 Policy 3.11 of the London Plan (FALP) sets a target for boroughs to 'seek to ensure that 60% of the affordable housing provided is affordable rented housing and 40% is intermediate housing'. The second part of the policy 3.11 relates to the establishment of Borough level affordable housing targets through LDF preparation that takes account of a range of considerations that include strategic and local circumstances, mixed and balanced communities, priority for affordable family accommodation and viability.

4.94 Policy 3.12 (FALP) states: The maximum reasonable amount of affordable housing should be sought when negotiating on individual private residential and mixed use schemes, having regard to:

a current and future requirements for affordable housing at local and regional levels identified in line with Policies 3.8, 3.10 and 3.11 and having particular regard to guidance provided by the Mayor through the London Housing Strategy, supplementary guidance and the London Plan Annual Monitoring Report (see paragraph 3.68)

b affordable housing targets adopted in line with Policy 3.11,

c the need to encourage rather than restrain residential development (Policy 3.3),

d the need to promote mixed and balanced communities (Policy 3.9)

e the size and type of affordable housing needed in particular locations

f the specific circumstances of individual sites

g resources available to fund affordable housing, to maximise affordable housing output and the investment criteria set by the Mayor

h the priority to be accorded to provision of affordable family housing indicated in policies 3.8 and 3.11.

4.95 Part B of policy 3.12 seeks negotiations on sites and should take account of their individual circumstances including development viability, resources available from registered providers (including public subsidy), the implications of phased development including provisions for re-appraising the viability of schemes prior to implementation ('contingent obligations'), and other scheme requirements.

4.96 At a local level Core Strategic Policy H2 states that 40% of the new housing should be affordable and provide a better overall mix of unit sizes to help alleviate overcrowding in existing accommodation. However, Policies WCOA and WCOA 1 of the Core Strategy are more specific to this site and all development within White City. Policy WCOA confirms that development of land in White City East should provide a sufficient mix and quantity of social rented housing (approximately 25% of all new housing units) to enable the opportunity for a proportion of existing estate residents to be re-housed in better accommodation. This policy together with policy WCOA 1 envisages that privately owned land such as the application site would contribute towards the regeneration of the housing estates to achieve a more mixed and sustainable community across the area within which the existing community can thrive as a result. The policy reflects the guidance in the NPPF which encourages sustainable mixed and balanced communities.

4.97 Policy H2 of the Core Strategy requires the provision of affordable housing on sites that have the capacity for 10 or more units. As the development site falls within a regeneration area with Council estates in the vicinity, Policy H2 acknowledges that proposals should normally make provision a small proportion of social housing to enable regeneration of the Estates. In negotiating for affordable housing and for an appropriate mix of intermediate, affordable rented and social rented housing in a proposed development, the Council will take into account:

- Site size and site constraints;
- Financial viability, having regard to the individual circumstances of the site, the availability of public subsidy and the need to encourage rather than restrain residential development; and;
- The affordability and profile of local housing; the scope for achieving a more mixed and balanced community in the borough, or in an area where there are existing concentrations of social rented housing.

4.98 Policy H2 states that the council would prefer all additional affordable housing to be intermediate and affordable rented housing unless a small proportion of new social rented housing is necessary in order to enable proposals for the regeneration of council or housing association estates, or the replacement of unsatisfactory accommodation, particularly in accordance with policies for the regeneration areas set out in this plan.

4.99 The WCOAPF supports the principle of refurbishment or redevelopment of the housing estates that are in close proximity to the site (particularly the White City Estate) which is immediately to the west of the site. The WCOAPF also suggests that subject to further consultation with residents, new development of affordable housing in White City East may provide opportunity for residents who consider themselves to be living in less than ideal circumstances or environmental conditions in the existing estates to move to a new social rented home in the development, or enable residents the opportunity to move into intermediate housing if they could afford to. This responds to Core Strategy policy WCOA and WCOA1 . It adds that subject to viability, approximately 25% of all the new housing should be social rented housing and 15% intermediate so that the affordable housing units could be used for the regeneration or refurbishment of housing estates in White City.

4.100 In determining the acceptability of the proposals in accordance with London Plan policies and policies H2, WCOA and WCOA1 of the Core Strategy, regard has been given to the site size and constraints, financial viability, the individual circumstances of the site, the availability of public subsidy and the need to encourage rather than restrain residential development.

#### Financial Viability Appraisal

4.101 The applicant has submitted a Financial Viability Appraisal (FVA) to the Council which has been reviewed independently by the Council's technical consultants (Carter Jonas). The FVA submitted by the applicant assessed an affordable housing offer which comprised a range of housing tenure options and a section 106 contribution of circa £10million (including s278 highways works) which equated to the same offer as the consented 2013 scheme. The affordable percentage as submitted would have been 12.8% of the total no. of residential units which would equate to the same quantum of affordable units as previously consented (ie: 121 units). The applicant has agreed in principle to a review mechanism to test whether additional affordable housing can be provided, if the viability improves. No grant funding or additional subsidies are available at the time of the planning assessment, therefore these have not been factored into the FVA. A review mechanism also would factor any additional subsidies, if they become available to determine whether additional affordable housing can be provided.

4.102 The proposed development is being put forward on a phased basis with the site being split into two Development Areas. The development phasing programme set out in the FVA made assumptions relating to the sequential order in which the development would come forward. The phasing strategy is consistent with what has been assessed within the ES which noted that the question mark building (comprising the Development Area 1 (plots A, B, C, D and G2) would be the first phase, with the remaining plots coming forward in this order - E, G1, H and F in the second phase (Development Area 2). The applicant has factored in a build period of up to 8 years with occupation of the final building circa 2023. The baseline (minimum) affordable housing is proposed to be implemented in the 2nd phase (within Plot H). The applicant has identified this development plot as being suitable for affordable housing as it is relatively self contained and it is less reliant on the main site for its infrastructure needs (ie:

underground services and utilities). It is also noted that this plot may also result in lower service charges which would result in the ability to maximise the quantum of residential accommodation on this plot. This plot also comprised the affordable housing provisions within the consented 2013 scheme.

4.103 The applicant has provided supporting information within the FVA to justify the timing for the delivery of affordable housing on plot H which is planned to come forward within Development Area 2. The applicant has stated that Plot H could come forward earlier on (within Development Area 2) should the MSCP become surplus to requirements for the Television Studios and offices associated with the BBC uses, and subject to viability.

#### *Summary of FVA*

4.104 On behalf of LBHF, Carter Jonas have undertaken an in depth review of the applicant's viability appraisal in order to advise LBHF whether the development is providing the maximum reasonable amount of affordable housing and if there is sufficient finance to deliver the necessary social and environmental infrastructure interventions to mitigate the effects of the development. Carter Jonas have considered the applicant's financial model and evidence and are broadly satisfied the applicant has adopted an appropriate methodology to evaluate the viability of their proposal. Notwithstanding the agreed methodology, CJ have identified areas within the appraisal where with savings can be made which would improve the developer's viability, and make the scheme more profitable. The following points comprise the main areas where both parties are in disagreement.

- Carter Jonas dispute the inclusion of an additional developer contingency, which is considered to result in the double counting of this risk allowance;
- Excessive inflation applied to parts of the build cost plan;
- The yield applied to ground rent income is considered to be pessimistic;
- Finance costs are excessive;

4.105 Officers and the LBHF have also had regard to other aspects of the FVA, notably the costs, revenues and growth associated with the office, hotel, restaurant, retail, leisure, private members club, TV studio and residential uses and the current sale and leaseback arrangement with the BBC. These factors are considered to represent key individual circumstances of the site which have been taken into account, in line with the wording of Core Strategy H2 and WCOA.

(In terms of the value/yield applied to Studios 1-3 and Stage 6 (The BBC building))

4.106 CJ have advised that they consider the value applied to the investment property to be realistic and at the upper end of a reasonable range.

(With regards to the Site Value)

4.107 CJ advise that the purchase price, as adjusted with the granting of planning permission and costs expended to date is a reasonable benchmark for which the development viability is to be measured against.

(With regards to residential values)

4.108 CJ advise that there is no available market evidence that can support higher values than those adopted by the applicant (for the market units). However, the rate adopted in the FVA is considered to be appropriate. CJ have agreed with the values for the affordable unit rates (for DMS/Affordable Rent) as proposed.

(With regards to non-residential values)

4.109 CJ advise that in some cases it would appear that the FVA adopts the upper end of the values for the non-residential development, particularly the offices, but generally the values are acceptable.

(With regards to construction and demolition costs)

4.110 Officers are advised that the Cost Plan for the development contains areas whereby savings could reasonably be made to improve the overall viability of the development. Of most significance, CJ have disputed the necessity for a further developer contingency, over and above the other contingency costs. Further savings could also be made by adjusting the inflation applied to the build costs and these have been subsequently agreed with the applicant, which has resulted in a material improvement to the overall viability.

(With regards to fees and contingency)

4.111 There is a disagreement over the amount of costs associated with the contingency costs. LBHF are advised by CJ that there would be elements of double counting of costs and the contingency allowed for these costs in the plan. Removing the further contingency costs would result in a material improvement to the overall viability.

(Ground Rent Investments)

4.112 CJ advise that the applicant has adopted an investment yield to capitalise the ground rent revenue which exceeds the current market levels and a lower yield would be more reasonable for a project of this size. By reducing the yield, the overall viability of the project would be improved.

(Finance Costs)

4.113 Carter Jonas advise that the applicant has adopted high finance costs for the development, and that they consider a typical developer bringing forward a scheme of this scale would achieve a more competitive rate in the market.

(Developer Returns)

4.114 Notwithstanding the further savings as recommended by CJ, the resulting developer return would still fall below what could be considered a reasonable level for a development of this site, if the growth rates adopted are to form an accurate guide to the development viability.

(Areas of Uncertainty)

4.115 Notwithstanding the overall developer returns falling below the target levels, of which a developer might reasonably aim to achieve, it is hard to predict the growth rates when looking at a longer term development, and therefore, it is likely that the rates set out in the developer appraisal are more conservative, when in reality, there is every chance that values will outperform the estimates as of today. The site is also located within White City which is an area that will undergo significant change and regeneration from this site, and from nearby regeneration schemes at Westfield, Marks and Spencer Warehouse Site and Imperial College sites.

(Affordable Housing Provision)

4.115 Having regard to the financial appraisal and the potential significant savings to the build costs that can be made, officers have been advised by CJ that the affordable housing offer (at approx 15%) and s106 contribution of £10million is a reasonable offer,

provided that a review mechanism is secured in the event of improvements in market conditions.

(Section 106)

4.116 Officers have advised CJ that the £10million s106 contributions comprise the amount necessary to mitigate the impacts of the development to ensure the proposals are acceptable in planning terms. The Development Infrastructure Study that accompanied the WCOAPF has assisted officers in the assessment of infrastructure needs.

(Conclusions)

4.117 There are some instances of disagreement between the technical consultants of the inputs and it also noted that the FVA does not consider the availability of any grant or funding sources which may become available in the future. Both factors could result in the development realising additional value which might contribute towards additional affordable housing being provided. In light of the uncertain timetable for delivery and impact on returns, CJ consider it to be reasonable to secure a review mechanism process within the s106 which allows LBHF to re-appraise development viability at a later date, should the development become more profitable.

#### *Affordable Housing Justification*

4.118 Normally, the Council would expect affordable housing to be delivered concurrently with the private housing, to ensure developments comprise a sustainable mixed and balanced community. However, as it was with the consented 2013 scheme, it is recognised that there are a number of constraints, bespoke to this site and development phasing which compromise the ability to deliver affordable housing within earlier stages in the construction of the development. The FVA takes these into account with the following issues being particularly pertinent:

- There is a degree of complexity to the site preparation works including the need to provide underground and building utilities infrastructure to support the whole development area (including the parts of the site to be occupied by the BBC post land transfer and during the various decommissioning works);
- The proposals incorporate a range of alterations (to the Grade II listed TVC building) requiring some specialist architectural and construction techniques in order to preserve the listed building;
- The significant parts of the planning permission (ie: the works to the listed building and new build elements) are planned to take place around the BBC whilst they move back into parts of the building. For example, the refurbished Stage 6 will be reoccupied in early 2015 (by BBC Worldwide) and this bounds Stages 4 and 5 which are proposed for demolition and new build.
- There would be various associated costs relating to the main listed building, including works to remove asbestos, excavation of basements and the demolition works to the peripheral elements.
- The former industrial land to the east of Wood Lane comprising the main components of the Strategic Development site WCOA1 within the Opportunity Area is currently not an established residential community and with the exception of the Imperial College site (on the former BBC Woodlands land to the north of the A40) there have been no houses constructed within the Strategic Development site WCOA1 to date. Therefore, there remains some risk to investment in new housing developments within this the area at this point in time.

4.119 In light of the above it is recognised that there are inherent risks associated with the development, particularly the works to the listed building and the site preparation works. Officers recognise that these associated costs and risks would place undue financial and practical constraints on the developer. It is acknowledged that such constraints have the potential to compromise the ability to implement the planning permission in a timely manner, and thereby the ability to deliver the affordable housing, early on in the development.

4.120 In light of these associated risks, officers consider that there is sufficient justification to relax the timing and delivery of affordable housing within the whole development site, in order to seek the maximum reasonable level once completed. As such, no affordable housing is to be secured within Development Area 1 which comprises the question mark building and is made up of Plots A, B, C, D and G2 with the forecourt, Helios Courtyard and parts of the ring road. Development Area 1 comprises a significant proportion of non-residential land uses which include the TV studios and associated floorspace, new offices (in plots A and D), leisure facilities, cafes, restaurants, a hotel and private members club in addition to 434 residential units. Development Area 1 is considered to constitute a genuine mixed use development, which contains greater inherent risks during implementation, than the peripheral parts of the site in Development Area 2 which form a more straightforward residential-led development.

4.121 It is recognised that Development Area 1 retains the major risks associated with the alterations and interventions to the listed building and the various infrastructure and site preparation works. In de-risking this part of the site, it is considered that the constraints would be eased on the preceding development phases which form a more residential-led component to the development.

4.122 However, officers also consider that the BBC site is afforded particular opportunities which differs from other sites within the WCOAPF which rely on a new residential community/market to be established where currently there is none. The BBC site is disconnected from the eastern side of Wood Lane and already has an iconic status in light of the site history. Therefore, should the scheme be implemented without the other White City developments, it should be in a position to sustain itself, in context with the residential communities to the south and west. As such, it is the officers view that although there are numerous risks associated with the site early on the implementation of any planning consent, these should not preclude the delivery of the affordable housing, further down the line. Hence, it is considered that there is sufficient justification to secure a review mechanism to test the viability of the development which would determine whether any additional affordable housing, or tenure changes or financial contributions towards (off-site provision of) affordable housing can be provided at a later date. The review mechanism could also determine whether any surplus can be used by LBHF to improve the affordability of the affordable homes to safeguard their availability to LBHF residents.

4.123 The original quantum and tenure mix of affordable housing units has been subsequently revised, further to negotiations with Council officers and the Council's independent technical consultants. The affordable housing baseline provision now being considered comprises 132 Discounted Market Sale (DMS) units and 10 Rented Units for people with special needs/learning difficulties (all within Plot H) and a section 106 contribution of £10million. The minimum affordable housing percentage would be 15% (142 units) of the total number of units. This baseline affordable offer comprises the

maximum level of affordable housing which is currently justifiable on the basis of the current viability of the development.

4.124 In light of the flexibility offered by the Council with regards to easing the constraints on Development Area 1, and in recognition and expectation that the housing market will improve at the time of implementing Development Area 2, coupled with the possible availability of other revenue streams (including local or central government grants and subsidies) that there is sound justification for the Council to seek additional affordable housing above the baseline offer.

4.125 Taking this into account, the review mechanism would enable the Council to secure a maximum affordable housing percentage of 20% out of 943 units (up to 188 units). The additional affordable housing and/or revised tenure would be identified following the application of a singular stage review mechanism which would be set out within the section 106 agreement. The Review would determine the location, quantum and tenure of affordable housing to be provided in Plot G. A 20% cap is considered to be reasonable having regards to the circumstances set out above as well as giving certainty to the developer, Council, funder and landowners.

4.126 The review mechanism will consider the changes to build costs, revenues, interest rates, yields and the potential impacts from any additional funding in the form of grants and subsidies (available at the time of the appraisal) which will be considered against an appropriate financial threshold which sets the hurdle that the viability must exceed before the affordable housing provisions are confirmed. The purpose of the review mechanism is to determine:

1. whether additional affordable housing can be provided within Plot G1 or;
2. whether the baseline DMS affordable units (in Plot H) can be converted into another tenure (including social rent), to be agreed by the Council at the time; or
3. whether the affordability of the DMS units can be improved to ensure that the affordable housing units are affordable to LBHF residents, in light of local housing demand and the household income levels on the Council's waiting lists.

4.127 Officers have also given due consideration to the requirements of policy WCOA which requires the development of land in White City East to provide a sufficient mix and quantity of social rented housing (approximately 25% of all new housing units). The explanatory text within the Core Strategy policy alongside the WCOAPF notes that the development within White City East Strategic Site WCOA1 should provide an opportunity for a proportion of existing estate residents to be re-housed in better accommodation. Hence, the recommended review mechanism will also test whether all of Plot H (with the exception of the 10x Affordable Rented units for People with Special Needs) could be converted to another tenure of affordable housing, including, potentially, for social rented accommodation set aside for White City Estate residents. The Council would have the option of seeking revised tenure of units (within Plot H), subject to the threshold being exceeded or increasing the provision of affordable housing in Plot G. The resulting affordable housing provision which the Council could opt for, would be based on the relevant planning policies at the time, the availability of grant funding and whether there are any advanced proposals to redevelop White City Estate. Any additional affordable housing proposed outside of Plot H (within Plot G) would be DMS only. Presently, given that there are no proposals to redevelop White City Estate, and due to the current development viability and phasing programme it is not considered appropriate at this time to secure social rented units to replace homes.

4.128 It is considered that the review mechanism would ensure there is potential to deliver the maximum reasonable amount of affordable housing (at 20% of the total number of residential units within the development) and an appropriate tenure, in accordance with London Plan (FALP), Local Plan and Core Strategy policy and in accordance with the NPPF. The baseline affordable level (at 15% of the total no. of residential units within the development) is considered to be the maximum reasonable amount and appropriate tenure split of affordable housing based on present day growth assumptions with regards to values, costs, growth and inflation. As such, officers consider that the proposed affordable housing package as outlined above would be acceptable when considered against the relevant planning policies.

4.129 In summary, it is considered that the proposals would bring about a number of significant housing regeneration benefits to the area. These relate to the delivery of a substantial number of new private and affordable homes that should contribute towards creating a mixed and balanced community in a high quality development that should assist in raising the profile of the area. It is considered that the proposed housing offer would enable the Council to secure a more balanced and mixed community sought in Core Strategy policies WCOA, H2 and Strategic policy A.

4.130 The Equalities Impact Analysis (EqIA) has identified some positive and negative (potential) impacts in terms of the proposed housing. The provision of 10 units designed for people with special needs and disabilities would have positive impacts on equality groups as would the provision of the larger DMS units and wheelchair accessible units. However, the private housing within the development may prevent certain equality groups from being able to afford housing within private ownership. However, the level of affordable has been justified on the basis of an independently examined FVA and the provision of wheelchair and housing for people with disabilities would comply with the relevant London Plan policies 3.5 and FALP policy 3.8 and Local plan policies DM A3, DM A4 and DM A5 which form the adopted planning policies for securing an appropriate level and mix of housing.

4.131 The proposed affordable housing provisions within the 2014 scheme are considered by officers to represent an improved affordable housing offer than the 2013 scheme, which was considered to be the maximum reasonable level associated with the scheme at the time. The proposed 2014 scheme has benefitted from further design development which has resulted in a more efficient residential layout with higher quality units, and additional high quality office floorspace (notably the use of Plot D). Along with the increases in scale of the new buildings, the revised scheme proposes an additional 15,000sqm (approx) of new floorspace which generates additional value within the development. Officers are satisfied that the provision of affordable housing comprises the maximum reasonable level, subject to the s106 obligations.

4.132 On balance, it is considered that the proposed development subject to the 2014 scheme, would contribute significantly to providing new residential accommodation within the Borough and assist the regeneration of White City thereby achieving the Council's strategic objectives. The FVA is considered to demonstrate that the council would be able to secure the maximum reasonable level of affordable housing in order to facilitate regeneration in White City and create sustainable mixed and balanced communities. The proposed review mechanism in the s106 agreement would also enable the Council to improve this offer should the viability of the scheme justify this. The current housing component of the scheme including the tenure is therefore

considered acceptable in accordance with London Plan and FALP policies 2.13, 3.3, 3.4, 3.8, 3.9, 3.10, 3.12 and 3.13 and Core Strategy policies A, WCOA, WCOA1 and H2, DM Local Plan policies DM A1, DM A2, DM A4, DM A3, DM A5 and DM A9 and the National Planning Policy Framework (NPPF).

#### *Housing Mix*

4.133 The indicative mix for the approved 2013 development comprises the following:

- 61 x Studios (6%)
- 294 x 1 bed units (30%)
- 422 x 2 bed units (43%)
- 175 x 3 bed units (18%)
- 25 x townhouses (2%)
- 23 x duplex/maisonettes (2%).
- Total Up to 1025 Units

4.134 The revised housing mix for the 2014 scheme is as follows:

- 47 x Studios (5%)
- 306 x 1 bed units (32%)
- 413 x 2 bed units (44%)
- 125 x 3 bed units (13%)
- 1 x 4 bed unit (0.1%)
- 38 x townhouses (4%)
- 12 x duplex/maisonettes (1%)
- Total 942 units

4.135 The dwelling mix of the detailed components of the development is to be determined at this stage. The precise housing mix within the outline component will be determined at reserved matters. Notwithstanding this, it is considered that the indicative mix proposed would provide an acceptable mix and it does not deviate significantly from the approved indicative dwelling mix (in the 2013 scheme), in accordance with the current-day planning policies set out in the London Plan and REMALP (Policies 3.3 and 3.8), Core Strategy (Policies H1 and H4) and Local Plan (Policies DM A1 and DM A3). The mix within the detailed application (for plots A, B, C and E) is controlled through the approval of plans and by way of the condition restricting the size of the units. There are no objections on policy ground to the proposed mix of dwellings within the detailed component of the development.

4.136 It is considered that flexibility within the remaining plots to vary the indicative unit mixes can be given, provided the units comply with the minimum flat size requirements and that the total does not exceed 943 units (the maximum). In any case, the reserved matters submissions will be considered against the adopted policies at the time of assessment.

4.137 The EqIA has identified that there are some negative impacts on pregnancy and maternity groups, ethnic groups, people with disabilities and age in terms of the mix of dwellings. The EqIA identifies that the accommodation mix may exclude people within the above groups particularly larger households and families, and for people that are less economically active. Having had regard to the development viability, and the potential delivery of further affordable housing at future phases, it is considered that the proposed dwelling mix would be acceptable in terms of equalities.

4.138 In conclusion, it is considered that the proposed mix of accommodation within the development is acceptable and would be in accordance with London Plan and REMALP (Policies 3.3 and 3.8), Core Strategy (Policies H1 and H4) and Local Plan (Policies DM A1 and DM A3).

## **Density**

4.139 London Plan policy 3.4 requires development to optimise housing output for different locations taking into account local context and character, the design principles in Chapter 7 and public transport capacity. The residential density matrix in Table 3.2 provides density ranges which would allow developments to achieve a sustainable level of provision. The public transport accessibility level of the site is in PTAL 6 which is the highest level of accessibility.

4.140 Table 3.2 sets out density ranges of 200-700hr/ha (45-260u/ha) for urban settings and 650-1100hr/ha (140-405u/ha) for central settings. The London Plan identifies a central setting as being within 800m walking distance of a Metropolitan or major town centre. The whole site is within walking distance from Shepherd's Bush town centre and as such is defined as being a central setting.

4.141 When calculating density on mixed use sites, the proposed non-residential component should be taken into account, by assessing the net residential site area which excludes the non-residential floorspace (the 'Greenwich' method of calculating density).

4.142 The density on this mixed use site has been calculated by taking the percentage of total floorspace that would be in residential use (57% of total floorspace) and applying it to the total net site area, to come up with a notional 'net residential site area'. Then dividing the total habitable rooms or units by this notional net residential site area. Using this method the proposed density of the scheme would be 287 u/ha, which is within the density range for central settings. This is 13 u/ha higher than the consented scheme, which is considered to be marginal.

Eg: 57% of 5.75ha = 3.28 ha : 943/3.28 = 287 units per hectare

4.143 Given that the site is within the White City Opportunity Area, where a significant amount of physical change is going to take place, including the provision of new routes through the site that would more directly connect the site, and the areas beyond with the town centre and be within 800m walking distance, officers consider that it is appropriate to take this into account when assessing the appropriate density. Officers are mindful of the fact that density is a guide to ensure optimisation of brownfield sites, and other issues should be taken into account, such as quality of design, sensitivity of works and re-use of the listed buildings, new linkages and public routes through the site and other regeneration benefits of the scheme.

4.144 In conclusion, the proposed residential density is considered to be acceptable and would accord with the London Plan policy 3.4.

## **Design, Townscape and Heritage**

### *Policy*

4.145 The proposals have been assessed against London Plan and REMALP policies 7.1, 7.2, 7.3, 7.4, 7.5, 7.6, 7.7, 7.8 and 7.12 and policies BE1, WCOA, WCOA1 of the Core Strategy (2011) and policies DM E1, DM E2, E4, DM G1, DM G2 and DM G7 of the Development Management Local Plan (2013). The proposals have also been assessed against the Planning Guidance SPD which contains Design Guidelines for Shopfronts and Conservation Areas and in particular against SPD Design Policies 22, 24, 25, 30, 31, 37, 41, 45, 46, 47 and 49. Consideration has also been given to the following design and conservation based supporting documents:

- Wood Lane Conservation Area Character Profile
- Shepherds Bush Conservation Area Character Profile
- The English Heritage / CABI guidance on Tall Buildings

4.146 Officers have had particular regard for the Core Strategy which identifies the White City Opportunity Area for significant regeneration and states that parts may be a suitable location for buildings of greater scale. Core Strategy Strategic Policy WCOA states that:

4.147 All development must have regard to its setting and context within the OA and within the surrounding area in Hammersmith and Fulham and Royal Borough Kensington and Chelsea. It should reflect, extend, improve and integrate with the urban grain and pattern of development in that area (in accordance with Policy BE1). The Council will expect most of the new development to be low to medium rise, however a limited number of tall buildings of exceptionally good design may be acceptable, in particular, close to the A40 and A3220.

4.148 With regards to the proposed new east tower, Para 7.20 of the Core Strategy is relevant as it states that:

tall buildings could be considered as part of the approach to urban design provided they are of exceptional quality. The WCOAPF sets out a tall buildings strategy which includes provision for a tall building within the BBC site.

4.149 Borough Wide Strategic Policy BE1 states that:

All development within the borough, including in the regeneration areas 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.

4.150 Specifically with regards to tall buildings, areas where tall buildings may be appropriate are as follows:

4.151 In part of White City Opportunity Area to be identified in a Supplementary Planning Document (SPD), and in master planning which is consistent with the SPD.

4.152 In addition to The London Plan and Core Strategy, the NPPF provides further planning guidance which local authorities are obliged to consider when determining planning applications. The NPPF encourages local authorities to support appropriate development proposals which optimise density and deliver wide ranging regeneration benefits to stimulate economic growth.

4.153 The NPPF requires local authorities to adopt a presumption in favour of sustainable development when assessing applications and that a set of 12 core principles of sustainable development should underpin design making. It is considered that the following principles are of relevance to this application:

- proactively driving and supporting sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs. Every effort should be made objectively to identify and then meet the housing, business and other development needs of an area, and respond positively to wider opportunities for growth.
- always seek to secure high quality of design and a good standard of amenity for all existing and future occupants of land and buildings.
- conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations.

4.154 The NPPF emphasises the importance of good design in determining applications. It states that:

4.155 Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people and that great weight should be given to outstanding or innovative designs which help raise the standard of design more generally in the area.

4.156 It further states that:

4.157 Although visual appearance and the architecture of individual buildings are very important factors, securing high quality and inclusive design goes beyond aesthetic considerations. Therefore, planning policies and decisions should address the connections between people and places and the integration of new development into the natural, built and historic environment.

4.158 In relation to matters of detailed design, the NPPF states:

4.159 Planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles. It is, however, proper to seek to promote or reinforce local distinctiveness.

4.160 Turning to built heritage guidance, the NPPF requires that:

4.161 Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.

4.162 When considering the impact of a proposed development on the significance of a designated heritage asset, the NPPF states that:  
great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration

or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification.

4.163 The NPPF states that:

"where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use."

4.164 Development Management Local Plan policies DM G1 (Design of New Build), DM G2 (Tall Buildings) and DM G7 (Heritage and Conservation) have also been considered in the officers assessment of the proposals. These policies relate to new build development and tall buildings that have the potential to impact upon heritage assets including listed buildings and conservation areas. The specific policy guidelines in the OAPF underline the general design policies within the DM Local Plan.

4.165 London Plan Policy 7.7 requires tall buildings to relate well to the form and composition of surrounding buildings and public realm. The Plan also suggests that individually or as a group, tall buildings can improve the legibility of an area by emphasising a point of civic or visual significance where appropriate and enhance the skyline and image of London. It recognises that tall buildings can make a significant contribution to local regeneration, but that they should not have a harmful impact on local views and in sensitive locations such as conservation areas and settings of listed buildings.

4.166 The English Heritage/CABE guidance note on tall buildings identifies the advantages that they can have in terms of making a positive contribution to the image and identity of areas, serving as beacons of regeneration and stimulating further investment as well as the issues associated with tall buildings built in the past. It stresses the need for high quality design with good public realm and for tall building proposals to address their context. It also requires the impact on conservation areas and listed buildings and their settings to be fully addressed.

White City Opportunity Area Planning Framework (2013)

4.167 The WCOAPF includes provision of further urban design guidance specific to the BBC Television Centre site integrated alongside general guidance throughout the document.

4.168 One of the key urban design objectives in the WCOAPF is to create areas of new public realm and open space which includes the provision of a new open space (in the Master Plan) on the BBC TVC entrance (the forecourt).

4.169 The second key urban design objective is to improve routes and connections. Improved East to West linkages are envisaged in the OAPF including a route through the central ring to connect Wood Lane with the land to the west (para 3.93 and 3.113). Improved south-north linkages are promoted in the OAPF including the linear strip of land alongside the railway viaduct which runs alongside plots G, E and F within the development site. The OAPF envisages this piece of land to form a cycle and pedestrian link towards Shepherd's Bush Market (para 3.114). It is envisaged that this route would also provide an opportunity to open further railway arches along the viaduct for offices and active use providing it does not negatively impact on nearby residents.

4.170 In terms of the third urban design objective, which relates to improving the quality of urban design that responds to context, following site specific guidance is relevant:

4.171 The highlighted text within the WCOAPF with regards to improving the setting of the listed buildings policy states that:

4.172 The departure of the BBC from the Grade II Listed Television Centre creates opportunities to:

- open up the large inward looking site;
- improve the public realm surrounding the site and;
- provide new high quality buildings that will enhance the setting and views towards the BBC TV Centre.

4.173 The supporting text to the WCOAPF policy notes the central ring building and Studio 1 with its iconic wall to Wood Lane are of special architectural and historic interest at a national level and that parts of the drama block and older ring of studios are of interest at local level.

4.174 The WCOAPF supporting text recommends that the elements of special interest should be retained and any proposals for re-use should improve the setting and provide opportunities for the public to appreciate them through incorporating appropriate land uses.

4.175 Para 3.129 notes that the refurbishment and redevelopment (of the site) involving the removal of ancillary buildings which are not of special architectural or historic interest could make a better use of the site, improve access and improve the setting of the listed building.

4.176 Para 3.130 notes that there is an opportunity to redevelop the drama block, the rear service yard, the east tower, the multi-storey car park, the restaurant block and the 1990s addition to the television centre on Wood Lane (stage 6).

4.177 Para 3.131 advises that the development on the service yard should be sensitive to the scale and privacy of the adjoining terraces and should be of modest scale and in-keeping with the terraced housing to the south.

4.178 Para 3.132 confirms that development on the site of the drama block should be of a scale that mediates between the terraced housing to the south and the TV centre building. This block should allow for an access route to Hammersmith Park.

4.179 Para 3.133 advises that the demolition of the east tower would be acceptable and would improve the setting of the listed building. The supporting text advises that its replacement with a building of a similar scale with an improved design, location and orientation could make a positive contribution to the legibility of the public realm. An active presence at ground floor level is sought.

4.180 Para 3.134 advises that the restaurant block provides another opportunity to introduce a new building with an active frontage to Hammersmith Park. The supporting text advises that development should be sensitive to the low rise context of White City Close and its impact on the park.

4.181 Para 3.136 advises that the multi storey car park makes a negative contribution to Wood Lane and that any redevelopment of the site should create active frontages on Wood Lane, and mediate between the scale of residential streets to the south and west, and the TV Centre.

4.182 Para 3.137 advises that the TV Centre could be refurbished to include a mix of new leisure, commercial, academic or institutional uses along with some residential space.

4.183 The highlighted text within the WCOAPF on Page 86 with regards to building heights states that

‘The existing 15 storey tower at the BBC TVC could be replaced with a better-designed tower that subject to detailed design considerations could be taller than the existing one’.

And:

‘The acceptability of particular proposals for tall buildings will be considered in detail at planning application stage in accordance with the development plan and having regard to the urban design objectives of the OAPF’

4.184 Para 3.151 of the WCOAPF states the setting of the listed BBC Television Centre would be enhanced, particularly in views from the east, by the demolition of the existing east tower

4.185 It goes on to state:

4.186 A new building that could be taller than the existing building, but crucially of a much higher quality and a better relationship to Wood Lane, and the Westfield development would sit on the axis of views from the West Cross Route, providing an east-west visual connection across the entire site.

4.187 The east/west views to/from the BBC Television Centre are illustrated in Figure 3.68 of the WCOAPF.

#### *Listed Building Assessment*

4.188 The applications are accompanied by a Listed Building Assessment prepared by the applicant's heritage consultant which has assessed the historical development of the BBC TV Centre, the significance of the different buildings on the site and the impact of the proposal on the significance of the designated heritage asset.

4.189 The BBC TV Centre was originally conceived by the architect Graham Dawbarn in 1949 as a masterplan for part of the site of the 1908 Franco-British Exhibition which was known as White City for the colour of its rendered buildings. The BBC had purchased the site to establish Britain's first purpose built studio complex devoted to television. The site's buildings are arranged in the shape of a question mark, with an Inner Ring of offices forming the doughnut at the centre and an Outer Ring of Studios to the rear and extending north east towards Wood Lane. Peripheral buildings were built around the edge of the site radiating out from the question mark. The first building to be completed on the site was the Drama Building in 1953 which housed scenery

workshops which were first used independently to serve the BBC's Lime Grove Studios. The Restaurant Block was built in 1953-4 and the Inner Ring of offices was not completed until 1960. Studios T1-T8 and Stage 4, the start of the spur towards Wood Lane were built out through the 1960s.

4.190 Stages 5 & 6 the final part of the spur were not completed until 1989 and 1998 respectively. Although not part of the original Masterplan the East Tower and podium was completed in 1964 and the Multi-Storey Car Park (MSCP) in the early 1980s. In 1982 an extension was built to the Drama Building to house a telephone exchange and in 1985 a ring of prefabricated offices was added above the Outer Ring. The character of the site is therefore one of constant adaption and change.

4.191 Significance: The architectural and historic significance of BBC Television Centre was recognised by Council and led to the designation of the Wood Lane Conservation Area in March 1991. In 1994 it was designated as a Building of Merit by the Council and included on the Local Register. English Heritage investigated the building for statutory listing when the BBC announced the proposed sale of the site, which led to it being listed at Grade II by the Secretary of State in 2009.

4.192 The criteria for the listing of post war buildings is set particularly high and the specific areas of the building of special interest that justified the statutory listing was very clearly defined by English Heritage in the listing description:

'This large and busy site has been much expanded and the special interest is confined to the central ring of the main building and Studio 1, excluding the seven peripheral studios and the interior of Studio 1, the scenery block, the canteen and the later extended spur.'

4.193 The Listed Building Assessment identifies the significant communal value of the BBC TV Centre, as the nation's first purpose built studio complex and as the former home of the nation's main broadcaster. In particular the image of the front elevation of the building and the Helios Courtyard will be familiar to national and international audiences from numerous television broadcasts. The Assessment concurs with English Heritage's listing description that the building's special interest is confined to the Inner Ring and Studio 1. The Assessment identifies the strongest elements of significance as being the cylindrical form of the Inner Ring which provides notable spaces internally including the South Hall and Stage Door reception with its John Piper mural and encloses the Helios Courtyard with its faience tiling, mosaics and the statue of Helios.

4.194 Of the other buildings on the site the Assessment identifies the Drama Building as having some limited significance on account of it being the first building to be built on the site as part of the early Masterplan and its' barrel vaulted roof. The Assessment states that the Outer Ring of studios contains large functional studio spaces and associated office and production spaces with no heritage value having been stripped out and upgraded numerous times. The Assessment considered that the Restaurant Block was considered to have some historic value on account of it being the second building to be built on the site. Stages 4 and 5 and the East Tower and podium were also not considered to have any heritage value.

Details of main elements of demolition:

4.195 The main elements of demolition on the site are all included in the Listed Building Consent application unless otherwise stated and these comprise:

Demolition of the Outer Ring comprising Studios 4-8 and the Central Wedge.  
Demolition of the outside elevation of the Inner Ring above Studios 4-8.  
Demolition of Stages 4-5.  
Demolition of the Restaurant Block and connecting bridge.  
Demolition of the Drama Block and connecting bridges.  
Demolition of the East Tower and podium.  
Demolition of gates, demolition of the gatehouses and boundary walls to Wood Lane.  
Demolition of unlisted structures in the rear yard south of the Drama Block is included in the planning application.  
Demolition of the unlisted Multi-Storey Car Park is included in the planning application.

4.196 Alterations to the listed building and the design of the new build elements of the proposal are considered in more detail under individual Plot headings below.

Impact of demolition and alterations:

4.197 The Listed Building's Assessment concludes that all parts of the special interest of the listed building which hold significant heritage value would be retained and refurbished. It also states that the impact of the proposals on the significance of the listed building and that any loss of significance, if there is any at all, is considered to be less than substantial and substantially outweighed by the benefits of the proposed development.

Conclusion:

4.198 Officers have considered the Listed Building Assessment and agree that it correctly assesses the significance of the buildings on the site and the impact of the proposed changes on the significance of the listed building. Officers consider that the plan form of the site, first created in Dawbarn's question mark sketch in 1949 is very significant, in some cases more so than the design of some of the individual buildings on the site themselves. Officers consider that the extent of demolition is justified and would cause less than substantial harm to the designated heritage asset in the event of there being an acceptable proposal for replacement buildings (in detail in relation to Plots A, B, C, D, E and G and in outline in relation to the other plots) and given the benefits of a viable new use for the listed building and greater public access and permeability of the site. The impacts on views and on the character and appearance of the Wood Lane Conservation Area are considered in the Townscape, Conservation and Visual Impact Assessment below.

4.199 Conditions on an internal and external photographic survey and on the salvage and reuse of artefacts on the site including plaques, foundation stones, signage, graphics and the Blue Peter Wall will ensure that the building is properly recorded prior to demolition works commencing and that artefacts of architectural and historic interest relating to the development of the building and its historic use are preserved for future generations.

Masterplan and Landscaping:

4.200 The main objective of the Masterplan is to retain the parts of the listed building that are of special interest (Studio 1 and the Inner Ring) and to redevelop the site in a way that enhances the architectural and historic significance of those parts of the building. The proposals would retain the 'question mark' form of the main building and therefore the integrity of the architect's original design.

4.189 The proposals aim to remove rooftop clutter and buildings of no or limited architectural or historic interest to allow for the erection of new buildings which respect the form of and enhance the setting of the elements of special interest and enhance the character and appearance of the Conservation Area.

4.201 The massing of the proposed new-build elements have been designed to respect the height of the retained listed buildings on the site and the setting of the adjacent low rise Victorian housing to the south and west of the site. The height of the proposed peripheral buildings would vary, stepping up to 10 storeys on the Restaurant Block site, 3-9 storeys on the Drama Block site, 3 storeys in the existing yard adjacent to rear of properties in Frithville Gardens and 4-9 storeys on the MSCP site with the lower element facing Macfarlane Road. A well designed tall building located adjacent to Wood Lane would replace the existing East Tower and create a marker for the site in views along Wood Lane in recognition of the significance of the site in the Opportunity Area. The proposals represent an important opportunity to create a new quarter around a well known listed building which would be considered to make a positive contribution to the townscape within the Opportunity Area.

4.202 Another key objective is to open up the site to public access through a range of new uses including a hotel, leisure, offices and residential thereby overcoming the issue of community severance created by a large closed site within the Opportunity Area. Visitors to television productions at the retained Studios 1-3 will also be afforded greater public access around the site than is currently possible. The proposals should ensure pedestrian activity throughout the day and into the evenings and the residential and hotel uses will help to ensure a pedestrian presence and opportunities for passive surveillance of the public realm at night and at weekends.

4.203 It is considered that permeability through and around the site will be improved by the removal of the walls, gates and gate houses to Wood Lane and by introducing a new pedestrian entrance at Frithville Gardens. The proposals have been designed to provide a legible and accessible layout with the Helios Courtyard and forecourt at the heart of the development. It is considered that the forecourt would provide a significant new public space serving the area and the current application proposes a softer environment with a significant increase in soft landscaping and tree planting compared to the consented scheme. A new double line of semi-mature London Plane trees would line the back edge of pavement on Wood Lane to continue the well established line of Plane trees on the public highway to the south. A terrace to the south of Plot A would provide passive surveillance to the redesigned forecourt and would be enlivened by retail uses and shopfronts within the ground floor of the proposed replacement building for Stages 4 & 5. The Helios Courtyard is intended to offer a quieter, more contemplative space in keeping with the original design intent and the original floorscape of chequerboard tiles will be reinstated. The Helios Statue will be refurbished as part of plans to install a new lift/stairwell to provide access through the centre of the courtyard to the basement gym. The ground floor of the Helios Courtyard would be altered to incorporate retail uses to provide an active frontage to the significant new area of public realm. A condition is recommended to ensure the Helios statue is repaired in an appropriate and sensitive way.

4.204 The existing service road would be transformed into a tree line 'boulevard' with a shared surface linking all parts of the site. New pedestrian routes within the development will enable pedestrian access from Wood Lane to Frithville Gardens, facilitating improved local links to and from Hammersmith Park, White City and Wood

Lane Underground Stations and Westfield Shopping Centre. These external routes will be complemented by two pedestrian routes from the service road through the 'question mark' one under the Inner Ring to the Helios Courtyard and one under Stage 4 and 5 into the forecourt area.

4.205 Landscaping is being applied for in detail in relation to Plots A, B, C, D, E and G with the remainder being reserved. The landscaped spaces include the front forecourt with an amended design to that in the consented scheme, the Helios Courtyard, a new public space between Plots B and C on the pedestrian route between the Helios Courtyard and the 'boulevard'. There is a private residential courtyard between Plots B and C and two private residential courtyards within Plot E. A pocket park would be created on the stepped pedestrian route to mitigate the level changes between the 'boulevard' and the pedestrian route to MacFarlane Road. The illustrative scheme includes a 'village green' in Plot F and amenity spaces in Plot H. Design Guidelines will be conditioned in relation to the areas of public realm that are in outline in order to ensure a high quality of hard and soft landscaping.

#### *Detailed Elements - Plots A, B, C, D, E and G*

##### Plot A - Stages 4 and 5

4.206 Stages 4 and 5 are not considered to be of any architectural or historic interest and were identified as being not of special interest at a national level by English Heritage when the building was awarded Grade II listed status in 2009. This part of the building is only listed by virtue of being attached the part of the 'question mark' which is of special interest. Although not of any local architectural or historic interest the southern elevation does form part of the iconic view of Television Centre from Wood Lane and forms part of the plan form that creates the 'question mark'.

4.207 Stages 4 and 5 have a complicated internal layout due to the differences in floor heights across the building and the staged process of their construction. The current application proposes that these buildings would be demolished and replaced with a new 10 storey (plus plant) building. The massing of the proposed building will generally reflect that of the existing building with set-backs at the upper levels and will have a similar architectural style to the existing Stage 4 and 5 building, predominantly comprising brickwork. Both the elevations to the forecourt and the proposed 'boulevard' created from the existing service road would be detailed with punched window modules which contain windows with coloured vertical ceramic panels. The upper floors would comprise lightweight materials comprising metal and glazing in a similar language to that of the rotunda to the central ring. The lower floors would contain 'shopfronts' with projecting canopies above the fascia level. An arcade would serve as the entrance to the commercial office space but would be open to the public and emphasised through the creation of a double height expressed entrance. The proposed building would provide an active frontage to both the forecourt and the service road. It is considered that the proposed building would capture the essence of the previous building in terms of the overall scale, height and materials and as such, the modified proposals would contribute positively to the iconic view of the TVC from Wood Lane .

4.208 The replacement building is considered to provide an opportunity to enhance the aesthetic qualities of the south elevation in the iconic view from Wood Lane. The proposed replacement south elevation will have the same design principles as the existing elevation, but its broad and solid character will be accentuated by uniform

brickwork and regular punched windows with deep reveals which will enhance the appearance of this elevation. It is considered that the small increase in height (of circa 1.1m) would not affect the character of the important Wood Lane views.

4.209 The sixth and seventh floors of Plot A will be set back on the northwest side to accommodate a terrace. The seventh floor will also have a small set back balcony on the southeast elevation. A private members club will be located in part of the eighth and ninth floors and roof level (10). The eighth and ninth floors will be stepped back further from the building below. On the eighth floor, these set-backs will result in a short, inaccessible shelf area along the southeast elevation and a shallow balcony on the northwest elevation. A deeper set-back on the ninth floor will accommodate a wide terrace. The roof will contain a swimming pool and pavilion for the club and most of the plant serving Plot A, which will be shielded from view by a screen. The plant screen will be set back from the roof parapet by a minimum of 2.4 metres to restrict its visibility from street level.

4.210 Studio 8 would be demolished and incorporated into Plot C to create part of the courtyard garden between the Inner Ring and the new outer ring in Plot C.

Plot B Inner Ring and Helios Courtyard & Plot C Outer Ring:

4.211 Plots B and C form the heart of the site and the main body of the 'question mark'. The Inner Ring and Helios Courtyard in Plot B were identified as being of special interest at a national level by English Heritage when the building was awarded Grade II listed status in 2009. However the Outer Ring consisting of Studios 4-8 and the Central Wedge was not considered to be of special interest, nor are they considered to be of any local architectural or historic interest apart from their role in forming part of the 'question mark'.

4.212 Plot B consisting of the Inner Ring of offices would be retained and converted for use as residential units and a hotel. The Stage Door entrance would form a super lobby for residents and hotel guests, preserving the John Piper mosaic and original finishes and better revealing the significance of this important space. The South Hall and its cantilevered staircase would be retained and reused as the main core of the building. The circular plan form of the office ring would be retained with a curving central corridor on each floor forming the circulation route to the residential units and hotel rooms, some amendments to the consented scheme are proposed in relation to internal flat layouts which Officers consider would preserve the character and appearance of the listed building. The inside elevation of the Inner Ring will be altered to provide active frontages at ground floor level to animate the Helios Courtyard; new shopfronts with tiled stall-risers would be installed between the pilasters replacing the existing inset façade with white tiles and small punched windows to the existing dressing room spaces. The currently impermeable ground floor frontage would be significantly improved by the creation of ground floor retail units in place of the existing dressing rooms and would provide an improved setting for the Helios statue and would complement the design of the original glazing to the double height Stage Door reception space. The loss of the existing tiling at ground floor level is not considered to be harmful as it is not of exceptional design quality and was determined by the function of the dressing rooms spaces behind. The tiled elevation to the Helios Courtyard at first to sixth floor would be retained and repaired. A single new slot window at first floor level would be inserted beneath each existing slot window to allow the conversion of the space behind to residential use. The alteration would be in keeping with the original design and the small loss of original tiling is not considered to be harmful.

4.213 At the centre of the Helios Courtyard, the non-original glazed roof around the base of the Helios Statue will be removed in the current application it is now proposed that it is replaced with a raised landscaped planting bed. A new staircase and lift shaft would provide direct access to the basement leisure facility.. In the consented scheme a new pedestrian link underneath Plots B and C would be created at ground floor level adjacent to the South Hall to create a through route between the Helios Courtyard and the service road. The pedestrian route would be open to public use and would ensure greater permeability across the site avoiding the Helios Courtyard from becoming a 'dead end' but maintaining its historic sense of enclosure and seclusion. The current application involves amendments to the alignment of the pedestrian route in the consented scheme in order to create a public space within the courtyard between Plots B and C, as part of a sequence of public spaces between the forecourt and Hammersmith Park. The new public space will also benefit from active frontages provided by a new café (A3 use) and should provide a quiet enclave within the development as well as an attractive pedestrian route.

4.214 The proposals include the replacement of the curtain walling of the forecourt elevation of the Inner Ring and some replacement windows are proposed to the inside elevation of the Inner Ring. The frame to the curtain walling of the staircase tower under the rotunda would be retained and refurbished, but the glazing would be replaced and its integral clock would be retained. The curtain walling to the rotunda would be replaced. Conditions would require details of the proposed replacement windows to be submitted in order to control their detailed design and preserve the character and appearance of the listed building. In the current application the rotunda would have a new use as a residential amenity space.

4.215 Roof extensions are proposed to the Inner Ring, the first involving the removal of the existing roof top plant seen to the left of the Inner Ring façade in views from Wood Lane and its replacement with a single storey of residential accommodation. This would extend two bays further towards the front elevation of the building. The second would involve the forward projection of the setback 7th floor above the main frontage to Television Centre by one metre which would still retain a setback relative to the floors beneath. In the current application amendments have been made to the consented scheme to create a more castellated appearance to the roof top additions to Plot B in order to create consistency with the redesigned set back floors to Plot C.

4.216 The demolition of the studios which project from the outside elevation of the Inner Ring at lower levels and the creation of a courtyard garden in Plot C would require the creation of a new courtyard elevation for the Inner Ring. The existing elevation above the studios is in plain brick with windows arranged in simple pairs and is not considered to be of special interest and was not designed to be so publicly visible. The demolition of the projecting nibs on the outside elevation of the Inner Ring, which are not of any architectural or historic interest, is now proposed in the current application to allow for the creation of a larger courtyard with better sightlines. The rebuilt elevation will consist of horizontal bands of brick alternating with a horizontal band of windows and recessed balconies separated by terracotta baguette panels and will match the courtyard elevation to Plot C. A key change from the consented scheme is the provision of residential accommodation in two spokes between Plots B and C at either end of the courtyard in order to provide a continuous residential façade to the courtyard and passive surveillance.

4.217 Studios 4-8 and the Central Wedge in Plot C would be demolished and replaced with a nine storey residential building thereby reinstating the concentric form of the Outer Ring and the curved elevation to the service road and Hammersmith Park. A courtyard garden for the use of residents would be created between the inside elevation of the new Outer Ring in Plot C and the rebuilt outside elevation to the Inner Ring in Plot B. The new building would have a shoulder height of 7 storeys with two set back floors above that, it would therefore match the shoulder height of the Inner Ring in Plot B and relate well to the retained original studio buildings and the refurbished building in Plot A. At roof level the setbacks would consist of largely glazed pavilions with metal frames broken up by recessed terraces. The extent of glazing would provide a contrast to the solidity of the elevation below shoulder height. In the current scheme the dormers within the roof level pavilions have been amended to create a more castellated appearance using projecting fins in terracotta. The greater depth in the elevations at the setback levels is considered to enhance the appearance of the building in views from Hammersmith Park.

4.218 The outer elevation facing Hammersmith Park in the current application would be in brick rather than in glazed terracotta baguettes in the consented schemes in order to complement the traditional material pallet of Television Centre with strong horizontal emphasis provided by the bands of windows. The brickwork would extend around each projecting balcony to create a partly solid balustrade which would read as a continuation of the building's elevation and allow future residents greater privacy. The building would be arranged around 5 cores and double height entrance portals from the service road would create counterpoints to the strong horizontality of the building's form. The proposed building would allow for active frontage to the service road and for passive surveillance to both the service road and Hammersmith Park.

4.219 An existing two storey basement under Plots B and C would be reused for car parking, plant and storage. Between the 9 storey residential block in Plot C and Studio 3 at ground and first floor level a new store would be created for use of the BBC in connection with the reuse of Studios 1-3 for television production. The roof of the store would be used as an amenity space by residents of the apartments above.

4.220 Demolition of the buildings in Plot C would be conditioned to prevent premature demolition of the main body of the 'question mark' which could harm the character and appearance of the listed building as a whole and the setting of the elements of special interest.

4.221 Officers consider that the proposal for the refurbishment and conversion of the Inner Ring are well considered, respect the significance of the listed building including the elements of special interest and would provide a range of new uses appropriate to the parts of the building within which they are located. The proposals would increase permeability of the site and create a focal point of the Helios Courtyard, improving the setting of the Helios Statue. Officers consider that the proposal would provide a high quality of design for the replacement of the Outer Ring of Television Centre and that the new building would have a distinctive presence on the site but not so as to appear over dominant in views from Hammersmith Park.

#### Studios 1, 2 & 3

4.222 The exterior of Studio 1 was identified as being of special interest at a national level by English Heritage when the building was awarded Grade II listed status in 2009. Some minor alterations were approved in the previous application to the east elevation

of Studio 1 including the replacement of modern glazing beneath the canopy with larger panes and the replacement of the steel stairs and balustrade at the south end of the building and insertion of a new lift at the south end of the building. These works are underway onsite.

4.223 No works are proposed to Studios 2 & 3 as part of these applications, together with Studio 1 they will be refurbished and brought back into use by the BBC for television production in accordance with Listed Building Consent 2013/01835/LBC and planning permission 2013/01834/FUL. However should vehicle hoods be required to the doors of Studios 1-3 in order to prevent noise spillage from deliveries a condition will require details of the design to be submitted.

#### Plot D - Restaurant Block

4.224 A new office building on Plot D would replace the existing Restaurant Block which is not considered to be of any local architectural or historic interest and was identified as being not of special interest at a national level by English Heritage when the building was awarded Grade II listed status in 2009. The building is only listed by virtue of being attached by a bridge link, which is not itself of any significance, to the 'question mark' block.

4.225 The plot also includes the site of the Blue Peter Garden, but most distinctive features relating to its former use have already been moved by the BBC to Salford Media City. The Blue Peter wall dating from 2005 is still onsite and conditions will ensure that it will be included in the photographic survey and that it could be retained onsite as an artefact.

4.226 The current application includes a mixed use predominantly office use building of up to 9 storeys in height (plus plant) above basement plant room, set away from the adjacent Wood Lane Community Centre above ground floor level. A restaurant and café use at ground floor level would provide animation to the 'boulevard' and Hammersmith Park. The massing of the building is considered to have an appropriate relationship to Plot C and to Hammersmith Park, which would benefit from additional natural surveillance. Officers consider that given the free standing nature of Plot D and its separation from the massing of the Outer Ring of Television Centre in Plot C there is potential for an increase in height over the maximum parameters in the consented scheme to allow for the creation of a building with its own identity and form adjacent to the wider landscape setting of Hammersmith Park. The building would form a landmark in views from South Africa Road and the overall height would be between that of Plot A and Plot C.

4.227 The building would follow the curved alignment of the 'boulevard' and its massing would be stepped, incorporating external terraces and deep loggias to provide articulation in the facades. A predominant shoulder height of 7 storeys would ensure that the highest extent of massing is set away from the 'boulevard', Plot C and the neighbouring Wood Lane Estate in order to provide an appropriate transition in scale. The shoulder height is reduced to four storeys on the northern elevation adjacent to the proposed Play Football pitches, which has the effect of softening the view of the building from South Africa Road. The elevations have been designed to break down the massing of the building with separate design elements including a heavier base to the building and softer, lighter upper floors recessed behind open loggias. The expressed structural grid would be clad in stone, with stone infill panels on the lower floors and metal panels on the upper floors set adjacent to the window units within each reveal. At

ground floor level the proposed building would provide a significantly improved relationship with Hammersmith Park with a perforated boundary to provide natural surveillance to the park and to increase visual permeability across the site. A double height entrance portico with external terrace at the south east corner of the building would provide an active relationship with Hammersmith Park and integrate the building with the surrounding landscape and addresses the initial concerns of the GLA in this regard.

#### Plot E - Drama Block

4.228 A new building on Plot E would replace the existing Drama Block. The Drama Block was identified as being not of special interest at a national level by English Heritage when the building was awarded Grade II listed status in 2009 and is only listed by virtue of being attached by a bridge link, which is not itself of any significance, to the 'question mark' block. However it is considered to be of some local architectural and historic interest, for its barrel vaulted roof to the former scenery workshops and for being the first building to be erected on the site respectively. The rest of the building is not of particular significance, has been altered and extended and it is not practical to retain the barrel vaulted roof, which is located within a light-well at the centre of the building and is only visible from within the building or from above it, in isolation from its original context. A condition would ensure that the building was recorded internally and externally as part of the photographic survey prior to demolition.

4.229 The outline residential building in Plot E in the consented application has been replaced with a fully detailed proposal for a residential building in the current application. The proposed residential building would respond well to the original plan form of the site, particularly the concentric Studio Ring and its replacement building in Plot C. The curved form of the perimeter block will continue the sense of enclosure to the service road currently provided by the Drama Block, but would also provide active frontages to the new public realm including to Hammersmith Park which would aid passive surveillance. The building would step down from a maximum height of 9 storeys fronting the 'boulevard' to a curving terrace of 3 storey town houses fronting the central amenity space to Plot F. This is considered to create an appropriate transition between the massing of Plot C and the domestic scale of the Victorian houses in Frithville Gardens and the proposed town houses in outline in Plot F. The changes are in response to feedback received at consultation stage on the original application from the residents at Frithville Gardens. The three projecting arms of the 9 storey element would form a splayed 'E' shape and enclose two courtyard gardens which would benefit from better levels of sunlight over the consented scheme due to the lower height of the town houses.

4.230 The elevation fronting the 'boulevard' would consist of a glazed ground floor with residential entrance lobby aligned with the portal in Plot C to the pedestrian route to the Helios Courtyard. The principle façade material is a glazed terracotta rain screen that is composed of flat and projecting tiles. The north elevation consists of punched windows and is intended to incorporate a art piece to be commissioned after planning permission has been granted. The eastern and western elevations incorporate a greater transparency and are articulated with projecting balconies. On the south elevation of the projecting arms the elevations are largely glazed with recessed balconies and sliding solar control shades. The town houses would be form a brick terrace to complement the design and materials of the town houses around the village green in Plot F.

#### Plot G - East Tower and Pavilion Building

4.231 The existing 14 storey East Tower and podium building (+60.27m AOD) was not part of the original masterplan for the site and is not considered to have any local architectural or historic interest and was identified as being not of special interest at a national level by English Heritage when the building was awarded Grade II listed status in 2009.

4.232 The location of the existing East Tower is particularly unfortunate since it is set back from Wood Lane towards the rear of Studios 1-3 and lacks any relationship with the street or the surrounding streets approaching the site from the south. The proposal takes the opportunity arising from the demolition of the existing building to create a new tall building of higher architectural quality, design and materials and to reposition it closer to Wood Lane as envisaged in the White City Opportunity Area Planning Framework. The proposed building would also be reoriented to follow the curvature of the adjacent buildings, complementing the radiating concentric circles of the original plan of the site and better relating to its context. In responding to the context, it is considered that the tall building would take on a dynamic form which would create different silhouettes when viewed from various locations - but would mark the location with a strong and distinct structure.

4.233 The proposed building (G1) would be sited slightly further away from the listed building than the existing East Tower and in views from Wood Lane the building would have a clearly separate profile to the listed elements of Television Centre. The proposal would result in an improvement to the iconic view of the front elevation of Television Centre from Wood Lane since the form of the East Tower currently rises from behind Studio 1 in this view creating an unattractive visual composition. The new building would present its slimmest elevation to the street in the iconic view, with the wider elevation gently curving away to the rear of Studio 1. The new location would also enable an active frontage to be provided to Wood Lane in place of the high blank wall and servicing zone currently between the flank of Studio 1 and Wood Lane and would mediate between street level and the level of the service road. The lower ground floor of the tall building would be level with the street in Wood Lane and a three storey detached pavilion building with commercial floorspace would continue the active frontage north along Wood Lane towards the forecourt in front of the listed building. The legibility of the residential entrance to the building from Wood Lane would be assisted by a double height entrance space and the cantilevered section rising above the entrance from the 8th storey. The upper ground floor would contain commercial floorspace accessed from the service road and from the top of the steps leading down to the open arch under the railway viaduct leading through to Plot H and Wood Lane.

4.234 The tower would comprise two elements; an 8 storey crescent shaped block would form a plinth and a 17 storey tower would rise above it. At 25 storeys (+91.6m AOD) in total it would be taller than the existing East Tower and would provide a striking visual marker in the townscape, particularly in views from White City Station and from the entrances to the Westfield Shopping Centre in Wood Lane. The building would frame the listed buildings at Television Centre and provide a sense of enclosure to the large public space in the forecourt. The White City Opportunity Area envisages the creation of a new public space (White City Green) on the opposite side of Wood Lane and the building would relate well to the size and scale of the public realm on both sides of Wood Lane.

4.235 The building's elevations will be formed by a supergrid, with glazed infill and spandrel panels and the frame will be clad in a high quality pale white terracotta. The supergrid would break the massing of the building down into a well-proportioned and elegant composition of four storey high bays. The top two floors of the tall building would be set back within the supergrid to create recessed balconies and provide relief in the built form.

4.236 The pavilion building (G2) would be formed by a simple grid, clad in the same pale white terracotta as the tall building. At street level the elevation to Wood Lane would be largely glazed while the first and second floors would comprise of alternating glass panels and terracotta screens. The current proposals are for a three storey pavilion but the overall height of the pavilion remains the same as in the consented application. The reduced floor to ceiling heights creates a more human scale on the Wood Lane frontage. Conditions would require the submission of detailed drawings and material samples. A condition would also require that the materials to be used in the tall building are of the highest quality in terms of performance, sustainability rating and durability. Accompanying the materials, a detailed specification of the materials would also be submitted.

4.237 The new building would form a landmark denoting the significance of the site within the Opportunity Area and London as a whole and would respond positively to the retained elements of the listed building and the new buildings in the masterplan. Officers consider that the proposed building would provide the highest quality of design befitting the status of the heritage assets on the site and note the positive responses from English Heritage, the Design Council and the Hammersmith and Fulham Design Review Panel in respect of the original application.

4.238 The Townscape, Conservation and Visual Impact Assessment submitted with the application has assessed the impact of the development on views from within Hammersmith and Fulham and RBKC and has found that the impact would not be harmful to the character and appearance or settings of heritage assets in any of the 21 modelled views.

#### Outline - Plots F and H

4.239 The outline proposals for these plots have not changed from the consented scheme. Parameters plans and design guidelines have been developed for these buildings to ensure a high quality of design and materials. The design guidelines state that the predominant elevational material across the outline plots will be brick. The parameters plans and the design guidelines will be subject to conditions.

#### Plot F - Land south of Drama Block

4.240 New buildings on Plot F would replace the existing structures in the yard to the rear of the Drama Block which are not of any architectural or historic interest. The proposals for two residential blocks to a maximum height of three storeys arranged north-south in a 'V' shape around a central amenity space in the parameters plans would respond well to the context of the Victorian houses in Frithville Gardens. In the illustrative scheme the buildings take the form of two terraces of townhouses with front and rear gardens with a single storey mews building at the rear of the eastern terrace which could provide an active frontage to the pathway alongside the railway viaduct in the event of TfL opening it up to public use.

#### Plot H - MSCP (Multi Storey Car Park)

4.241 New buildings on Plot H would replace the existing MSCP and would respond well to the context of the triangular site with edges to Wood Lane, Macfarlane Road and the Hammersmith and City Line viaduct. The MSCP is not of any architectural or historic interest and it is not located within the Wood Lane Conservation Area nor is it a listed curtilage building. The removal of the MSCP and its replacement with mixed use buildings with fully detailed elevations and active frontages would enhance the townscape and the setting of the Conservation Area and adjacent listed buildings including Dimco. The parameters plans allow for a northern building to a maximum of 9 storeys in height fronting Wood Lane with the top floor set back. The southern building would be a maximum of 9 storeys in height fronting Wood Lane. It would have a setback top floor and would incorporate a smaller block facing onto Macfarlane Road of a maximum of 4 storeys with the top floor set back in recognition of the more domestic scale of the Victorian housing to the south. The massing for Plot H would create an acceptable transition between the three storey Victorian houses to the south and the proposed 25 storey building on Plot G on the north side of the railway viaduct.

4.242 In the illustrative scheme the buildings would take the form of mansion blocks with retail uses at ground floor level fronting Wood Lane and townhouses with front gardens fronting Macfarlane Road. A first floor level amenity space would be provided within each block and a small parking area for disabled residents would be provided at ground floor level at the rear of the building with access from Macfarlane Road.

4.243 The parameters plans allow for pedestrian piazza between the two buildings and the reuse of an existing railway arch which together with the reopening of another railway arch would facilitate the creation of a direct pedestrian route between White City Bus Station and the north western entrance to Westfield Shopping Centre into the main part of the BBC TV Centre site and Hammersmith Park beyond.

#### Conclusion on Outline Elements

4.244 With the conditions on the parameters plans and design guidelines it is considered that is sufficiently clear guidance in place for the Outline Plots to be developed in accordance with the overall proposals for the site. A condition on a demolition phasing plan would ensure that the demolition on the site and of the peripheral buildings in particular, will take place in a logical sequence that will not harm the setting of the listed building or the character and appearance of the Conservation Area.

#### *Townscape, Conservation and Visual Impact Assessment:*

4.245 To assess the impact on surrounding areas, the Environmental Statement (ES) includes a comprehensive Townscape, Conservation and Visual Impact Assessment (TVIA). The technical consultants produce a number of verified views from the surrounding area (and wider area where appropriate) within which, the development proposals are superimposed in the background. The images are then verified through scientific equipment to provide an accurate depiction of the overall scale and extent of the development. Officers have closely scrutinised the methodology adopted by the technical consultants and have found the methods to be sound. It is therefore considered that the townscape assessment would constitute an accurate and correct appraisal of the proposed buildings in context, which is consistent with other ES Townscape Studies and accords with the established best practice for such assessments (within Environmental Statements).

4.246 The TVIA in the consented scheme assessed a total of 21 views of the proposed development from an agreed sample of representative locations inside and outside Conservation Areas in both LBHF and RBKC. These were chosen in consultation with Officers from LBHF and RBKC and followed site visits and a comprehensive desk based assessment. In the TVIA for the current application five additional views have been included and two have been removed in consultation with Officers, reflecting the changes to the scheme and any potential new views as a result.

4.247 The significance of views from Conservation Areas in LBHF and RBKC and the impact of the development on the setting of Conservation Areas and listed buildings in both LBHF and RBKC has been assessed in the ES. The TVIA has also considered an assessment of the cumulative impact of consented developments within the Opportunity Area including Imperial West and the Dairy Crest site.

4.248 Officers have considered the significance and effects in relation to all 2 views when making their recommendations and those considered the most important are summarised below. Officers note that all the assessed impacts on the views modelled in the TVIA fell between neutral and major beneficial on the sliding scale from major adverse to major beneficial, with neutral being defined as not visible.

4.249 The TVIA includes 6 views from within the Wood Lane Conservation Area of which four are summarised below. View 18 from within Hammersmith Park shows the proposed replacement building for the Outer Ring in Plot C and the TVIA considers that this would have a major beneficial impact. The proposed building would provide enclosure to the park and appearing behind landscaping in the current gap at roof level between the Central Wedge and Studio 8. The TVIA concludes that the new building in Plot C has been articulated with expressed horizontal bands and projecting balconies to provide the breadth of its outer elevation with visual interest and to assist in the security of the park space through overlooking. View 19 shows the replacement building for the Restaurant Block in Plot D and the TVIA considers that this would have a major beneficial impact. The proposed building would provide enclosure to the park and the roofline would step up and away from the new building on Plot C. The TVIA concludes that the building will have the form of two interlocking cubes, the edges of which would be softened by loggias and terraces and that the stone grid would have a regular and calm character subtly articulated by metal and stone infill panels beside the glazing panes.

4.250 View 20 from the east side of Wood Lane outside White City Station entrance, from where currently the curved glass frontage, flank and rear elevations of Stage 6 are visible but the main elevation of Television Centre is not. The proposed view shows the tall building providing a marker for the site in views from the station entrance, drawing the eye towards the forecourt, its curved form relating to the railway viaduct and the retained listed buildings on the site. The supergrid and its pale terracotta cladding will be particularly noticeable and the recessed upper floors would assist in creating a lighter finish to the upper two storeys. The new Plot A building would be also visible. The TVIA concludes that the proposed development would create a major beneficial impact, transforming the appearance of those parts of Television Centre which are not of special interest. View 21 from the east side of Wood Lane opposite the entrance to the BBC Television Centre shows the full extent of the proposed forecourt including the clearer view of the front elevation of Television Centre following the removal of the boundary wall, gates and gatehouses to Wood Lane. The view shows the proposed

front forecourt and the new line of Plane trees. The replacement Plot A building, is also clearly visible together with the double height entrance portal to Plot A and the proposed shopfronts. The three storey pavilion building fills part of the gap between the flank elevation of Studio 1 and Wood Lane. The TVIA concludes that the proposed development would create a major beneficial impact and greatly enhance the setting of the listed building and the significance of its elements of special interest.

4.251 Two views were modelled in the TVIA from within the Shepherds Bush Conservation Area of which one is summarised below. View 11 from the west side of Shepherds Bush Green adjacent to the Grade II listed former Odeon Cinema shows the tall building providing a landmark for the Television Centre site on Wood Lane in views out of the heart of the town centre. The TVIA concludes that the proposals would have a moderate beneficial impact.

4.252 A total of nine views were modelled in the TVIA from locations outside Conservation Areas in LBHF of which two are summarised below. View 17 from the north end of Frithville Gardens shows a wireline of the maximum parameters of the outline building in Plot E which the TVIA concludes would result in a major beneficial impact by removing the Drama Building and its accretions and replacing it with a residential building stepping down to 5 storeys in height which would better integrate into the streetscene. View 14 from the southern end of Macfarlane Road shows the new tall building which replaces the existing East Tower. Although the new tall building would be taller than the East Tower it would be located closer to Wood Lane, away from the centre line of Macfarlane Road. The TVIA concludes that the materials and high quality of design would produce an elegant marker on the skyline which would have a moderate beneficial impact.

4.253 The TVIA includes a total of 6 views from within Conservation Areas in RBKC of which three are considered to have a neutral impact, two are considered to have a negligible to minor beneficial impact and one from the Registered Park and Garden at Kensal Green Cemetery is considered to have a minor beneficial impact. In view 1 from Kensal Green Cemetery the TVIA concludes that the tall building in Plot G would be seen as a slender element within the wider London skyline including other tall buildings consented within the Opportunity Area.

4.254 Officers concur with the conclusions of the TVIA and consider that the significance of the site within the Opportunity Area, the high quality of design, the lack of any identified adverse visual impacts in the TVIA and the identification of a number of moderate and major beneficial impacts in viewpoints from within the Opportunity Area in the TVIA justifies the scale of the development and the height of the tall building in particular. Officers are satisfied that the proposals would not cause harm to the character and appearance of the Wood Lane Conservation Area and would not harm the setting of any Conservation Areas, listed buildings, Buildings of Merit or the Registered Park and Garden at Kensal Green Cemetery.

Design Development, Consultation and Reviews:

4.255 The applications have been submitted following extensive pre-application discussions with Officers and English Heritage. Given that the nature of the changes in the current application does not significantly alter the masterplan approved in the original application, the proposals have not been subject to further design review by the DRP or CABE at the Design Council.

4.256 The proposals in the original application were twice reviewed by the Council's Design Review Panel (26th February 2013 and 29th April 2013). The main comments from the first review meeting were that the project addressed the range of sensibilities on the site, that the tall building was a significant improvement on the existing one, that the retention of Studios 1-3 was welcomed, that the removal of the MSCP was welcomed but that care should be taken with the scale of the replacement buildings in relation to the retained buildings, that permeability through the Helios Courtyard should be improved, and that further thought was required in relation to the design of the forecourt.

4.257 The second review meeting focussed on four key areas; the tall building (Plot G), permeability and the character of the Helios Courtyard, the forecourt to Wood Lane and the peripheral replacement buildings. The DRP's report concluded that 'Given the scale of the scheme and the complexity of its context, the Panel was impressed by the quality and coordination of its constituent parts.' In relation to the tall building the DRP concluded that 'The articulation on the 4 storey module work well as do the proposed materials. The proposed new tower successfully addresses Wood Lane and engages with the wider urban context. Height bulk and massing were felt to be appropriate.' The DRP was generally very positive in relation to the peripheral buildings and the permeability of the Helios Courtyard.

4.258 The proposals in the original application were twice reviewed by CABE at the Design Council (19th December 2012 and 2nd May 2013). The first review of the proposals in the original application by CABE at the Design Council was carried out at an early stage in the development of the proposals and many of the comments related to requests for further design work or greater clarity but they stated support for 'the spirit and principle of the scheme and the overarching design approach'. The second review of the proposals in the original application by CABE at the Design Council was generally very positive and they stated that the review panel 'applauds the design evolution of the scheme'.

#### *Trees:*

4.259 Further Alterations to the London Plan (2014) policy 7.21 Trees and Woodlands states that existing trees of value should be retained and any loss as the result of development should be replaced following the principle of 'right place, right tree'. It goes on to state wherever appropriate, the planting of additional trees should be included in new developments, particularly large-canopied species.

4.260 At present there are 112 no. existing trees of note within the red line planning boundary comprising of 11 no. tree species *Platanus x hispanica* (London Plane), *Sorbus aucuparia* (Rowan), *Tilia spp* (Lime), *Fraxinus excelsior* (Ash), *Acer pseudoplatanus* (Sycamore) and *Ulmus glabra* (Wych Elm) *Acer campestre* (Maple), *Quercus robur* (Oak), *Prunus avium* (Cherry), *Crataegus monogyna* (Hawthorn), *Buddleia*

4.261 In total 41no. trees and 3no. tree groups are proposed to be removed. The proposals identify 35 no. trees for removal along the Wood Lane frontage. These comprise of 31no. *Platanus x hispanica* (London Plane) (T10-T37 & T40-T43), and 1no. each of *Sorbus aucuparia* (Rowan) (T38), *Tilia euchlora* (Lime) (T39), *Fraxinus excelsior* (Ash) (T8), and *Acer pseudoplatanus* (Sycamore) (T9). A number of these trees are proposed to be removed due to the presence of Honey Fungus and the removal of others is necessary to facilitate the development of the Pavilion Building.

6no. trees set back within the site are proposed to be removed to accommodate new buildings, namely the Sorbus aucuparia (Rowan) T38, Tilia euchlora (Lime)T39 and Platanus hispanica (Plane)T40-T43, The rest are along the Park boundary. Acer platanoides (Maple) T109, Ulmus glabra (Wych Elm) T44, 2no. Fraxinus excelsior (Ash) T101/3, Prunus cerasifera (Plum) T102, Acer pseudoplatanus (Sycamore) T100, Mixed groups G9/10 and Group G11 group of Sambucus (Elder)

All of the weak specimens growing at the boundary to Hammersmith Park are to be removed. 1no. tree will be lost in Hammersmith Park adjacent to Plot D, Acer platanoides (Maple) T109.

4.262 The proposed development would result in the loss of trees within and outside of the planning application boundary. Although some of these are of appreciable value, their loss would help facilitate the proposed development which provides significant regeneration benefits as identified in this report. The loss of trees would also be considered alongside the townscape improvements that the scheme would bring about and as such, it is considered the loss of trees and the proposed works to trees where necessary would be acceptable, subject to conditions. The Council's Arboricultural Officer has raised concerns about the overall loss of trees, particularly those on Wood Lane and Macfarlane Road and has provided recommendations for the replanting of new trees across the site and their maintenance implications. Further clarification of the tree removal/protection strategy on MacFarlane Road is sought and the Council will need to closely review the proposals with regards to the impacts on adjacent residents in this street.

4.263 Planning conditions are recommended to ensure that any trees located on and off site are protected (via an arboricultural method statement) whilst construction takes place and that all tree works are to be carried out to the appropriate standard (BS 3998:1989 - Recommendations for Tree Work). A further condition is recommended which ensures that any tree or shrub removed or severely damaged, dying or becoming seriously diseased within 5 years of planting shall be replaced with a new tree or shrub of similar size and species to that originally required to be planted.

#### Conclusion

4.264 Officers acknowledge that there is a strong statutory presumption under the Planning (Listed Building and Conservation Areas) Act 1990 and as reflected in recent case law against the grant of planning permission for any development which would fail to preserve the setting of a listed building or the character or appearance of a conservation area. This is because the desirability of preserving the character or appearance of the area is a consideration of considerable importance and weight. Officers have considered the proposals for demolition and have determined that the demolition of Plot A and the erection of the proposed replacement building would not cause any additional harm over that in the consented proposals, subject to conditions to avoid premature demolition of Plot A. In the previous application Officers concluded that some limited harm would be caused by the loss of the Drama Building and its barrel vaulted roof which were considered to have some local interest and that this was less than substantial harm. Officers have given considerable weight to the fact that some limited harm will be caused by the proposed demolition in reaching a conclusion. Officer's assessment of the likely harm to the setting of the listed building and to the conservation area is a matter of planning judgement and in the view of Officers is less than substantial. Officers consider the following as important factors which outweigh any harm arising from the amended proposal, Firstly, as identified above, the proposal

accords with the development plan. Secondly, the scheme will permit the regeneration benefits as identified in the Core Strategy strategic policy and thirdly officers assess that the harm caused to the character and appearance of the conservation area and the setting of the listed building is less than substantial.

4.265 Officers have considered the Townscape, Conservation and Visual Impact Assessment and are satisfied that the proposals would cause less than substantial harm to the significance of the listed building and the Wood Lane Conservation Area, and where a small amount of harm would occur (in relation to loss of the barrel vaulted roof to the Drama Block) this is more than outweighed by the significant public benefits of the proposals including achieving the optimum viable use of the designated heritage asset in accordance with para. 134 of the NPPF.

4.266 Officers consider that the proposals would not harm the setting of the Grade II listed building or the setting of other listed buildings and Conservation Areas within Hammersmith and Fulham and RBKC. The proposals would also not harm the setting of the Registered Park and Garden at Kensal Green Cemetery.

4.267 The proposals would make good use of a previously developed site with a variety of new uses enabling the refurbishment and reuse of a largely vacant listed building; would preserve the elements of the listed building which are of special interest; would enhance the setting of the listed building and would open up the site to public access thereby better revealing the heritage assets. The new build elements and the landscaping would relate well to the historic plan form of the site and would be examples of high quality design which would enhance the character, appearance and setting of the Conservation Area. The proposals respond to the Opportunity Area designation and are justified in accordance with strategic and local planning policies and would make a positive contribution to place making and the townscape within the White City Opportunity Area.

4.268 The proposed development is therefore considered acceptable in design terms and would be in accordance with policies 7.1, 7.2, 7.3, 7.4, 7.5, 7.6, 7.7, 7.8 and (7.21 of the FALP) of the London Plan 2011 and policies WCOA, WCOA1 and BE1 of the Core Strategy 2011 and policies DM G1, DM G2, DM G6 and DM G7 of the Development Management Local Plan 2013, and the Council's Planning Guidance Supplementary Planning Document.

## **Residential Quality**

4.269 Policy 3.5 of the London Plan requires new residential development to provide a high quality and design of internal living environment, as well as externally and in relation to the wider context. Part C and Table 3.3 of this policy specify the minimum unit sizes for new development. Part D includes a caveat stating that development that does not accord fully with the policy can be permitted if it exhibits exemplary design and contributes to the achievement of other policy objectives. Paragraphs 3.37-3.39 of the London Plan provide further guidance on indicators of quality, as does the London Housing Design Guide ('LHDG'). The LHDG provides detailed guidance on housing design matters, in addition to the Mayor's new Housing SPG (2012) which draws on the LHDG. Policy 7.2 of the London Plan seeks to ensure all new development achieves the highest standards of accessibility and inclusive design. Policy 3.8 requires all new housing to be built to the lifetime homes standards, with 10% of all the units designed to be wheelchair accessible or easily adaptable to this standard.

4.270 The Core Strategy Borough Wide Strategic Policy H3: Housing quality and density and Borough Wide Strategic Policy BE1: Built Environment are particularly relevant to housing quality. Policy H4 requires all new dwellings to be built to 'Lifetime Homes' standards with 10% to be wheelchair accessible or easily adaptable for residents that are wheelchair users. These policies are supported and expanded upon in the Development Management Local Plan. In particular, Policy DM A2: Housing quality and density states that all new housing must be of high quality design and take account of the amenity of neighbours, and must be designed to have adequate internal space..". Other policies include Policy DM A9 which sets out criteria which will be taken into account.

4.271 The proposed residential units within the detailed components of the application have been designed to be broadly compliant with the design guidelines including the internal space standards set out in the Council's up-to-date Supplementary Planning Guidance (SPG 2013) and the Mayor's SPG (Housing Design Guide).

4.272 Consideration has been given the whether the proposed residential units would deliver a high quality supply of housing on an important strategic site within the borough. It is recognised that the historical fabric of the Grade II listed building and the unusual radial geometry of the site, within its dense urban location would present challenges to the designers insofar as creating large double aspect units with high levels of privacy. However, officers have critiqued the quality of units in the proceeding paragraphs to determine whether the detailed design of the residential apartments would be of the requisite quality for this important strategic site.

*Internal Space Standards (for the detailed plots B, C and E)*

4.273 With the exception of the studio units within plots B and C (which fall marginally below the 37 sqm standard), the detailed elements of the scheme for plots B, C and E broadly meet the relevant space requirements for all the residential units, with all the size categories generally being met and exceeding those standards as set out in the London Plan below and confirmed in the Design and Access Statement.

Table 8 Minimum Space Standards for New Development (London Plan)

Unit Type	Net Internal Area (sq m)
Studio	37
One Bed	50
Two Bed (3 person)	61
Two Bed (4 person)	70
Three Bed (5 person)	86

4.274 The studio units that fall marginally short of the minimum 37sqm standard would provide access to a private balcony which could be used as a winter garden and increase the amount of internal space within the units overall so that the minimum standard is exceeded. As such, officers consider that these units would add to the overall range of residential accommodation available on site and would also provide a satisfactory standard of accommodation and amenity in accordance with spirit of the relevant London Plan and LBHF local policies that require new development to provide high quality living spaces.

4.275 It is recommended that a planning condition is imposed which requires all residential units within the outline plots to comply with these minimum standards, when

they come forward as part of the reserved matters applications. The residential units within the tower (plot G) would also need to comply with the standards, as the internal layout is reserved.

*Aspect, Outlook and Privacy of Proposed Units*

4.276 The proposed new residential units would be expected to provide the occupiers with an appropriate level of outlook and privacy to avoid un-neighbourly conditions between residential units and between different development plots. The Mayor's SPG also encourages provision of double aspect units where possible and the avoidance of north facing single aspect units which might provide low levels of natural light.

4.277 The indicative layouts of plots F, G and H demonstrates that the majority of the residential units within the outline element of the development would provide good quality outlook and could comprise mainly dual aspect units. The lower level units within plots E and G would inevitably have a lower quality aspect than the upper level apartments. However, these units are not considered to be substandard in terms of their aspect and they have the flexibility, internally to provide good quality living spaces.

4.278 Each plot (with the exception of the rear elevation of the Plot E town houses and the upper floor flats within the 'finger' blocks) would maintain a minimum distance of 18m between facing residential windows between each plot, and between the proposed residential properties and existing residential properties in Frithville Gardens and White City Close. As the layout of Plot E results in the provision of habitable room windows within the rear elevation of the townhouses which will be directly overlooked by habitable room windows within the 9 storey finger blocks. The distance between the windows would be under 10m. Given the proximity and number of facing windows, the proposals will create potentially poor quality living conditions as the occupiers will suffer from a high degree of overlooking and low levels of privacy, unless mitigated through design. The applicant has proposed the use of obscure glazing within the rear townhouse elevation, that would prevent being able to look directly into the properties. It is recommended that the method of obscure glazing should be conditioned and that samples and detailed drawings should be provided to satisfy the condition.

4.279 In terms of the other detailed components of the development, the qualities within the residential units in plots B and C have been closely interrogated. The revised proposals are considered an improvement from the previously consented scheme given the projecting nib blocks (in Plot B) have been removed. This has resulted in a more open and spacious feel within the courtyard and would ensure there are no direct instances of overlooking between facing habitable rooms. The elevations to plots B and C within the inner courtyard contain balconies which project beyond the main building line. However, these would act as a further form of low level screening which would provide privacy from within the units that directly overlook the internal courtyard. On balance, the presence of projecting balconies is acceptable considering the requirement to provide outdoor private amenity space and with the added benefit of providing further screening, ensuring privacy within the dwellings.

4.280 It is considered that a combination of the existing radial geometry of the site and the need to ensure that the alterations to the listed building are sensitive in order to preserve the special character of the building, present significant constraints on the internal layout of the new development within plots B and C. In particular, it is acknowledged that these factors would compromise provision of dual aspect units. For example, plot B contains a central corridor which runs around the entire inner ring. This

corridor previously served offices on either side and as such forms an important part of the listed building which is proposed to be retained in the scheme. The retention of the central corridor has resulted in the creation of inner courtyard facing duplex residential units and the provision of single aspect units which are outer facing.

4.281 In terms of privacy, the large majority of residential properties within the residential plots are located at least 18m from the nearest directly facing habitable room windows which is compliant with DM SPD Housing policy 8. The distance between plot C and plot D (offices) would not encroach within the 18m SPD threshold either. Officers consider that by removing the nibs to Plot B and by moving the cores to within the middle of Plot C, these design moves have resulted in improving the residential quality of the accommodation within the residential units with regards to provision of outlook and privacy in both plots B and C. There are no other instances, whereby privacy and overlooking are concerns within any other part of the development.

#### *Private Amenity Spaces*

4.282 In line with London Plan Policies 3.5 and 7.1, in terms of private amenity space, the Mayor's Housing SPG sets out a requirement for a minimum of 5 sq m of private outdoors space that should be provided for 1-2 person dwellings and an additional 1 sq m for each additional occupant. The Council's DM SPD Housing Policy 1 requires All new dwellings should have access to an area of amenity space, appropriate to the type of housing being provided. The Policy also requires a directly accessible, private amenity area of garden of no less than 36 sq m for new family dwellings at ground floor level. SPD Housing Policy 3 relates to the design of balconies and terraces which states that they should be a minimum depth and width of 1.5m and be considerate of adjoining properties.

4.283 Private amenity space would be provided for the majority of the residential units across all detailed plots. This takes the form of balconies, enclosed courtyards or walled gardens. The units within Plot F (townhouses) will all have rear gardens. Communal amenity space will also be provided as a village green within Plot F. Plot E will contain roof gardens.

#### *Play Space*

4.284 London Plan Policy 3.6 requires that development proposals including housing to make provision for play and informal recreation. The Mayor's SPG 'Shaping Neighbourhoods: Play and Informal Recreation' (September 2012) sets out guidance to assist in this process. This guidance states that facilities for the under 5's should be in the form of on-site local or neighbourhood playable space who should have a minimum walking distance of 100m from these facilities, 400 m for children aged 5-11 and 800m for children aged 12 or over. A minimum of 10 sq m of dedicated play space should be provided per child with under 5 child space provided on site. It should also be noted that Hammersmith Park is also located adjacent to the western side of the site.

4.285 Core Strategy Policy OS1 seeks children's play provision in new developments. Policy DM E2 of the Development Management DPD requires on-site provision of communal play space or off-site contribution where this is not possible.

4.286 Based on the Mayor's standards, it is anticipated that there could be approximately 117 children within the development. This figure is broken down as follows:

	Under 5s	5-11 years	Over 12s	Total
Total per age group	69	32	16	117

4.287 The applicant has submitted a play strategy in Section 4 (Masterplan) of the Design and Access Statement and a supplementary site-wide play guide (in response to GLA concerns about the quantum and type of on-site play space). There will be communal open space which would provide recreational space for residents and play areas for children living within the new homes. In terms of open space, there will be 2,242 sq m within the proposed development within which play space will be integrated into the landscape. For all individual plots the supplementary site wide play strategy demonstrates that each plot provides opportunities for on-site play. It is considered that demand for play space for younger children would be met onsite. Demand from older children for formal play equipment and sports facilities would be met off-site in line with the GLA's guidance.

4.288 Hammersmith Park is located directly to the west of the site which includes play facilities for younger children and football/tennis facilities. Part of Hammersmith Park is subject to potential redevelopment to provide 5-a-side football pitches with a basketball practice court and club house facilities.

4.288 There are open spaces and play space within the local area surrounding the site including Shepherd's Bush Green and Wormholt Park. These spaces are within a 800 m radius of the site for use by children over the 5-12 age group. However, there are also a number of physical barriers to the more distant parks within and slightly beyond the 800m radius which include busy main roads, the railway line and the urban form of the housing estates which discourage through movement due to their layout. As such, there is a need to improve physical connections to these spaces in addition to improving the facilities.

4.289 Although the provision of open space would be available within the area in accordance with the GLA SPG, it is considered that with other developments coming forward in the OAPF that there would be additional demand for open space with play facilities which would serve all developments. This is confirmed within the WCOAPF chapter 5 which identifies that all development should contribute towards provision for leisure, recreation, sport and fitness needs for the future population, including improved access for low income families, having regard to the LBHF Development Management Local Plan (DMLP) (policy DM D2). The OAPF also states that provision could be made directly within White City East, or by financial contributions to enhancing existing local facilities (e.g. at Linford Christie Outdoor Sports Centre).

4.290 The revised playspace provision is less than the consented 2013 scheme, which had a higher child yield. However, it is considered that there would be a variety of different play environments provided on site and embodied in the public realm. With the appropriate s106 provisions towards play facilities in the area, the proposals are therefore considered to comply with the relevant adopted policies set out in the London Plan (Policy 3.6), Core Strategy (OS1) and DM Local Plan policies DM D2 and DM E2 and the Mayor's SPG which require play space to be provided in new development.

**Amenity Considerations: Daylight, Sunlight, Overshadowing and Solar Glare**

4.291 Policy 7.6 of the London Plan states that buildings and structures should not cause unacceptable harm to the amenity of surrounding land and buildings, particularly residential buildings, in relation to privacy, overshadowing, wind and microclimate. This is particularly important for tall buildings. Policy 7.7 states that 'tall buildings should not affect their surroundings adversely in terms of microclimate, wind turbulence, overshadowing, noise, reflected glare, aviation, navigation and telecommunication interference'. There are no specific policies with regard to daylight, sunlight or overshadowing within the Development Management Local Plan or Core Strategy. Policy DM G1 does however refer to impact generally and the principles of 'good neighbourliness'.

4.292 An assessment has been undertaken in line with the guidance provided in the Building Research Establishment (BRE) document entitled 'Site Layout Planning for Daylight and Sunlight' (2011). In urban and city centre areas, BRE Guidelines advise that the guidance be applied flexibly and there are circumstances that will exist where a greater degree of obstruction to light can on occasion, be acceptable. Where detailed information is available the analysis has been undertaken to reflect this however, for those elements subject to parameters the maximum parameters have been considered for the daylight, sunlight, overshadowing, light pollution and solar glare assessments. This ensures that the worst case scenario is considered. The development has been assessed with regards to the impact on the levels of daylight and sunlight on those residential properties most likely to experience impacts from the development. The proposal has been assessed against the requirements of policies 7.6 and 7.7 of the London Plan.

4.293 The application is supported by a daylight, sunlight and overshadowing assessment in the 2014 Environmental Statement (ES). The applicant has provided a further technical report produced by the ES consultant (GIA) who carried out the BRE tests. This report provides clarification of the sunlight and daylight results, and interprets the outcomes against the relevant planning policies, and best practice guidance.

4.294 The BRE guidelines suggest that residential properties have the highest requirement for daylight and sunlight. A total of 76 properties have been assessed within the ES as identified below.

- 1-24 Exhibition Close
- 28-90 White City Close (even)
- 87-101 Macfarlane Road
- 64 Macfarlane Road
- 1-8 Brooklyn Court
- 73-85 Macfarlane Road (odd)
- 82-106 Frithville Gardens (even)
- 99-111 Frithville Gardens (odd)
- 103, 107 Wood Lane
- 105, 109 Wood Lane

4.295 The daylight assessment has been undertaken using a specialist computer model. The model which is orientated north also enables the path of the sun to be tracked to establish the shadows cast by both the existing and proposed buildings.

4.296 When considering and interpreting the results the key factor is the change in the quantum of daylight and sunlight and not the percentage change. The percentage

change can be misleading, particularly where the baseline values are small. In these situations, a small change in the quantum of light could represent a high percentage change in the overall figure, implying that there was a significant change in daylight when actually the difference is negligible.

4.297 A small number of objections have been received from local residents which relate to the loss of the studios and that buildings should not exceed the height of the existing buildings.

4.298 The BRE guide recommends that windows and rooms within only residential properties need to be assessed, and does not require any assessment on commercial or business properties, although it states that they may also be applied to non-domestic buildings where the occupants have a reasonable expectation of daylight. Taking this advice into account, officers do not consider it necessary to assess non-residential buildings within the vicinity of the site.

#### *Design Changes (to the Consented 2013 Scheme) of Plots A, D and E*

4.299 It is pertinent to note that the proposed 2014 scheme contains material differences to the scale, height, massing and design of the development plots A, D and E when compared with the 2013 scheme. These plots are either adjacent or adjoining to the 76 properties which have been tested in the ES. The changes to the development plots are described in this report although, in broad terms, all three plots are greater in height at their highest parts, when compared to the consented 2013 scheme.

4.300 Plot A is 1.1m higher at the highest part than the 2013 scheme and comprises a similarly scaled building with the upper floors set back. Plot A faces onto the boulevard (in the site) which is adjacent to 28-90 White City Close. Plot D is two storeys higher than the consented 2013 scheme and directly backs onto the Wood Lane Community Centre. The elevations which are closest to the community centre have been reduced in height and open logias are created at the upper floor corners to minimise the perceived massing. These moves have allowed the additional floors to be added on the opposite side of the plot, away from the community centre and residential dwellings on White City Close. Plot E is one storey higher at the main block and comprises three projecting wings which extend beyond the height of the 2013 scheme, which stepped down in scale towards the residential properties in Frithville Gardens to the south.

4.301 Although the 3 plots are greater in height at their highest parts, their overall massing and design have been reconfigured to ensure that the buildings do not have a significantly greater impact on nearby residential areas, beyond the extent of the impacts of the 2013 scheme. There are instances whereby additional impacts are caused as a result of the changes. However, officers have considered their impacts in the round within the overall planning assessment, and against the BRE guidance and on the basis of the technical review set out in the ES and ES Clarification report.

#### *Daylight*

4.302 In regards to internal daylight assessments (the potential for daylight within the proposed residential units), where internal layouts are known (i.e. the buildings as part of the detailed application), a full detailed technical assessment has been carried out. Where the internal layouts are not yet fixed, a façade study has been undertaken in order to understand the quantum of daylight/sunlight reaching the façade of these outline blocks.

4.303 The BRE Guidance sets out three different methods of assessing daylight to or within a room, the Vertical Sky Component (VSC) method, the plotting of the no-sky-line (NSL) method and the Average Daylight Factor (ADF) method.

4.304 The VSC method measures the amount of sky that can be seen from the centre of an existing window and compares it to the amount of sky that would still be capable of being seen from that same position following the erection of a new building. The measurements assess the amount of sky that can be seen converting it into a percentage. An unobstructed window will achieve a maximum level of 40%. The BRE guide advises that a good level of daylight is considered to be 27%. Daylight will be noticeably reduced if after a development the VSC is both less than 27% and less than 80% of its former value.

4.305 The plotting of the NSL measures the distribution of daylight within a room. It indicates the point in a room from where the sky cannot be seen through the window due to the presence of an obstructing building. The NSL method is a measure of the distribution of daylight at the 'working plane' within a room. In houses, the 'working plane' means a horizontal 'desktop' plane 0.85 metres above floor level. This is approximately the height of a kitchen work surface.

4.306 The NSL divides those areas of the working plane in a room which receive direct sky light through the windows from those areas of the working plane which do not. If a significant area of the working plane lies beyond the NSL (i.e., it receives no direct sky light), then the distribution of daylight in the room will be poor and supplementary lighting may be required.

4.307 The impact of the distribution of daylight in an existing building can be found by plotting the NSL in each of the main rooms. For houses, this will include living rooms, dining rooms and kitchens. Bedrooms should also be analysed, although they are considered less significant in terms of receiving direct sky light. Development will affect daylight if the area within a room receiving direct daylight is less than 80% of its former value.

4.308 The ADF method uses a mathematical formula, which involves values for the transparency of the glass, the net glazed area of the window, the total area of room surfaces, their colour reflectance and the angle of visible sky measured from the centre of the window. This is a method that measures the general illumination from skylight and takes into account the size and number of windows, room size, room qualities and room use. The BRE test recommends an ADF of 5% or more if there is no supplementary lighting or 2% or more if lighting is provided. There are additional minimum recommendations for dwellings of 2% for kitchens, 1.5% for living rooms and 1% for bedrooms.

4.309 The most commonly accepted approach to the issue of the impact of a development upon daylight to existing dwellings is to consider each of the three different methods. When reviewing the daylight results for each property, they should be considered sequentially; VSC, NSL and then ADF. In the first instance the VSC results should be considered. If all the windows in a building meet the VSC criteria, it can be concluded that there will be adequate daylight. If the windows in a building do not meet the VSC criteria, the NSL analysis for the room served by that window needs to be considered. If neither the VSC nor NSL criteria are met, the ADF results should be considered. The assessment criteria specified within the BRE Guidance only suggests

where a change in daylight will be noticeable to the occupants, it does not further define impacts beyond this.

4.310 The applicants have submitted VSC, NSL and ADF assessments for all of the most affected properties that are adjacent to the site. The lower floors (ground and first floors) of the properties have been assessed, as the upper floors would receive more daylight/sunlight than lower floors, so if light to the lower floors is acceptable, the upper floors will be too.

4.311 For properties with bay windows, the centre window facing directly outwards is taken as the main window to the room, as advised in the BRE guidance. Therefore if one of the smaller side windows to the bay experience alterations beyond the BRE guidance, but the main centre window continues to experience high levels of daylight within the BRE guidance, the impact on the room is considered to be negligible.

4.312 Daylight Summary: There are 655 windows which serve 386 rooms within 76 residential properties surrounding the site. Of the 386 rooms assessed, with the completed Proposed Development in situ, 363 (94%) would satisfy the BRE recommended levels for VSC and or NSL. This represents a decrease from 374 rooms (97%) as reported within the previous ES for the consented 2013 scheme. It is noted that the revised level of compliance is a very high. However, given there are transgressions beyond the BRE recommendations, it is necessary to interrogate the results further to ensure a full assessment of the impacts are carried out.

4.313 Of the additional windows which would not meet the guidelines in the 2014 ES, minor losses are recorded at 88, 90, 92 and 94 Frithville Gardens to one or two windows within the properties.

4.314 This section of the report will consider the impacts on daylight levels enjoyed by occupiers within adjoining residential properties, specifically those properties where there are additional minor or moderate adverse effects as a result of the new application. The ES identified a total of 14 properties that surround the site which will experience alterations beyond the target BRE Guidelines in terms of daylight (VSC and NSL). Therefore, officers note that 62(80%) out of the 76 properties considered would fully comply with the BRE Guidelines for VSC and for NSL which is considered to be a high overall level of compliance, considering the extent of the development proposed.

4.315 The section of the report will examine in more detail the properties where transgressions away from the BRE guidance exist so that a more detailed understanding of the results can be explained. Within an EIA, percentage losses to daylight and sunlight are banded in four significance criteria sections of negligible, minor, moderate and major. In some instances, a loss of daylight or sunlight, even to a small degree, can cause a property/ window to trip over into the next significance criteria column, where in reality that loss would be imperceptible and not be noticed.

#### *88 Frithville Gardens*

4.316 The ES assessed seven rooms within this property and identified that four of the rooms will obtain at least 27% VSC or at least 80% of their baseline values. Of the three that do not, two of the rooms will obtain at least 80% of their NSL value. There is therefore one room (R1/3200) that does not meet the target guidelines.

Room R1/3200 is served by three windows which currently receive VSC levels of between 28.49% and 31.75% VSC. In the proposed condition, these windows will

receive VSC levels of between 22.48% and 25.71% VSC which represents reduction of between 21.10% and 19.02% respectively.

4.317 The ES confirms that window W1/3200 will experience a loss of 19.02% from the existing VSC value and meets the suggested BRE criteria. Of the two windows that experience a reduction beyond the BRE Guidelines, window two will experience a 20.14% reduction and window 3 will receive a 21.10% reduction. These are considered to constitute very minor transgressions away from the BRE guidance (by 0.14-1.1% points) and are unlikely to be noticed by the occupant. In light of these results, officers consider that there would be no significant harm caused to the amenities of occupiers within this property, as a result of the proposed development.

#### *90 Frithville Gardens*

4.318 The ES has assessed eight rooms within this property. Of those eight rooms, six will have windows which retain at least 27% VSC or retain at least 80% of their baseline value. Of the two that do not, R1/3300 (which is understood to be a kitchen) will experience an existing VSC value of 25.87% VSC and this is reduced down to 20.59% VSC in the proposed condition. This represents a reduction of 20.41% from the existing VSC value which as for no.88, this change would not be noticed by an occupant in the room. Officers concur with the ES consultant's view that this shortfall of 0.1% VSC would not be discernible to the occupant.

4.319 The other room, R3/3300 is served by two windows (W2/3300 and W4/3300) which will receive reduction of 21.18% and 21.39% from the existing VSC value. Again, these minor transgressions away from the BRE guidance would not be considered noticeable by an occupant. In light of these results, officers consider there to be no significant harm caused to the amenities of occupiers within this property, as a result of the proposed development.

#### *92 Frithville Gardens*

4.320 The ES has assessed seven rooms within this property. Of the seven rooms, five rooms will retain at least 27% VSC or retain at least 87% of their VSC value. One of the rooms will retain at least 80% of its baseline NSL value. The remaining room, R1/3400 will experience a percentage change to the VSC of 20.75% and a change in VSC is not considered to be noticeable. However, in terms of the NSL, the ES confirms that 43.85% of the room will receive direct light from the sky which combined with the reduction to the VSC will give a moderate adverse impact. However, notwithstanding the combined readings, officers consider that the overall impact on the dwelling as a whole to be minor. Therefore, officers consider on balance, there to be no significant harm caused to the amenities of occupiers within this property, as a result of the proposed development.

#### *94 Frithville Gardens*

4.321 The ES has assessed eight rooms within this property. Seven of the eight rooms assessed will retain at least 27% VSC or retain at least 80% of their baseline value. With respect to the room that does not fully adhere to the BRE guidance (R1/3500), it can be seen that this room is served by three windows with VSC levels of between 28.35% and 30.31% VSC. These VSC levels are reduced down to between 22.71% and 24.15% VSC respectively which represents reductions of between 19.89% and 20.32% of the VSC values. Although there are minor transgressions away from the BRE guidance to two of the windows (W1 and W2/ 3500), it can be seen that W3/3500 is fully

adherent within the BRE guide. As such, it is considered that the effect on the room as a whole would not be significant, nor on the overall dwelling.

4.322 Considering that there will only be a 15% reduction to the NSL, the transgressions away from the BRE Guide are unlikely to be noticed by an occupant. In summary, officers consider there to be no significant harm caused to the amenities of occupiers within this property, as a result of the proposed development.

#### *80-90 White City Close (6 properties)*

4.323 The 2014 scheme ES tested an additional six new windows within this building that were not previously assessed for the 2013 application as they were not included on the original survey and only came to light when an additional survey was requested.

4.324 It is also worth noting that with respect to this building, many of the windows have existing VSC level of between 4% and 11% VSC due to the fact that they are located behind recessed balconies which significantly limit the amount of available daylight. As the existing VSC values are already low, any small reduction to the VSC will have a disproportionately large percentage change and results can therefore be skewed in these instances. Officers have reviewed and compared these results to the 2013 application and can confirm that the VSC and NSL figures are comparable between the permitted scheme and the 2014 application.

4.325 However, four of the rooms have tripped over to having a moderate adverse impact mainly due to the very small increase in reductions, just tripping over by a few percentage points which shifts the significance criteria from minor to moderate.

4.326 In the previous application, the minor adverse impacts to rooms R1/5402, R1/5400, R5/5402 were previously on the cusp of being a moderate impact and the small alteration has shifted the significance criteria. Given the low existing levels, it is considered that the alterations would result in very marginal differences between the two schemes. Officers consider that the change would not be significant enough to cause demonstrable harm to the occupiers of the property that would warrant a refusal of the application on this ground.

#### *62 White City Close*

4.327 The ES has assessed 14 rooms within this property which is a small block of flats. Of the 14 rooms assessed, 12 of the rooms will retain at least 27% VSC or at least 80% of their baseline value and one of the rooms will retain at least 80% of the baseline NSL values. The remaining room, R15/6701 will experience a reduction to the VSC value of 28.34%, however, when one examines the actual loss of VSC value, it represents a little over four and a half VSC % points which would be considered minor.

4.328 There is a reduction to the NSL of 40% from the existing value and therefore, the loss of daylight would be noticed to this room. However, with mitigating factors such as the balcony causing the already low level of VSC, officers consider the results to fall within an acceptable level that would not cause significant harm to the occupiers.

#### *64 White City Close*

4.329 The ES has assessed 10 rooms within this property which is a small block of flats. Four of the 10 rooms assessed will retain at least 27% VSC. Three of the rooms will retain at least 80% of the baseline NSL value. Of the three that do not, R7/6600, R7/6601 and R2/6602, it can be seen that there are losses of between 22.73% and

89.63%. With respect to rooms R7/6600 and R2/6601, we can confirm that the small transgressions away from the BRE guidance would not be noticed by the occupants. However, R2/6602 will experience a loss of nearly 90% of the existing value whereby the VSC level is reduced from 5.98% VSC down to 0.62% VSC. This impact would be disproportionate in daylight terms considering the low existing level of VSC to this window. Officers also consider that the window served is unlikely to be to a habitable room, given its very small size and location on flank wall of the property. It is more likely to serve a hallway which the BRE guide advises is less reliant on achieving higher levels of daylight. Officers consider that the impact to one non-habitable room window within the whole building would not constitute significant change to the daylight conditions within the overall property,

#### *74-76 White City Close*

4.330 The ES has assessed nine rooms within this building. Five of the nine rooms will retain at least 27% VSC or at least 80% of the baseline value and two of the rooms will retain at least 80% of the baseline NSL value. The two remaining rooms (R2/6600 and R2/6601) will see reductions to the existing VSC value of between 20.11% and 28.83%. It is considered that the loss of light to window W3/6600 would not be noticed by the occupant as it is just above the recommended 20% threshold. The remaining window, W3/6601, will experience a 28% reduction to the VSC, however, in absolute terms this only represents three and a half VSC points and is unlikely to be noticed. In summary, officers consider there to be no significant harm caused to the amenities of occupiers within this property, as a result of the proposed development.

#### *72 White City Close*

4.331 The ES has assessed seven rooms within this building. Five of the seven rooms will retain at least 27% VSC or retain at least 80% of the baseline value. The two remaining rooms, R3/6600 and R3/6601 will see reductions from the existing VSC values of between 21.44% and 25.95% VSC. It is considered that these minor transgressions from the BRE Guide would be unlikely to be noticed, especially considering that the area of each room which will receive direct light from the sky on the working plane is over 77% which ensures the occupiers benefit from good access to natural light.

4.332 Daylight Conclusion: The results of the daylight assessment indicate that following the completion of the Proposed Development, there will be no harmful impact to 363 (94%) out of the 386 rooms assessed. In regards to the remaining 23 rooms, 17 will experience minor adverse impacts and 6 will experience moderate adverse impacts. This represents a change of 9 rooms (additional minor impacts) and 2 rooms (from minor to moderate impacts) from the consented 2013 scheme. In the context of the 386 rooms assessed, the overall extent of change from the 2013 scheme to the 2014 scheme is very low.

4.333 It has been demonstrated that the proposed development has disproportionate daylight impacts due to the low existing levels of VSC and ADF in some windows, but this is largely a result of the presence of overhead projecting balconies (to the affected properties) materially limiting the daylight levels within the existing properties. It is also important to note that some transgressions relate to hallways and to non-habitable rooms which are less reliant on daylight to safeguard the living conditions. Having had regard to the conclusions in the ES, and given the potential significant regeneration benefits of the proposal (identified in the regeneration section of this report) and the large degree of compliance in this urban area, officers on balance concur that provision

of daylight is acceptable. The overall extent of the impact is also considered to be sufficiently similar to the consented 2013 scheme.

### *Sunlight*

4.334 The BRE guidance states that only windows which face within degrees of due south need testing for sunlight. The Annual Probable Sunlight Hours (APSH) assessment is based on the amount of potential sunlight that can be received on the centre of the window throughout the year. This is split between the summer and winter months with the guidance suggesting that for a window to receive adequate levels of sunlight, then an APSH value of 25% should be received with at least 5% of this total received during the winter months. However, the APSH assessment is rather simplistic due to the fact that each percentage point of potential sunlight is a fixed point in the sky and therefore, even small increases of massing can obscure a particular sunlight spot, resulting in a reduction whereby in reality, there would be a minimal reduction experienced.

4.335 As with daylight, we will discuss each property in turn:

### *Properties on Exhibition Close*

4.336 It can be seen from reviewing the data contained within the ES Chapter that the majority of the windows assessed to these properties will fully adhere to the BRE guidance. However, there are a number of minor transgressions noted. Firstly, it can be seen that relatively high values are received, evident by total APSH values between 34% and 49% APSH for the year-wide totals. Due to the close proximity of the existing TVC building, the winter APSH values are already relatively low, i.e. between 8% and 4% APSH, given the nature of sunpath movement in winter (from low lying sun). It can be seen that these values are reduced to between 4% APSH and 1% APSH. This indicates that the available sunlight throughout the year is generally good for the majority of adjacent properties. However, transgressions do occur to the winter APSH values and these have been considered by officers below.

4.337 It is also worth noting that the ES has assessed 82 windows to these properties and transgressions to the winter APSH only occur to 17 windows. Of these 17 windows, it is clear that many of these windows would serve bedrooms and kitchens. The BRE guide places greater importance on living rooms meeting the standards than for bedrooms and other non-habitable rooms.

### *80-90 White City Close*

4.338 It is noted that there are now three major sunlight transgressions which did not occur within the permitted scheme. These windows (W6/5400, W6/5401 and W6/5402) were not assessed in the previous application because the windows were omitted from the original survey. However, it is clear that there would be major adverse impacts with the previous scheme due to the fact that existing APSH values are already low. This has been caused by the presence of the overhanging balconies which limit the amount of available sunlight and it is also worth noting that these are secondary windows to a main living room.

4.339 When the windows which have a moderate impact are compared to the previous scheme, it can be seen that windows W1/5400, W1/5402 and W5/5402 only receive 1% APSH less in the winter months. Although this indicates a significant percentage change, the difference between the permitted scheme and the application scheme would be negligible when considered against the impacts all year round to this property.

#### *60 White City Close*

4.340 The ES has assessed four windows within this property and it can be seen that transgressions are identified to two windows (W13/6701 and W22/6701). With respect to window W13/701, it can be seen that the proposed annual APSH is 41%. However, this window achieves only 4% in the winter months which ensures that the window will fall short of the total sunlight criteria by 1% APSH. As the shortfall is more significant in the winter, it is considered that the impact would be a minor transgression, as the rest of the year contains better results.

4.341 Window W22/6701 will receive 13% APSH in the summer months which is a reduction of 9% APSH from the existing value. It can be seen that the window receives no sunlight in either the proposed nor the existing condition. As such, the room is already materially constrained in terms of its access to sunlight. As stated above, changes to the APSH may disproportionately distort the results tripping the impacts into minor adverse, when in reality, the change would appear imperceptible given the existing low levels of sunlight. As the ES suggests that this window is likely to be serving a bathroom or kitchen, it is considered that the loss would be minor, within the overall context of the property.

#### *62 White City Close*

4.342 The ES has assessed nine windows within this property and three of the windows fully meet the BRE criteria. Of the six windows that do not, this represents two rooms served by three windows per room. From reviewing the analysis, it can be seen that the retained proposed annual APSH will be more than 25%, however, the loss of sunlight in the winter months results a minor adverse impact.

4.343 When the loss of sunlight in the winter months between the permitted and the application scheme is compared, it can be seen that the reduction would be 1% APSH in the winter months, It is considered impacts between the two schemes is similar and therefore the overall impact of the development would be negligible.

#### *66 White City Close*

4.344 The ES has assessed three windows to this property and it can be seen that one room is served by two windows, the remaining room served by one window. Although there is a minor adverse impact, it can be seen that the winter APSH levels compared against the permitted scheme are identical and that there is only a 1% APSH difference to the annual APSH. It is therefore considered that the difference between the 2013 and 2014 schemes to be negligible.

#### *68 White City Close*

4.345 The ES have assessed three windows to this property. Of the three windows assessed, one window meets the BRE guidance and the two that do not, W6/6600 and W6/6601 do not meet the BRE criteria in the winter months, however, the reduction when compared against the permitted scheme is only 1% APSH which does not alter the overall result to a significant degree. As such, it is the officers view that there is no material difference between the two schemes.

#### *70 White City Close*

4.346 The ES has assessed three windows within this property and two of the windows adhere to the BRE guidance. The one window that does not, W5/6600, it can be seen that the proposed APSH is 40%. However, the winter APSH is reduced down to 2%.

However, when compared against the permitted scheme, one can see that there is a reduction in only one APSH percentage point and therefore, the difference between the two schemes is considered to be negligible.

#### *74-76 White City Close*

4.347 The ES has assessed six windows within these properties. Three of the windows assessed fully adhere to the BRE guidance. Of the three that do not, windows W3/6601 and W25/6601 serve the same rooms. From reviewing the analysis and comparing against the permitted scheme, it can be seen that the results are virtually identical and therefore the difference between the two is considered to be negligible.

4.348 Sunlight conclusion: 258 of 312 windows (83%) comply with the BRE standards which officers consider to represent a high level of compliance for a major urban redevelopment scheme. There are 4 major transgressions, 4 moderate transgressions and 46 minor transgressions. The moderate and major transgressions occur to windows which would have low levels of APSH in winter months, and generally receive reasonable levels for the rest of year, considering their already compromised condition.

4.349 It is considered that the sunlight impacts only result in minor changes to the reported ES results of the 2013 scheme. There would not therefore be a material reduction in sunlight levels, compared with the previous development.

4.350 Given the impacts are sporadic and are mainly to bedrooms and kitchens where there is less reliance on achieving higher levels of sunlight, it is considered that the overall impacts are within acceptable levels in the urban context of the regeneration area. Officers have also given due consideration of the presence of projecting canopies and balconies to some windows which create an existing obstruction that restricts sunlight.

#### *Daylight and Sunlight Conclusions*

4.351 Although there are minor transgressions away from the BRE Guidelines for the 76 residential properties that surround the TVC site, the overall extent of the impact is broadly comparable with the 2013 scheme. With respect to daylight, 14 properties will experience alterations beyond the target BRE Guidelines in terms of VSC and NSL. The majority of the isolated VSC failures within the neighbouring properties are relatively minor, i.e. between 20% and 30% of the existing value and there are six instances of moderate adverse impacts. However, officers consider that the impacts are very similar to the 2013 permitted scheme. Compared to the previous submission, officers consider that there is no material difference in terms of daylight impacts with exception of Frithville Gardens which now has isolated minor impacts where the alterations to the scheme have tipped the VSC over the recommended 20% reduction. It is also worth noting that this is the worst case scenario as Plot F is modelled on the maximum parameter volume. It is quite possible that any scheme that comes forward with three storeys can be designed to lessen the impacts to the adjacent properties. Officers have also given due consideration of the presence of projecting canopies and balconies to some windows which create an existing obstruction that restricts daylight.

4.352 With respect to sunlight, compared to the previous planning submissions, there are a number of affected properties mainly due to the small increase in massing of Block A which obscures the sun spot and tips the winter APSH below the 5% criteria.

4.353 It should be noted that the retained levels of daylight and sunlight are considered commensurate within a dense urban location and that the BRE guidance is designed with a suburban environment in mind

4.354 Whilst there are some additional breaches to the target BRE Guidelines, on the whole, it is considered that the proposed development will not have a harmful impact to the daylight and sunlight amenity to the surrounding properties.

#### *Overshadowing*

4.355 The BRE Guidelines suggest that no more than 40% and preferably no more than 25% of the garden should be in permanent shadow on 21 March. If following the completion of a development an existing garden/amenity area does not meet the suggested criteria and the reduction in the area which can receive some sun is more than 20% the loss of sunlight is likely to be noticeable.

Due to the southerly rotation of the sun, the overshadowing assessments focus on the areas of public and private amenity space located within close proximity to the site. The neighbouring amenity areas identified are;

- Area 1 - Community Centre
- Area 2 - Bowling Green
- Area 3 - Football Pitch; and
- Area 4 - Hammersmith Park.

4.356 Areas 2, 3 and 4 of the surrounding amenity areas would achieve full BRE compliance.

4.357 The Community Centre amenity area will experience an alteration beyond the BRE Guidelines. This is due to the amenity area's proximity to the Proposed Development site. During the summer months when this area will be in greater use, the levels of direct sunlight will be considerably higher. Given that consideration has been given to overshadowing throughout the design evolution, no further mitigation is considered to be required.

4.358 There are no material differences to the overshadowing impacts reported in the 2013 scheme ES. As such, the revised proposals are considered to have an acceptable impact with regards to overshadowing, and no material harm will occur as a result of the proposed development.

#### *Internal Daylight/Sunlight within the development*

4.359 The applicant has also submitted a daylight and sunlight assessment for the future occupiers of the development, which is included in the technical appendices of the ES and ES Addendum. The results of the daylight assessment show that following development, there would be good levels of daylight within the majority of proposed dwellings in the detailed and outline components.

4.360 When compared to the results of the 2013 Scheme, the proposed 2014 scheme will generally perform better in terms of providing improved internal conditions within all plots. Where there are exceptions, the design of the residential units have been carefully considered to ensure rooms sizes are generous and that a good sized outdoor terrace or balcony is available to ensure the quality of accommodation is good overall.

4.361 Particular improvements have been identified in Plots B and C, as the projecting nib blocks have been removed and the result is a more spacious and open internal courtyard with less obtrusive elements. Plot E has been designed in detail and the revised form ensures a high percentage of the units will benefit from the southern aspect whereas the previous indicative outline scheme contained a more enclosed internal courtyard.

4.362 Officers consider that the levels of daylight which the proposed dwellings would be acceptable and result in improvements to the 2013 consented scheme. Therefore, an acceptable standard of residential accommodation would be provided in accordance with policies DM G1 and DM H9 of the Development Management Local Plan and the design guidelines set out in the Supplementary Planning Guidance Document.

#### *Overshadowing - Internal Amenity Areas*

4.363 The BRE publish discretionary guidance for sunshine to public spaces. This suggests that 50% of the space should receive two hours of sunlight at mid-season (March 21st).

4.364 In regards to the hours in sun analysis for the proposed areas of amenity space, nearly all will receive at least two hours of direct sunlight on March 21st to over 50% of the amenity area. Whilst lower levels of direct sunlight are experienced within the courtyard areas, during the summer months, when these are in greater use, will experience high levels of direct sunlight beyond the BRE recommendations.

4.365 The Proposed Development would provide areas of amenity which are considered to be acceptable in terms of direct sunlight.

#### *Sense of Enclosure*

4.366 Officers have considered the proposed development in terms of the impacts on the sense of enclosure between the neighbouring residential properties and the new development blocks and whether the development would be visually obtrusive or intrusive. It is considered that occupiers within Frithville Gardens, MacFarlane Road, White City Close and Exhibition Close have the potential to be affected by the scale and massing of the proposed buildings on Plots D, E, F and H. Officers have considered the scale and massing of the existing site buildings (particularly Stages 4 and 5, the drama block, the multi storey car park and the restaurant block) which are the closest buildings to the aforementioned residential dwellings.

4.367 The proposed new build elements of the scheme are generally of a greater height than the existing buildings. As such, Plots A, D, E, F and H will comprise larger buildings and occupiers within the properties that are adjacent to these new buildings have the potential to be affected, in terms of a change to the sense of enclosure. Plots A, D and E are also larger than the buildings for these plots within the consented scheme.

#### *MacFarlane Road and Frithville Gardens*

4.368 There are some exceptions where the height of the new buildings has been reduced, within the revised 2014 scheme. With regards to the conditions at the rear of 98-106 Frithville Gardens the changes to the height and massing of revised Plot E is considered by officers to have a positive effect on the sense of enclosure, as the height of the southern elevation has been reduced by two storeys. It is considered that the sense of enclosure between Frithville Gardens and the development (Plots E and F) would ensure a comfortable relationship between buildings.

4.369 There are no changes to Plot H which is adjacent to properties on Macfarlane Road to the south. Plot H has been designed to ensure the Macfarlane Road elevation responds to the domestic scale of the 3 and 4 storey townhouses opposite. The resulting relationship between buildings would be therefore considered by officers to provide a comfortable sense of enclosure in the street.

*White City Close and Exhibition Close.*

4.370 The height of Plot A (as revised) is larger than both the existing Stage 4-5 building and the consented 2013 scheme (by 1.1m) at the highest parts. The consented Plot A was not considered to create any visual obstruction towards occupiers in White City Close or Exhibition Close. Officers consider that the difference in height of the proposed building from that of the approved development would be imperceptible to the human eye. As such, officers do not consider the revised building height of Plot A to result in an overbearing structure which causes any obstruction or intrusion.

4.371 The height of Plot D (as revised) would appear larger in views from some properties in White City Close. However, the building would be over 18m from the nearest properties which would ensure that a good sense of enclosure would be retained.

4.372 In summary, officers do not consider that the proposed development (as revised) would have a significant adverse overbearing effect on occupiers within adjacent residential properties in White City Close, Exhibition Close MacFarlane Road or Frithville Gardens, in terms of causing demonstrable harm to the sense of enclosure between buildings.

*Privacy and Overlooking*

4.373 Officers have considered the DM SPD Housing Policy 8 which states that facing windows should be beyond 18m within a 60 degree arc from the centre of the existing windows in order to avoid overlooking and loss of privacy.

4.374 The properties on White City Close, Exhibition Close MacFarlane Road or Frithville Gardens are generally sited over 18m from the nearest facing window in any part of the development, with the exception of the south western corner of Plot E. The three westernmost Townhouses in Plot E building would be within 18m of 104 and 106 Frithville Gardens which contain opposing windows. The only habitable room window in the rear elevation of 106 Frithville Gardens is located at the roof level which contains converted loft space. The loft space is served by front windows in the same room, therefore it would still receive good aspect to the west. As such, the extent of the additional overlooking (from window to window) could be easily mitigated without compromising the internal conditions within the affected property. 4.375 The windows in the ground and first floors serve non-habitable spaces such as the stairwell and storage rooms. Some windows contain obscured glass (which serves a bathroom). Notwithstanding the relationship between the proposed town houses and 104 and 106 Frithville Gardens, it is significant to note that the height of the southern elevation of Plot E has been reduced from 5 to 3 storeys which significantly reduces the number of openings/windows that have the potential to overlook existing residential dwellings. The residents in Frithville Gardens support the revised proposals for this reason and have provided representations to confirm this position.

4.376 The potential for projecting balconies on the roof of the south facing townhouses on plot E would create additional opportunities. As such, it is recommended that a planning condition is imposed which requires a minimum 1.7m high screen around the roof top gardens to the townhouses in Plot E. With the condition in place, the development would comply with the DM SPD Housing policy 8.

4.377 In summary, the proposed revisions to Plot E are considered to represent a considerable improvement to the indicative outline scheme in terms of improving the relationship between itself and the existing properties to the rear.

4.378 There are no instances of increased overlooking from the office terraces or logia from Plot D towards the properties or private garden spaces in White City Close and Exhibition Close, as the distances would be outside of the minimum range, thereby ensuring there is sufficient distance between opposing windows.

4.379 The proposed southern elevation of plot H would be set back from the plot boundaries, to a similar building line as the existing MSCP building. The distance between the frontage of the new plot H building and residential properties in MacFarlane Road would be within acceptable ranges which are not uncommon within the surrounding residential streets.

4.380 There are no other instances where the development would create unacceptable overlooking of or towards neighbouring properties. As such, the proposals would not be visually intrusive by reason of the additional balconies or the distances between opposing windows, subject to the imposition of the above recommended conditions.

#### *Light Pollution*

4.381 The Institute of Lighting Engineers 'Guidance Notes for the Reduction of Light Pollution' provide measurable lighting level values to ascertain the acceptability of lighting levels at night. Officers often have regard to the values contained in the ILE Guidance Notes in assessment of the potential lighting effects of proposed developments. The applicant submitted a light pollution assessment which focuses on the levels of light pollution at dusk (pre and post curfew) on the neighbouring residential receptors located within close proximity to the proposed commercial elements as well as the new residential units. The results of the technical assessment within the ES indicate that there will be no instances of light trespass to any of the neighbouring residential receptors.

4.382 The proposed elements which overlook Hammersmith Park are predominantly residential in use and will therefore not result in any light spillage to the Hammersmith Park and so no adverse impacts on bat foraging activity is anticipated.

4.383 In regards to the proposed residential units, in particular Plot B, there will be some instances of light spillage after dusk. However, it is understood from the proposed floor plans, that where instances of light pollution occur the use behind these facades on Block B will not form habitable space but merely a staircase and vestibule area which are considered within the BRE Guidelines not to be sensitive in regard to light pollution. It is therefore considered, and accepted by officers, that the impact of the Proposed Development in terms of light pollution on both the surrounding sensitive receptors as well as the residential units proposed within the development would be within acceptable limits.

### *Solar Glare*

4.384 The 2011 BRE Guidelines states that 'Glare or solar dazzle can occur when sunlight is reflected from a glazed façade'. Solar glare is particularly important at pedestrian and vehicular junctions, where glare can cause temporary blinding of drivers or pedestrians.

4.385 In regards to the detailed elements of the Proposed Development, the design of the façades in plots A, B and C incorporates punched windows within facades and thus it is considered that there would be low potential for solar glare to be caused due to the detail of the façade. Whilst the upper floors (in plots A, B and C) are comprised of larger expanses of glazing, these would be at a greater angle from a driver's line of sight and any potential instances of glare would be broken up by the large vertical fins proposed along these facades. It is considered that any potential solar glare impacts for the detailed elements have been mitigated through good architectural design (high quality materials) and no significant adverse solar glare impacts are anticipated within the ES. Thus, it was considered that there is no need to undertake further assessment for these elements.

4.386 All potential instances of solar glare occurring at angles greater than 5° from the driver's line of sight can be mitigated through the use of a car or train's sun visor. As a result most of the sun reflections identified by this study can be easily mitigated.

4.387 In regards to Viewpoint 3, the instances of solar glare affecting each of the two traffic lights will occur at different times of the day and thus there will always be an alternative traffic light available to drivers. However, to further mitigate any instances of solar glare affecting the traffic lights at this junction, non-reflective glazing will be adopted on the lowest couple of floors of Plot G.

4.388 For the outline nature of the planning application (Plots F and H), the façade details have yet to be finalised and are therefore not available at this stage. However, given the residential nature of these elements, it is considered that the facades are unlikely to comprise of large expanses of glazing and reflective materials. The Design Codes will prohibit this from taking place. For these plots in particular, the codes recommend brick as the main material in the elevations. Good design principles (established through both positive and negative worded guidelines) are set out within the Design Codes which will assist future designers at the reserved matters stage. As such, it is considered that there is low probability that significant solar glare impacts will result from the appearance of the outline elements of the Proposed Development. A full solar glare assessment has not been undertaken to support the outline planning application as the detailed design and appearance is subject to reserved matters. It is recommended that a planning condition be imposed on the outline consent that requires solar glare to be reviewed through the detailed design of the outline elements of the Proposed Development.

4.389 **Conclusion:** Overall, officers consider that given the size of the scheme, and the urban context, the impact of the proposed development in terms of daylight, sunlight, overshadowing, overlooking, light pollution and solar glare to existing properties and for future occupiers will on the whole be acceptable. There are a very small number of properties that may experience minor deteriorations and fewer still which experience moderate impacts. However, given the regeneration benefits of the scheme, and the very small area of non-compliance with the BRE guidance which should be applied

flexibly, it is considered that on balance, the proposed development is acceptable in this respect.

4.390 The proposed above analysis demonstrates that the proposed revised scheme would result in some improvements to the consented 2013 with regards to reductions in overlooking and would result in some minor worsening of the effects, with regards to daylight and sunlight transgressions to a small number of rooms within nearby properties. There are no material differences reported in terms of overshadowing, light spill or solar glare. In summary, it is considered that the revised development does not materially alter the conclusions which were reached in the assessment of the 2013 planning application.

4.391 It is considered that the proposed development would not result in unacceptable harmful impacts upon the amenities of adjoining occupiers in terms of daylight/sunlight, overlooking, over-shadowing, light pollution and solar glare. In this regard, the development would respect the principles of good neighbourliness and is therefore considered acceptable in accordance with policies 3.5, 3.6, 3.8, 7.3, 7.6, 7.7, 7.14 and 7.15 of the London Plan 2011 and policies BE1, H3 and CC4 of the Core Strategy (2011) and policy DM A9 and DM G1 of the Development Management Local Plan 2013 and the Council's "Planning Guidance" Supplementary Planning Document.

4.392 The proposed Plot A building is of a similar massing to the 2013 Approved Scheme however, the building will be up to 1.1m higher in some places. The proposed Block D massing for the 2013 Approved Scheme was outline in massing and the proposed 2014 scheme refines the massing with a detailed design. This ranges from being approximately 165mm higher at the parapet adjacent to the White City Close properties to 5.44m at the highest point although the upper floors are stepped back from the adjacent properties to reduce the impact that this would have on the surrounding residential properties.

4.393 Plot E for the proposed 2014 scheme is detailed in design whereas the 2013 Approved Scheme was based on outline. Although the massing has changed, the effects on the adjacent properties are not considered materially significant. Plot F is modelled on the maximum parameter whereas the 2013 Approved Scheme was detailed.

4.394 Plots A, D, E and F are adjacent to a number of residential properties on Frithville Gardens, McFarlane Road, White City Close and Exhibition Close. The 2014 ES Chapter 10 confirms that the increase massing/alternate massing to Plots A, D, E and F will result in additional impacts, however, these are considered minor when compared to the 2013 Approved Scheme. The 2014 ES Chapter 10 concludes that compared to the previous submission, there is no material difference in terms of daylight (VSC) and sunlight (APSH) impacts.

## **Transport and Highways**

4.395 Paragraphs 29-41 of the National Planning Policy Framework promote Sustainable Transport. The London Plan contains numerous policies relating to sustainable transport modes, highway safety, traffic congestion and car parking and cycling spaces Policy 6.1 of the London Plan sets out a strategic approach to integrating transport and development. Policy 6.3 requires the effects of development on transport capacity to be assessed. Policy 6.5 of the FALP requires developments to contribute

towards Crossrail. Policy 6.9 seeks to facilitate an increase in cycling in London and requires that new development provide for the needs of cyclist whilst 6.10 seeks to increase walking in London through the provision of high quality pedestrian environments. Policies 6.11 and 6.12 relate to tackling congestion and improving road network capacity. Policy 6.13 outlines an objective for promoting new development while preventing excessive car parking provision, and states that new development should accord with the London Plan car and cycle parking standards. The policy also requires that 20% of car parking spaces provide an electrical charging point and that the delivery and servicing needs be satisfactorily met. Minimum parking standards are set out in Table 6.2.

4.396 Policy T1 of the Core Strategy seeks to improve transport provision and accessibility in the borough. Policy WCOA and WCOA 1 state the overall quantity of development and expected trip generation must relate to capacity of the public transport and highway networks. Policies DM J2 and DM J3 of the DM Local Plan 2013 set out vehicle parking standards, which brings them in line with London plan standards and circumstances when they need not be met. Policies DM J1, DM J4, and DM J5 are also applicable.

4.397 The WCOAF identifies that strategic transport infrastructure improvements to the local area are of paramount importance to mitigate the impact of future planned development and accommodate the sustainable regeneration of the area. Development proposals in the area would be expected to contribute towards these improvements, subject to their likely impact and the scheme's viability.

4.398 The site has a Public Transport Accessibility Level (PTAL) of 6a using Transport for London's (TfL's) methodology which represents a high level of accessibility.

4.399 The site benefits from good links to public transport close to two different underground stations and extensive bus services. The site is within Controlled Parking Zone (CPZ) O, which operates restricted parking Monday to Saturday 9:00am - 5:00pm.

4.400 A Transport Assessment and additional supporting information following discussions with LBHF and TfL have been submitted to accompany the application. The TA is provided in accordance with policy DM J1 of the DM Local Plan 2013 which requires the submission of an assessment. The assessment provides the basis against which the other development plan policies have been considered.

4.401 A previous application was submitted to the London Borough of Hammersmith and Fulham (LBHF) in June 2013 (ref: 2013/02355/COMB). The scheme was given a resolution to grant by Members in December 2013 and the s106 agreement was finalised in July 2014. Transport Officers advise that the planning application is broadly in line with the consented scheme and that the following considerations have been noted in the officers deliberation of the transport and highways issues.

4.402 The application has been assessed against the London Plan and FALP (2014), LBHF's Core Strategy, Development Management Local Plan (DMLP), Planning Guidance Supplementary Planning Document and White City Opportunity Area Planning Framework (WCOAPF) is in place.

4.403 The development proposals are summarised below, along with a comparison to the consented scheme:

<b>Land Use</b>	<b>2013 Application</b>	<b>2014 Application</b>
Residential	1,025 units	943 units
Office	31,217 sqm	56,581 sqm
Retail/Leisure	11,068 sqm	10,909sqm
Hotel	47 beds	47 beds
Storage (BBC Studios)	849 sqm	941 sqm
Sui Generis (Soho-House)		3,609 sqm

4.404 Site Access: Access into the site is unchanged from the previous consent and is outlined below.

4.405 Main Gate Access and Forecourt: The Main Gate access from Wood Lane will be relocated approximately 25 metres south of the existing access. The security booth will control rising bollards and allow vehicle access to/from the ring road. The Main Gate access will incorporate a 'rejection loop' thus allowing security to prevent vehicles entering the site and blocking the access or undertaking reversing manoeuvres. The rejection route will cater for vehicles rejected at the main gate, taxis for the hotel and pre-booked minicabs after events at the BBC studios, and also coach drop-off and pick-up if needed. The northern junction for the rejection route is exit-only.

4.406 North Gate: It is proposed that the north gate access be converted predominantly for residents. HGV access is restricted at the north gate thus all HGVs will continue to enter the site via the main site access. Flexibility is being designed into the design of the north gate to allow the movement of medium goods vehicles (MGV), should a change in security status at the main gate necessitate this. It is envisaged that entry at the north gate is controlled with the use of rising bollards or equivalent security measure. This is offset within the site to ensure that vehicles do not block the footway, but also have the opportunity to turn around should they have entered the site erroneously or failed to gain access.

4.407 MacFarlane Road/Wood Lane: Access to Plot H (the site of the former multi storey car park) is proposed from MacFarlane Road. This will be provided to allow vehicle access to the 15 basement car parking spaces serving Plot H.

4.408 A further access for pedestrians, cyclists and servicing vehicles is proposed off Wood Lane in the approximate location of the multi storey car park access. This access is proposed to be a shared surface, due to the low level of servicing required for Plot H and thus allowing all modes of transport equal priority.

4.409 Frithville Gardens: It is proposed to retain the access from Frithville Gardens in the southwest corner of the site. This will be restricted to non-vehicular use only, except for access by emergency vehicles.

4.410 The proposed access amendments are acceptable. They will require a Stage 2 Road Safety Audit and the final design, layout and materials must be approved by the Council. The Council will construct all works on the public highway.

4.411 Site Layout/Permeability: The permeability of the site has been severely constrained by the security regime operated by the BBC, with no access for non-BBC personnel across the site. This limited access to Hammersmith Park and overall east-

west movement for pedestrians and cyclists. The development proposals envisage a change in the security controls of the site to ensure that, whilst management of vehicles is maintained at the high security levels required by the BBC, the permeability of the site for pedestrians will be significantly improved. The increase in permeability through the incorporation of a network of well-designed pedestrian and cycle routes through the site is consistent with planning policy which advocates prioritising movement by walking and cycling.

4.412 Further walking and cycling improvements could potentially be made in the form of a new shared-use path from Uxbridge to Wood Lane, adjacent to the railway arches. This route will be safeguarded by the proposals.

4.413 The final design and materials of all internal routes (including all parking bays and servicing bays) should be approved by the Council at the reserved matters stage.

4.414 Car Parking: The proposed car parking provision is 470 spaces, which is less than the consented scheme's provision of 566 spaces and a considerable reduction on the circa 1,200 spaces currently provided on the site. The provision for the various use classes is shown below:

Land Use	Standard Parking Spaces	Proposed Disabled Parking	Total Parking Spaces
Residential	219	99	318
Office	49	5	54
Retail and Leisure	2	3	5
Hotel	0	3	3
BBC Autonomy Works	81	9	90
<b>TOTAL</b>	<b>351</b>	<b>119</b>	<b>470</b>

4.415 The residential provision of 318 spaces represents a ratio of 0.34 which is within the 0.2-0.4 range recommended in the WCOAPF, and one of the required interventions of the White City Opportunity Area Transport Study that supports this. This provision is considered acceptable.

4.416 The proposed parking provision for the office use is 54 spaces for 55,903 sqm of floorspace, which equates to a parking ratio of approximately 1 space per 1035 sqm. The office parking includes 4 spaces for Estates Management, with the remaining 50 spaces provided for the 'lettable' office floorspace. This also includes provision for disabled motorists at 10% of total spaces, and allowance for operational purposes, such as maintenance and visitors. This level of parking comfortably complies with London Plan standards and is considered acceptable.

4.417 The level of disabled parking for all uses complies with SPD Transport Policy 9 &10 and London Plan standards.

4.418 Three car club spaces are to be provided within the development. The applicant has had discussions with an operator and they believe this is the appropriate provision for the site. The location and operation of these spaces should be subject to further details and legal agreement.

4.419 It is welcomed that 120 motorcycle parking spaces are to be provided. The provision accords with SPD Transport Policy 11.

4.420 Both active and passive electric charging points are proposed to be provided at London Plan standards. 20% active plus 20% passive provision of electric vehicle charging points of the total level of residential car parking and 10% active plus 10% passive provision of electric vehicle charging points of the total level of office and retail car parking. This should be secured by s106 agreement.

4.421 The approval of a car parking management plan should be conditioned and would also form part of reserved matters for the outline components to ensure appropriate, location, allocation and management of spaces. Detailed designs of the proposed car parking (for plot F and H) should be submitted for approval at the reserved matters stage. This should be consistent with SPD Transport Policy 6. Tracking should be provided to show that all parking spaces are easily accessible and that access is easily achieved. Underground car parking should also be consistent with the Institution of Structural Engineers Design recommendations for multi-storey and underground car parks (Fourth edition) March 2011.

4.422 All residential dwellings should be subject to a s106 agreement which prohibits residents acquiring an on street car parking permit. The car free agreements will ensure that following the habitation of the dwellings on-street parking stress should not be detrimentally affected. Furthermore, the applicant should fund a review of CPZ O and any changes resulting from this.

4.423 Cycle Parking: The proposal will deliver over 2,000 cycle parking spaces across the site. The revised (Further Alterations to the London Plan or 'FALP') cycle parking standards have been applied to the additional floor space in plots that are subject to significant amendment. FALP standards have been applied to the full office and retail floor space, the uplifted office floor-space (over and above the consented level), and the Soho House members club. The cycle parking provision for the remainder of the development will remain largely unaltered from the consented application, which complied with the London Plan cycle parking standards in place at that time (Revised Early Minor Amendments to the London Plan or 'REMA').

Land Use	Cycle Parking Spaces	
	Long Stay	Short Stay
Residential	1,661	
Office	414	19
Retail	23	16
Hotel	4	2
Leisure	3	16
<b>TOTAL</b>	<b>1,957</b>	<b>91</b>

4.424 Residential cycle parking will be provided within the lower ground floor and basement car parks and will therefore be covered and secured. Cycle parking for the remaining land uses will be located in the vicinity of the land uses it serves and will be secured and overlooked. As such cycle parking will be incorporated into the public realm within the wider site to ensure convenience for cyclists. The site will be permeable to cyclists and circulation will be similar to that for pedestrians. The location and form of the cycle parking should be approved at reserved matters stage.

4.425 A contribution towards the London Cycle Hire Scheme has been agreed with the applicant and should be secured by s106 agreement. Following discussions with LBHF and TfL as part of the consented scheme, a location for the provision of a Cycle Hire docking station (30 No. bikes) adjacent to the Stage 6 reception on Wood Lane was identified (subject to further detailed design discussions with TfL and LBHF).

4.426 Trip Generation: A multi-modal trip generation assessment has been undertaken to identify the net change in transport demand resulting from the proposed redevelopment of the site. This is based on a comparison between the 2013 consented scheme and the proposed development. A further sensitivity test has been undertaken comparing the proposed development with the historic full use of the site under BBC occupation.

4.427 The impact of the proposed development has been predicted by estimating the trips for each use in the development. Appropriate TRAVL data has been used for the vehicular trips and for other modes manually adjusted Census Method of Travel to Work data for the resident population of the Shepherds Bush Green ward has been used. This is considered to be a robust method of assessment.

#### **Net Change in Multi-Modal Trips between Consented Use (2013) and Proposed Development**

Travel Mode	AM Peak			PM Peak			Daily		
	In	Out	Total	IN	Out	Total	In	Out	Total
Car Driver	8	-4	4	-3	7	4	-3	3	-1
Bus	37	-2	35	2	15	17	67	51	119
Car Passenger	14	0	14	3	11	14	72	67	139
Motorcycle	3	0	3	1	3	3	18	17	35
Cycle	5	1	6	2	1	3	22	20	42
Rail	66	3	69	6	38	44	175	153	328
Taxi	14	3	16	4	7	11	61	57	119
Underground	49	-2	48	2	-33	-31	-127	-154	-280
Walk	116	21	137	43	52	95	627	594	1,221
Other	0	0	0	0	0	0	-2	-2	-4
<b>TOTAL</b>	<b>312</b>	<b>19</b>	<b>331</b>	<b>60</b>	<b>100</b>	<b>160</b>	<b>911</b>	<b>807</b>	<b>1,718</b>

#### **Net Change in Multi-Modal Trips between Historic Use (BBC Occupation) and Proposed Development**

Travel Mode	AM Peak			PM Peak			Daily		
	In	Out	Total	IN	Out	Total	In	Out	Total
Car Driver	-149	-6	-155	-13	-128	-141	-1055	-802	-1858
Bus	-66	69	2	30	-70	-40	55	72	127
Car Passenger	-33	22	-10	13	-34	-21	13	20	33
Motorcycle	-12	1	-12	0	-13	-13	-53	-51	-103
Cycle	-22	2	-20	1	-24	-23	-85	-79	-164
Rail	-138	37	-101	12	-147	-135	-367	-354	-719
Taxi	-34	1	-32	2	-36	-34	-94	-93	-188
Underground	-161	91	-69	37	-168	-131	-292	-254	-545
Walk	-167	106	-61	74	-186	-112	215	235	450
Other	1	4	5	2	1	3	21	22	43
<b>TOTAL</b>	<b>-728</b>	<b>328</b>	<b>-455</b>	<b>156</b>	<b>-804</b>	<b>-648</b>	<b>-1641</b>	<b>-1284</b>	<b>-2925</b>

4.428 Road Impact: The applicant has compared the traffic generation of the proposed use of the site with the traffic generation predicted for the 2013 consented scheme. A

further comparison against the traffic generation forecast by the White City Opportunity Area Transport Study is also provided. Finally, a further sensitivity test comparison with the historic use of the site by the BBC is provided.

4.429 The predicted change in traffic generation as a result of the proposed development compared to the 2013 consented scheme is an increase of 4 two-way vehicular trips in the morning peak and an increase of 2 two-way trips in the evening peak. It has been demonstrated in the Transport Assessment that the development proposals will result in a net reduction in traffic generation when compared with the historic full use of the site under BBC occupation. This will result in a reduction in traffic on the surrounding highway network. The traffic generated by the proposed development is largely in accordance with the acceptable threshold of what was allowed for to/from this zone in Scenario B of the White City Opportunity Area Transport Study. This comparison considers the full use of the BBC TVC site, therefore the BBC Autonomy Works has been added to the proposed development traffic generation.

**Comparison of Scenario B Trip Generation and Proposed Development Trip Generation (including BBC Autonomy Works)**

	AM Peak			PM Peak		
	In	Out	Total	IN	Out	Total
<b>Scenario B</b>	82	103	185	40	41	81
<b>BBC TVC Site</b>	80	76	155	52	72	124
<b>Net Traffic Impact</b>	-2	-27	-30	11	32	43

4.430 Funding should be secured to contribute to the off-site highway and junction improvements identified as essential mitigation in the White City Development Infrastructure Funding Study (DIFS).

4.431 Bus Impact: The development is predicted to generate an additional 35 two-way bus trips in the morning peak and an additional 17 two-way trips in the evening peak compared to the 2013 consented scheme. As with the consented scheme a contribution towards additional bus capacity should be secured through a s106 contribution.

4.432 Underground Impact: The trip generation assessment predicts an additional 47 two-way bus trips in the morning peak and an additional 31 two-way trips in the evening peak compared to the 2013 consented scheme. These will be distributed across the Central Line via White City Station and the Hammersmith & City Line via Wood Lane Station.

4.433 Overground Rail Impact: The development is predicted to generate an additional 69 two-way bus trips in the morning peak and an additional 44 two-way trips in the evening peak compared to the 2013 consented scheme. These trips will access the network at Shepherd's Bush Station.

4.434 Cycling Impact: The net change in trip generation, compared to the 2013 consented scheme, forecasts an additional 6 two-way cycle trips in the morning peak and an additional 3 two-way trips in the evening peak. The daily net increase is forecast to be 42 two-way cycle trips and the framework Travel Plan has identified a number of measures to increase this. A Cycle Environment Review System (CERS) audit has been undertaken by the applicant. This did identify that improvements are needed to cycling infrastructure in the study area. Therefore a contribution towards cycling infrastructure and the London Cycle Hire Scheme will be required.

4.435 Walking Impact: The net change in trip generation, compared to the 2013 consented scheme, forecasts an increase of 137 two-way walking trips in the morning peak and an increase of 95 two-way trips in the evening peak. The daily net increase is forecast to be 1,221 two-way walking trips. Furthermore, the framework Travel Plan has identified a number of measures to increase these proportions. A Pedestrian Environment Review System (PERS) audit has been undertaken by the applicant. The links and crossings in the study area rated well. However, a contribution towards pedestrian infrastructure will be required due to the increase in trips.

4.436 Parking Impact: All residential dwellings will be subject to a s106 agreement which prohibits residents acquiring an on-street car parking permit. The car free agreements will ensure that following the habitation of the dwellings on-street parking stress should not be detrimentally affected. The site is within CPZ O and adjacent to CPZ G, which operates restricted parking Monday to Sunday 9:00am – 10:00pm. The applicant should fund a review of CPZ G and any changes resulting from this.

4.437 Servicing Impact: Servicing trips for the BBC Autonomy Works and the wider uses on the site are taken into account in the section on road impact above. Servicing locations will largely be the same as for the existing consented use on site. No servicing will take place from the public highway. A Delivery and Servicing plan will be required to be submitted and approved.

4.438 Construction Traffic: Demolition and construction works will take approximately 7 years. It is anticipated to be completed in 2021. It is estimated that during construction there will be a maximum of 320 two-way vehicle movements per day. The traffic flows used in the assessment by the applicant are provided for peak construction, and at all other times flows will be significantly lower. Vehicle movement numbers were also provided for the daily peak traffic flow periods, which suggest that there will be approximately 40 two-way movements during the morning peak hour and 24 two-way movements during the evening peak hour. It is not considered that these vehicle movements, once distributed across the highway network and with appropriate mitigation measures in place, will result in a significant impact.

4.439 A Construction Logistics Plan (CLP) will be required in accordance with TfL guidance. This should seek to minimise the impact of construction traffic on nearby roads and restrict construction trips to off peak hours only. It should be conditioned that the developer submits and has approved a CLP prior to the commencement of construction for each phase of the development.

4.440 Travel Plan: A framework Travel Plan for the site has been submitted alongside the Transport Assessment.

4.441 The proposed interim targets are considered to be satisfactory, however should be subject to review following the completion of the initial monitoring survey, which will be undertaken within three months of occupation.

4.442 If the travel plan targets are not being achieved, it will be the responsibility of the Travel Plan Manager and Travel Plan Coordinators to consult and agree with the Council appropriate remedial measures to ensure that future targets can be achieved.

4.443 The proposed marketing and promotion of the Travel Plan to the various users is considered acceptable. Furthermore, the applicant has committed to providing a financial contribution towards the implementation of the Travel Plan and the promotion of sustainable travel measures.

4.444 Monitoring of the travel plan should be conducted in line with the London Travel Plan Monitoring Protocol. This requires monitoring to be conducted using the TRICS methodology every three years. This requires standardised questions to be asked and for the monitoring to be conducted by an independent third party. In the intervening years iTRACE monitoring should be conducted. The initial monitoring survey should be conducted using the TRICS methodology. Once monitoring surveys have been completed, the findings and progress should be sent to the LBHF/WestTrans Monitoring Officer in the form of a Monitoring report.

4.445 Annual progress reports should give an overview of progress towards targets and details of actions and measures to be implemented over the next one year period to ensure that targets continue to be met. A full review of the travel plan should be conducted every three years.

4.446 It is stated that the Travel Plan Manager will have responsibility for the administration, implementation and monitoring of the travel plan. The contact details of the Travel Plan Manager should be sent to the LBHF/WestTrans Monitoring Officer at least two months prior to the occupation of the development. A named contact or nominated individual is needed in the interim until the appointment of a Travel Plan Manager.

4.447 The travel plan should be updated once each phase of the development is occupied and monitoring should be conducted throughout this period. The finalised Travel Plan should be monitored for five years after full occupation.

4.448 It is recommended that the Travel Plan should be secured by way of s106 and a contribution should be secured by s106 for monitoring the Travel Plan.

4.449 It is considered that the overall traffic impact of the proposed development would be acceptable and in accordance with DM Local Plan Policy DM J1. The level of car, motorcycle and cycle parking is assessed as being acceptable in accordance with the DM Local Plan policies DM J2 and DM J3 and FALP (2014) table 6.3. The site is accessible and well served by public transport, the proposed development would enhance pedestrian and cycle linkages to the north-south and east-west of the site to the benefit of the wider White City Opportunity Area. It is considered that any impacts arising from the development would be mitigated by conditions and s106 provision to contribute towards sustainable transport infrastructure measures within the White City Opportunity Area and prevent significant increase in on-street parking pressures in surrounding roads. A car park management, servicing, road safety and travel planning initiatives would be implemented in and around the site to mitigate against potential issues. The proposed development is therefore considered acceptable in accordance with policies 6.1, 6.3, 6.5, 6.9, 6.10, 6.11, 6.13 and Table 6.3 of the London Plan 2011/FALP (2014) and policy T1 of the Core Strategy (2011) and policy DM J1, DM J2, DM J3, DM J4, DM J5 and DM J6 of the Development Management Local Plan 2013 and the Council's Planning Guidance Supplementary Planning Document.

## **Environmental Impacts**

4.450 The following environmental impacts relating to Noise, Air Quality, Flood Risk, Water and Drainage, Ecology, Archaeology, Wind, Waste, Socio-Economics have been assessed in the ES and the supporting planning application documents. The following chapter carries out a planning assessment of the development impacts against adopted planning policies and relevant supplemental guidance notes.

### **Noise**

4.451 NPPF paragraphs 109 and 123 are the primary source of planning guidance with respect to noise. Paragraph 109 states 'The planning system should contribute to and enhance the natural and local environment by inter alia preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of noise.

4.452 The Noise Policy Statement for England sets out the government's noise policy, which is to 'promote good health and a good quality of life through the effective management of noise.' Policies within the London Plan (7.5) and the London Ambient Noise Strategy aim to minimise the adverse impacts of noise on people living, working in and visiting London by using the best available practices and technologies. A key aim is to work towards more compact city development, while minimising noise. At the local level, the LBHF's Core Strategy Policy CC4 requires the suitability of a site for residential use to be assessed in accordance with the procedures set out in PPG24 'Planning and Noise'. The policies in the DM Local Plan state that 'Housing and other noise-sensitive development will not normally be permitted where the occupants/ users would be affected adversely by noise from existing or proposed noise generating uses. The policy states that exceptions will only be made if it can be demonstrated that adequate mitigation measures will be taken. Noise generating development will not be permitted if it would be liable to materially increase the noise experienced by the occupants/users of existing or proposed noise sensitive uses in the vicinity'.

4.453 An assessment of the existing conditions and required levels of internal and external noise from the development are set out within the Noise Report prepared by Arup and Chapter 8 of the Environmental Statement. The Noise Report by Arup confirms the acoustic design criteria for the development which is required in order to meet the relevant noise standards. Chapter 8 of the Environmental Statement assesses the construction noise and vibration impacts, the operational noise impacts and the cumulative operational impacts.

4.454 A further technical paper has been produced by Arup and BBC which focuses on the existing and proposed conditions at the part of the site adjacent to the retained TV studios 1-3, which include new residential units in plots E and G. The technical paper confirms the forecasted level of operations and activities associated with the TV studios throughout the day and night and clarifies the noise implications of such uses, with particular regard for their impacts on the proposed new residential properties in the lower floors of plots E and G.

4.455 The technical assessment within the ES considers the impacts of noise and vibration to identified sensitive receptors, in terms of noise from demolition and construction works, noise from building services plant associated with the Proposed Development during operation, noise from external amenity areas (such as balconies

and play areas) associated with the Proposed Development; and increases to road traffic attributed to the Proposed Development.

4.456 The ES confirms that a 'good' standard of noise level from BS 8233 is to be achieved for proposed residential properties within the development, with the exceptions of plots G and H which are exposed to existing noise sources including the Wood Lane and the Railway viaduct. Consequently, noise predictions have been used to derive glazing requirements which will achieve the required noise level internal to the proposed residential units as prescribed by BS 8233. The Council's Environmental Health officers consider that this standard is an appropriate target level providing it can be obtained.

4.457 Noise from TV Studios: the Council's Environmental Health officers have raised concerns about whether the BS 8233 can be obtained within the residential properties in the lower floors of plot G and E in light of the night-time activities taking place in the ring road outside of the TV studios, and from the presence of the Railway line to the southern side of the site.

4.458 The proposals would include the use of appropriate design measures such as glazing specifications and façade insulation design (within plots G and E) which would ensure the BS 8233 standard can be achieved with the windows closed. The applicant has proposed the incorporation of mechanical ventilation within plot G to ensure that the future occupiers do not need to open windows. This would be particularly beneficial at the lower floors which are close to the TV studios and the railway. Condition 44 is recommended to ensure that Plots G and H do not need to meet the Good standard, in light of their close proximity to the railway and Wood Lane.

4.459 Notwithstanding the above design measures, it is considered that further mitigation measures should be investigated to ensure that any late night unloading/loading of TV sets within the ring road are carefully managed to reduce undue disturbances to adjacent residential occupiers within the development. As such, an on-site management plan is to be secured by way of a s106 obligation which details the additional measures that the BBC/TV operators would adhere to in order to ensure the late night TV operations do not result in environmental disturbances to occupiers within the development. Further mitigation measures will be investigated such as dock screens (to reduce noise from loading/unloading), soft matting surface materials (to reduce noise if materials are dropped on the ground) and a drivers charter advising lorry/van drivers of the need to carry out their work in a manner as to not cause disturbance to nearby residents. With such mitigation measures in place, it is considered that the noise impacts from the TV studio uses and operations upon the closest residential units proposed in the development would be satisfactorily addressed, in accordance with the ES conclusions.

4.460 Demolition and Construction Noise and Vibration: Officers acknowledge that noise and vibration impacts from demolition and construction activities at nearby sensitive receptors adjacent to the site may result in some short term disturbances to occupiers. However, the noise predictions factored in the ES assessment are based on a worst case scenario where, over the course of a working day, all plant are operational at all areas of all worksites. As such, officers conclude that it is likely that the worst case noise levels predicted will only occur for limited periods of time, in the short term. It is also noted that the sensitive receptors are located greater than 15m from proposed building locations. Notwithstanding this, it is recommended that a Demolition and

Construction Method Statement is submitted for approval by way of a planning condition which would include set out a number of measures to reduce impacts of construction and demolition. These mitigation measures may include, but are not limited to, the following:

- Use of only modern, quiet and well maintained equipment;
- Use of low impact techniques;
- Use of modern piling rigs;
- Use of electrically powered equipment run from the mains supply;
  - Careful planning of the sequence of work in order to minimise the transfer of noise or vibration to neighbours; and
- Erection of acoustic screens where necessary.

4.462 Operational Noise: Operational traffic noise is forecasted to generate an increase in noise levels of approximately 2 dB as a worst case scenario along Ariel Way as a result of the operation of the Proposed Development. Irrespective of this, operational traffic noise along all roads surrounding and within the Proposed Development is assessed in the ES as having a negligible impact. As such, the impacts from operational traffic would be considered to be insignificant and would not cause undue disturbances at adjoining residential properties.

4.463 It is important to note that access to the site would be strictly controlled from the north and south entrances and that the internal roads within the development are not public adopted highway. The vehicle movements will generally be related to the principal land uses, and would not result in high volumes of traffic which would have the potential to create an environmental nuisance. There would be further controls negotiated through the s106 agreement that would require lorries and trucks associated with the TV studios to adhere to which would ensure further noise from lorry movements is kept to a minimum, especially late at night. In conclusion, the impacts of on-site vehicular traffic would be considered to be negligible and would not be harmful to nearby occupiers.

4.464 In terms of noise from outdoor spaces proposed within the development, it is noted in the ES that activities within balconies and terraces may result in adverse noise levels at existing residential properties, of which the closest dwelling is 15m from the development. The resultant noise level for a normal voice 15 metres from the source (ie: the balcony) would be 34 dB(A) which is approximately 22 dB below the lowest measured background noise level (measured to be 56 dB) in the area. Consequently, it is considered that noise from use of the new balcony spaces is not likely to be significantly audible at existing residential properties and can be considered as being of having a low impact. Likewise, applying the same standards, it is considered that noise impacts from children's playspace are considered to be of negligible significance and would not harm either adjoining residents, or occupiers from within the development.

4.465 The applicant has stated in the noise report and ES that building service plant shall be designed and installed to operate below the background noise level. It is recommended that the external noise level emitted from plant, machinery/ equipment should be lower than the lowest existing background noise level by at least 10dBA, as assessed according to BS4142:1997 at the nearest and/or most affected noise sensitive premises, with all machinery operating together at maximum capacity. Further detailed specification of the machinery, to ensure compliance with the above, is to be secured by way of a planning condition.

4.466 The Council's Environmental Health Officer (EHO) has reviewed the above documentation and has previously raised concerns (in connection with the previous application) over the potential for noise conflicts at Plots E and G, with regards to the proximity of the proposed residential uses to the TV studios and the railway. In addition to the above mentioned planning conditions and standard informatives attached to the decision, the EHO advises that the following details are submitted by way of conditions:

- Separation of noise sensitive rooms in neighbouring flats;
  - Ground and airborne building vibration e.g. from transport/ industrial sources likely to cause adverse comment;
- Anti- vibration mounts and silencing of machinery etc.
- Separation of commercial and noise sensitive premises
- Sound Insulation of commercial/ industrial building envelope
- Deliveries and collections / loading/unloading
- Servicing Management Plan
- Extraction and Odour Control system for non-domestic kitchens
- Maintenance of existing extract and odour control systems
- Floodlights and Security lights
- Light patterns - No Intermittent illumination

4.467 In terms of assessing additional noise issues, beyond those assessed in the previous application, the revised 2014 scheme includes replacing the refurbished Stage 4-5 building with a new 11 storey building connected to Stage 6 and the inner ring block. The new Plot A building will occupy a similar envelope and comprise a similar quantum of floorspace. The principle of the B1 (office), A1 (retail), A3 (restaurant) and D2 (Cinema) uses are considered acceptable, as established through the consented 2013 scheme, subject to the previous set of planning conditions and s106 obligations. In terms of the potential for additional noise generated, the significant difference between the approved Plot A building and the proposed revised Plot A building relates to additional demolition and construction noise, and potential operational noise from the use of parts of the 8<sup>th</sup>, 9<sup>th</sup> and 10<sup>th</sup> floors as a private members club, which previously did not form part of the refurbished Plot A building.

4.468 In support of the private members club, the applicant has provided a report prepared by the potential occupier/operator of the club. The report contains details of the club membership, a summary of the ethos of the club (ie: for people working in the Media/Arts/Creative Industry), the operational aspects in terms of indicative opening hours, capacity, access arrangements, member event programmes and food/cocktail menus. The report identifies the potential operator of the facility whom manages other members clubs around the UK and other parts of the world. The operator recently opened Shoreditch House (in London Borough of Hackney) which would be a similar facility to what is proposed at Television Centre. The operators are also in discussion with the applicant about managing the hotel rooms (in Plot B), the restaurants in (in Plot A) and the Cinema (in Plot A) in addition to the members club.

4.469 Notwithstanding the information provided about the operator, the club has the potential to cause noise disturbances given the intended capacity (of circa 1000) and given the proposed hours of operation which would run into the night, if consented with the same opening hours as Shoreditch House in LB Hackney. The club also proposes to play amplified music throughout the day and night and utilise the rooftop terrace area for members, for various functions and events.

4.470 Officers have had due regard to the proposed location of the club at the upper floors rooftop on Plot A which would be within an office building and not directly connected to any proposed or existing residential properties. The flank elevation adjacent to Plots B and C would need to be adequately insulated to ensure that sound from the club does not cause disturbances to the proposed residential units within the development. It is also acknowledged that the rooftop swimming pool area is contained on both sides by plant and machinery, and from a high north facing screen which would prevent views from the club down towards existing residential occupiers within White City Close and Exhibition Close. The combined location and design of the roofplant and screening would ensure that noise breakout is limited. However, it is recommended that further planning conditions are added to restrict the use of the external area and noise levels from the use generally. Further conditions are recommended by the EHO which ensures that all doors will be self-closing to avoid noise breakout and that a method statement for the controls over the external area at roof level should be submitted to the council to ensure LBHF are satisfied that the terrace would not remain open late at night.

4.471 The Council's EHO officer has reviewed the submitted report and has advised that it would be necessary for the Council to impose further controls on the members club which would set out the opening hours of the club and the use of the external areas (as planning conditions). In light of the nature and frequency of events and functions proposed, it is recommended that the operator will need to provide additional operational information to the council (on a regular basis) to ensure that the appropriate controls can be put in place to monitor the use and ensure that the club does not cause disturbance to its neighbours either adjacent to the site, or within the site proposed as part of the comprehensive development. Such information would also ensure that the Council would retain control over future occupation of the club, for another operator. It is considered that the appropriate mechanism for securing this information would be by way of extending the scope of the previously agreed planning obligation for a site-wide operations management plan. The previous 2013 s106 agreement contains provisions to assist the Council in ensuring appropriate controls are in place relating to the BBC Television Studio uses in proximity to residential properties.

4.472 Subject to the imposition of the above conditions and the requirement for the applicant to submit, enforce and monitor an operations management plan for the TV Studios and the Private Members Club, it is considered that the proposals would comply with the full raft of London Plan, Core Strategy and Local Plan policies, in addition to the NPPF with regards to noise. It is considered that with appropriate designs and mitigation measures in place, that the proposed residential use would be compatible with the non-residential uses in close proximity. It is considered that the proposed design and layout of the development would provide sufficient quality living conditions within the residential units, and with the above measures in place, the occupiers would not be adversely affected from the adjacent land uses.

### **Air Quality**

4.473 The proposed development (as amended) has been considered against London Plan policy 7.14, Core Strategy Policy CC4 and DM Local Plan policy DM H8 and the WCOAPF with regards to air quality issues.

4.474 The whole Borough is designated as an Air Quality Management Area (AQMA) for Nitrogen Dioxide (NO<sub>2</sub>) and Particulate Matter (PM<sub>10</sub>). An Air Quality Assessment has been carried out (in support of the approved 2013 scheme) which assesses the development's potential impacts on local air quality and also considers the issue of exposure to pollution for residents. The assessment takes account of the potential temporary impacts during the construction phase and the operational impacts caused by increase in traffic flows and emissions from boilers used to provide heating on-site.

4.475 The 2014 ES submitted as part of the revised planning application considers the additional impacts of the proposed changes to the whole development. The biggest difference, in terms of air quality impacts in both 2013 and 2014 schemes relates to Plot A, is borne from the additional demolition impacts due to the substantial plans to demolish all of Stages 4 and 5 (whereas the 2013 scheme proposed only partial demolition). The ES notes that the Plot A demolition works will overlap with demolition works relating to other parts of the site (eg: with Plots B and C for instance). Therefore, the period of demolition is not anticipated to be extended, irrespective of the additional demolition work being proposed. The impacts on air quality have been considered within the 2014 ES in comparison with the results in the original 2013 ES, which combine to provide an assessment of the environmental impacts and provide recommendations on the mitigation measures to be secured by way of conditions which would ensure compliance with the public health/environmental best practice guidelines and legislation.

4.476 The ES confirms that the introduction of additional demolition and construction into the construction programme has the potential to result in additional dust generation not considered in the 2013 ES (where the effect on nearby receptors from demolition works was considered negligible for timeslices one to four). The ES confirms that the changes to Plot A result in a higher volume of demolition from between 20 000 and 50,000 m<sup>3</sup> to more than 50,000 m<sup>3</sup>.

4.477 Following the implementation of good site practice and recommended mitigation measures, the ES predicts that additional demolition and construction works are likely to have a minor adverse effect on short term PM<sub>10</sub> concentrations at receptors located along White City Close, the nearest sensitive receptor to Plot A. The ES concludes that these effects are not considered to be significant and the conclusions on dust impacts from demolition and construction works would remain the same as set out in the 2013 ES. Mitigation measures are recommended by way of conditions to minimise the demolition and construction impacts, and the additional impacts can be addressed by way of these same conditions.

4.478 With regards to the energy plant proposed, the ES assumes that the main CHP and boiler requirements for the scheme would be accommodated in Plot A, with additional boilers in Plot H. The 2013 ES predicted a negligible (non-significant) impact on annual mean concentrations of NO<sub>2</sub>, PM<sub>10</sub> and PM<sub>2.5</sub> due to CHP boiler emissions at all selected receptors in the vicinity of the site, at full occupation. Further assessment (which allows for the CHP/boiler requirements to be accommodated in Plots A and H as described above) shows a negligible effect at all selected receptors, except for receptors R16 to R18 (on Wood Lane), for which a minor adverse impact with regards to NO<sub>2</sub> is predicted. Given the impacts are of a temporary nature, this remains a non-significant effect overall.

4.479 The Council's Air Quality Officers advise that the low emissions strategy be amended to respond to the additional traffic, dust generated and potential additional NO<sub>2</sub> and PM<sub>10</sub> emissions from the amended development. The planning conditions attached to the previous application which requires the submission of a low emissions strategy and demolition method statement are sufficient to satisfy these concerns, and respond to the additional impacts.

4.480 In conclusion, it is considered that the additional air quality impacts (from increased demolition and construction, and revised energy strategy) can be minimised by implementing the proposed mitigation measures, as set out in the planning conditions. With such measures in place, the revised proposals would not adversely impact upon occupiers on or off site. It is considered that the development would comply with London Plan policy 7.14, Core Strategy Policy CC4 and DM Local Plan policy DM H8 with regards to air quality issues".

### **Water Resources, Drainage and Flood Risk**

4.481 The impacts of the Proposed Development on water resources, drainage and surface water run-off associated with the demolition and construction and operation have been considered, along with an examination of the potential for flood risk. Water resources, drainage and flood risk related planning policy at the national, regional and local scale is focused on ensuring that development is directed away from areas at highest risk of flooding but where development in higher risk areas is necessary, it is made safe without increasing risk elsewhere. Policy and supplementary planning guidance also promotes the reduction of water consumption in new developments through the incorporation of water saving / efficient appliances and the use of water harvesting and grey water recycling.

4.482 Policy 5.11 of the London Plan supports the provision of green roofs within development to assist in sustainable urban drainage systems. Revised Early Minor Alterations (2013) Policy 5.12 of the London Plan deals with flood risk management and states that development proposals must comply with the requirements set out in PPS25 (now superseded by the NPPF) over the lifetime of the development, while taking into account the Thames Estuary 2100 proposals. The London Plan identifies that the frequency and consequences of fluvial, surface water and sewer flooding are likely to increase as a result of climate change and identifies sustainable urban drainage systems (SuDS) as key to ensuring that long-term flood risk is managed. Policy 5.13 of the London Plan promotes the use of SuDS to reduce the contribution of climate change to flooding and seeks to ensure that surface water runoff is managed as close to its source as possible. Policy 5.14 states that the Mayor will work in partnership with Boroughs to ensure the provision of adequate and appropriate wastewater infrastructure to meet the related needs; Policy 5.15 seeks the conservation of water supplies and resources through, for example, among other matters, minimising water use and promoting rainwater harvesting.

4.483 Core Strategy Policy CC1 requires that development is designed to take account of the increasing risks of flooding, drought and heat-waves. Policy CC2 requires all development to minimise current and future flood risk and the adverse effects of flooding on people. Policy H3 of the DM Local Plan requires development to reduce the use of water and the risk of flooding.

4.484 The White City Opportunity Area Planning Framework also includes a water strategy (Section 8) which seeks to maximise sustainable urban drainage; minimise the use of public sewers and drainage; and reduce consumption of water and energy resources.' The document also states on page 174 that new developments should also ensure that:

- Surface water run-off is managed as close to its source as possible in line with drainage hierarchy set out in Policy 5.13 'Sustainable drainage' in the London Plan;
- Water supplies are protected and conserved by supporting the Water Action Framework, minimising use of treated water and encouraging where appropriate the installation of dual water systems that can make greater use of grey water (London Plan Policy 5.14 Waste Water Infrastructure and 5.15 Water Use and Supplies);
- Subject to discussions with Thames Water, development in the Opportunity Area must not result in an increase in storm water or sewer entering the Counters Creek sewer; and
- Green roofs are installed wherever possible to minimise heat gain and rainwater runoff.

4.485 A water resources, drainage and Flood Risk Assessment (FRA) have been submitted with the application. The site is in the Environment Agency's Flood Zone 1 which indicates a low risk to flooding from the Thames. Flood defences such as the Thames Barrier and local river wall defences provide a high level of flood protection to the borough and the site is beyond the reach of flood water from a 1 in 1000 year event.

4.486 Officers consider that the focus of the FRA is surface water management. Currently, the site is calculated to be 98% impermeable and almost all surface water is drained from site via the combined sewer system. The redevelopment of the site provides an opportunity to improve surface water management through the introduction of Sustainable Drainage Systems (SUDS) to manage run-off on site and reduce, as required by the council's Development Plan.

4.487 The proposals involve a fairly substantial increase the amount of soft landscaping from 0.13 hectares to 0.3 (2%-5% of the overall site) which would increase the area where rainfall can infiltrate soil rather than being directed into the drainage system. However, it is considered that this is not adequate on its own to reduce run-off by the 50% minimum requirement to show compliance with the London Plan. Therefore, it is considered that other measures will also need to be integrated to the proposals to meet the policy requirements. These are presented in an outline Surface Water Management Strategy which suggests that potentially the proposed scheme could provide a maximum total volume of attenuation of approximately 2560m<sup>3</sup>. This would achieve the 50% minimum attenuation target. However, the FRA notes that more detailed design is required to further investigate SUDS opportunities within all plots, including the plots which are submitted in outline form and on the TV studio and BBC related buildings.

4.488 There are a number of green and brown roofs proposed on all plots which would increase the amount of attenuation of water on site to achieve the above target. The minimum area specified above is to be conditioned, alongside the detailed specification and design of the roofs. The submission of a detailed Surface Water Management Strategy is also conditioned which could be modified and up-dated as each phase comes forward.

4.489 The FRA notes that historical ground water data suggests that the water table is at or near the underside of existing basement slabs and may present practical problems for future excavations or foundation construction. Therefore, the impact of future development on the groundwater regime at the site should be investigated in more detail. Flooding from burst water mains could also present a risk to infrastructure located within the proposed basements. It is considered that appropriate mitigation measures which reduce the risk of flooding from burst water mains have been identified and will be considered as the detailed design of basements progresses (e.g. raised thresholds, safe means of escape, demountable flood barriers, protection for critical infrastructure). Officers note that measures to waterproof new basements may be required will be explored in proceeding design stages. The details of waterproofing and flood mitigation measures are conditioned.

4.490 The Environmental Statement recognises that if there are pressure issues in the existing water supply network, the increase in water demand could impact on the Thames Water Utilities Ltd (TWUL) water supply infrastructure. However, it is noted that the water demand calculations do not take into account the use of water efficient fixtures and fittings which will be implemented within the development in order to target achieving Code for Sustainable Homes (CfSH) Level 4 and the requirement for water consumption of 105 l/person/day for residential users.

4.491 The foul water and surface water generated on-site will be discharged into the TWUL network. The anticipated increase in foul flows as a result of the proposals will be partially offset by the 50% reduction in the rate of surface water discharged to the combined sewer network following a rainfall event as it is proposed to discharge surface water using SuDS at a restricted rate of 550 litres/second. Thames Water have expressed a concern about the increase in combined flow from this site and in particular surface water flows and the effect further down the catchment in the Counters Creek area. Nonetheless, the impact on surface waters and local sewers has been assessed in the ES of having a beneficial impact of low magnitude (in the long-term) and the additional surface and waste water could be discharged. It is also considered that the installation of water efficient fixtures and fittings (to meet the other sustainability ratings) will also help to reduce the volume of foul water generated on-site. The Environment Agency raise no objection to the proposals subject to the imposition of a planning condition which requires the full details of a detailed foul and surface water drainage scheme for the whole site to be approved and implemented prior to completion of the development. Therefore, in conclusion it is recommended that, subject to the detailed provisions set out in the above paragraphs that the impact on surface water would be acceptable.

4.492 It had been demonstrated in the ES that the revised 2014 scheme would not have any greater adverse impact on flood risk, water conditions or drainage above the consented 2013 scheme, subject to the imposition of planning conditions which mitigate the effects and secure appropriate controls to ensure run-off rates are at acceptable levels.

4.493 In conclusion, subject to the approval of the above required further details, it is considered that the development would be acceptable, with regards to flood risk, water conditions and drainage and would be in accordance with Policies 5.12, 5.13, 5.14 and 5.15 of the London Plan (2011)/FALP (2014) and policies CC1 and CC2 of the Core Strategy 2011 and policy DM H3 of the Development Management Local Plan 2013.

## Ecology

4.494 The NPPF advises that LPAs should conserve and enhance biodiversity. Policy 5.11 of the London Plan encourages the provision of green roofs and walls within new development. Policy 7.19 relates to biodiversity and states that development proposals, where possible, should make a positive contribution to the protection, enhancement, creation and management of biodiversity. Policy 7.21 of the Further Alterations to the London Plan (2014) (FALP) states existing trees of value should be retained and any loss as the result of development should be replaced following the principle of right place, right tree. Wherever appropriate, the planting of additional trees should be included in new developments, particularly large-canopied species. Core Strategy Policy OS1 emphasises that the Council's strategic objective is to protect and enhance biodiversity in the Borough. Policy DM E3 of the DM Local Plan requires developments to enhance the nature conservation interests through initiatives such as tree planting and brown and green roofs.

4.495 The potential impacts on ecology and nature conservation, arising from the demolition, construction and operation of the Proposed Development have been considered in the ES and are addressed in the below paragraphs. The ES includes an analysis of the potential for the site to support protected species, or species of conservation importance. The ecological assessment includes a site habitat survey, bat surveys, tree surveys and a review of web-based ecological data records.

4.496 There is one statutory site designated for its conservation value within 2km northwest of the site (Wormwood Scrubs Local Nature Reserve), along with a number of non-statutory designated sites within 2km of the site. However, those that are located over 1km away from the site are not considered to have any ecological connectivity to the site due to the lack of green connective links.

4.497 Hammersmith Park is one of the non-statutory designated sites that is located within 1km of the site (immediately adjacent to the western boundary). It is a well established and well managed park with a variety of wildlife habitats, including trees, shrubs and a pond. These habitats have the potential to support several protected/notable species. As such, the Park has been designated as a Site of Grade II Importance for Nature Conservation.

4.498 The Proposed Development site itself is dominated by buildings and hard-standing, which make up approximately 85% of the total site area. The remainder of the site is comprised of scattered trees, introduced ornamental shrubs and a small area of amenity grassland. A small area of amenity grassland is present to the northwest of the site within the former Blue Peter Garden. However, none of the plants or habitats recorded during the survey are considered to have a high botanical value.

4.499 The site is subject to high levels of human disturbance and light pollution, which is may discourage bats from using the site. However, the western boundary adjacent to Hammersmith Park could provide commuting routes to foraging areas for bats.

4.500 The habitat survey (dated 2013) confirms that approximately 50 smooth newts were found underneath wooden planks in the former Blue Peter Garden. Hammersmith Park contains suitable amphibian habitat and is adjacent to the Blue Peter Garden. Smooth newts are not afforded any protection under legislation. However, due to the

high numbers found on-site; amphibians are assessed as being of biodiversity value at the 'site' level.

4.501 Due to the temporary and transient nature of demolition and construction works, any effects to local habitats (such as Hammersmith Park) from overshadowing from cranes and air and dust pollution produced from such activities, are considered in the ES to be of low impact, temporary in nature and of negligible significance. The 2014 ES anticipates there to be no change to these conclusions as set out in the 2013 ES which related to the consented 2013 scheme. In 2013, the Council's Ecologists in the Parks department recommended that an Ecological Management Plan (EMP) should be submitted to the council for approval by way of condition. The EMP should provide a framework for the management of environmental impacts throughout the demolition and construction phase. The EMP will need to outline the measures that are to be adopted for the protection of: habitats and trees, birds, bats, wild mammals and amphibians, in addition to general pollution control measures. It is recommended that the EMP should be conditioned to the revised 2014 scheme.

4.502 Permanent overshadowing has been assessed within the ES and it has been determined that Hammersmith Park would not experience a reduction in the level of sunlight it receives. Therefore it is considered that the completed Proposed Development will not permanently overshadow Hammersmith Park as there is no reduction in sunlight levels. There is potential for the pond within Hammersmith Park to experience a slight increase in transient overshadowing levels in the early morning during the winter and summer months at 07:00, and in spring a larger section of the pond will be overshadowed at 08:00. There are areas of the pond that are currently overshadowed during these times but a larger section will be affected by the Proposed Development for a short period of time only. This impact is minor and it is considered that it would not cause any harmful impact to the ecology of the pond.

4.503 Hammersmith Park is currently accessible to the public but an increase in human disturbance is expected once the development has been completed and is occupied. A new entrance to the park is proposed in the northwest corner of the site which would also result in increased footfall within this part of the park. Officers duly note that White City is highly urbanised area and that Hammersmith Park is already well used. As such, officers have formed the view that the increase in use would not be expected to affect the biodiversity or ecological value of the designated site.

4.504 A landscaping strategy has been produced for the site that is intended to compensate (by way of enhancement) for the loss of existing on site habitat and provide habitat to support protected and notable species that already occur, or have the potential to occur, within or adjacent to the site. The Council's ecology officer has advised that native vegetative species should be selected where possible, as these will naturally sustain higher levels of biodiversity. The applicant has confirmed that it is their intention to plant 180 new trees (including some London Planes), mostly from native tree stock. This approach is supported by the Borough's Tree Officer. The proposals for the park edge include planting trees and tall hedges which are considered to provide foraging opportunities and commuting paths for bats and birds. It should be noted that although there are concerns raised by the tree officer relating to the removal of trees located within Plot G and within the forecourt. Their loss is considered to be off-set through the enhancements to the landscaping on the whole site and the replanting of new trees on Wood Lane and within the front forecourt as part of the revised landscaping scheme.

4.505 The landscaping plans clarify that planting would be introduced across the site including native grasses, herbaceous plants and climbers. The ES suggests this would be considered to compensate for the removal of ivy along the existing boundary with Hammersmith Park. In addition, green and brown roofs would be laid out on buildings within Plots B, C, D, E, G and H. The roofs would consist of areas of lawn comprising sedum roofing and bio-diverse green roofs, with the latter comprising a range of native grasses, sedums and flowering plants. These proposals would be secured as part of detailed planning conditions. In addition, the existing vegetated buffer strip to the north of Stages 4, 5 and 6 would be retained and improved (to be conditioned).

4.506 The detailed lighting scheme for the Proposed Development includes measures to avoid any light spill either vertically into the sky, or horizontally onto adjacent habitats. In particular, the lighting plan confirms that the detailed lighting design should ensure that there is no increase in the background lighting levels within Hammersmith Park. Invertebrate boxes, nest boxes for birds and bat boxes are proposed to be integrated within the landscape strategy, which would need approval in detail for each phase, or relevant part thereof.

4.507 It is considered that the potential benefits of the new landscaping strategy are to be realised on full completion of the Proposed Development, as the new planting matures and levels of construction related disturbance decrease. However, there could continue to be reasonably high levels of human disturbance at the site (similar to levels currently experienced), which would limit the potential value of created habitats to birds. Nevertheless, it is expected that populations of bird species tolerant of human activity, such as blackbird and house sparrow could increase.

4.508 In the long-term, the provision of new semi-natural features and habitats for wildlife adjacent to and surrounding Hammersmith Park is expected to improve upon the existing conditions. The landscaping strategy will also be set up to provide habitat for species that are not currently present on the site and will encourage bats to potentially roost and birds to nest and forage. The ES considered that there will be an improvement in habitat of the existing site at the local scale and this would mitigate for the higher footfall within Hammersmith Park.

4.509 It is recommended that a Ecological Management Plan (EMP) is secured by way of a planning condition and this will be developed and implemented throughout the first five years post completion of construction of the Proposed Development. This would outline proposed management measures to maintain and increase the biodiversity value of the soft landscaped areas. The proposed habitat creation and ecological enhancements at the site are therefore likely to be compliant with London Plan policies 5.11 and 7.19/FALP policy 7.21, Core Strategy Policy OS1 and DM Local Plan policy DM O3.

## **Ground Conditions**

4.510 Legislation and national, regional and local planning policy require the planning system to contribute to and enhance the natural and local environment by preventing both new and existing development from contributing to or being put at unacceptable risk from unacceptable levels of soil and water pollution. They require the remediation and mitigation of degraded, derelict, contaminated and unstable land, where appropriate.

4.511 The ground conditions impact assessment as set out in the ES involved the review and collation of readily available information pertaining to the current condition of the soils and groundwater on / beneath the site. A Ground Contamination Desk Study and Preliminary Risk Assessment have been submitted along with a Landmark Envirocheck Report. In addition, the applicant has sought to commence a range of enabling works in parts of the site, in connection with the consented 2013 scheme and has submitted further information (relating to site investigation, qualitative risk assessment and remediation method statements) in order to discharge planning conditions. Where relevant, the discharged planning conditions and partially discharged conditions will be acknowledged within any further planning conditions, subject to the officers assessment below.

4.512 Potentially contaminative land uses (past or present) are understood to occur at, or near to, this site. It is recommended that conditions are imposed to ensure that there are no unacceptable risks are caused to humans, controlled waters or the wider environment during and following the development works, to ensure compliance with Borough Wide Strategic Policy CC4 of the Core Strategy and policies DM H7 and H11 of the Development Management Local Plan.

4.513 The Council's Environmental Quality Officer recommends a raft of planning conditions that require the applicant to submit the following documents to the council for approval, prior to commencement of the relevant part of the development, unless permitted by way of discharging enabling works details, These are (in order) (1) a preliminary risk assessment as part of a desk top study, (2) followed by a scheme of site investigation, (3) a quantitative risk assessment based on the findings of the site investigation, (4) a remediation method statement which outlines the remediation measures required to treat any contaminants found on the site, (5) a verification report and statement confirming the remediation method statement has been carried out in full and lastly (6) a long-term monitoring methodology report identifying any further remediation necessary and a verification report confirming whether there any residual adverse risks exist. The conditions are worded to ensure that the development can be constructed on a phased basis and where parts of the site benefit from discharged conditions in respect of the 2013 scheme.

## **Archaeology**

4.514 The NPPF requires LPAs to identify and assess the significance of any heritage assets that may be affected. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, LPAs should require an appropriate desk-based assessment and, where necessary, a field evaluation

4.515 Policy 7.8 of the London Plan (2011) advises that development should incorporate measures that appropriately address the site's archaeology. LBHF Core Strategy Policy BE1 advises that new development should respect and enhance the historic environment of the Borough, including archaeological assets. Within the Development Management Local Plan, the following policy G7 Heritage and Conservation is of relevance.

4.516 The White City Opportunity Area Planning Framework Public addresses directly the need to ensure that 'setting, context and heritage' should be considered as part of

the redevelopment of the area. This is highlighted in the need to ensure that the existing townscape (modern and historic) is respected, as outlined under national and regional planning policy.

4.517 A desk top Archaeological Assessment has been carried out and is set out in the ES (Chapter 13). The site is not located within an Archaeology Priority Area. The National Heritage List (maintained by English Heritage) records that there are no designated heritage assets (e.g. Scheduled Ancient Monuments, Registered Battlefields, or Registered Parks and Gardens) within the study area. However, a total of 12 non-designated archaeological and historical assets have been identified within the study area, two of which, (Cowley Brick Works and the 1908 Great White City Exhibition Grounds), extend across the Proposed Development site itself.

4.518 The desktop report suggests that areas of the site which have previously suffered a high magnitude of impact would have a limited archaeological potential and areas of the site which have previously suffered a medium magnitude of impact retain a limited potential for the survival of archaeological remains. The desktop report also states that areas of the site which have remained free of extensive 20th century development have some potential for the survival of archaeological remains of all periods. The report confirms that parts of the site where the basements of existing buildings have been excavated, also have limited archaeological potential.

4.519 The archaeological potential for the remainder of the site is assessed as being low for the recovery of Palaeolithic remains including isolated find of flint tools, low for the recovery of archaeological remains dating to the Mesolithic and Neolithic periods, low for the survival of previously unknown Bronze Age and Iron Age remains; low for the recovery of Roman remains, low for the discovery or archaeological remains of Anglo-Saxon and medieval date, low for the recovery of post-medieval remains; and medium for the survival of remains associated with the 1908 exhibition grounds.

4.520 The construction of the Proposed Development could remove any surviving archaeological remains associated with the 1908 Great White City Exhibition Grounds. The 2014 proposals include some additional demolition at basement level to Plot A, although this would not be of a significant scale to change the level of impacts that were reported in the 2013 ES. As such, appropriate mitigation measures are to be conditioned requiring the submission of a programme of archaeological investigation. GLAAS/English Heritage (Archaeology) has been consulted on the revised application and has not raised any objection to the proposal subject to the same condition as was previously secured. It is recommended that the condition should secure the evaluation and any subsequent necessary mitigation works proposed as a result of the development, particularly in relation to demolition works and the formation of the below ground level development.

4.521 It is noted that the applicant has gained approval for enabling works within the area adjacent to Stage 6 (within the main application boundary) and discharged condition 12 pursuant to the consented 2013 scheme (front forecourt and boulevard), which both related to a written scheme of archaeological investigation. It is recommended that the condition is worded to ensure that the development works are carried out in accordance with the approved details with regards to the specified areas, and that the requirement to discharge the condition for the remaining parts of the site should remain.

4.522 In conclusion, the site is considered to have low archaeological potential and subject to the above condition, the proposals therefore accord with the London Plan policy 7.8, Core Strategy Policy BE1 and DM Local Plan policy DM G7.

### **Wind Microclimate**

4.523 London Plan policy 7.6 states that inter alia buildings and structures should not cause unacceptable harm to the amenity of surrounding land and buildings, particularly residential buildings, in relation to privacy, overshadowing, wind and microclimate. This is particularly important for tall buildings. In addition, policy 7.7 notes that tall buildings should not affect their surroundings adversely in terms of microclimate, wind turbulence, overshadowing, noise, reflected glare, aviation, navigation and telecommunication interference.

4.524 The local microclimate surrounding the existing and proposed buildings has been assessed in detail within Chapter 11 of the Environmental Statement. It considers the potential effects of wind upon pedestrian comfort and summarises the findings of the wind tunnel tests used to quantify the wind environment across the site and within adjacent areas close to the site.

4.525 The ES confirms that the residual impact is negligible for the demolition and construction phase of the development. For the completed development, the ES identifies the residual impact would result in minor adverse to moderate beneficial for thoroughfares; negligible to minor beneficial to entrances; negligible to public amenity space; negligible to above ground terraces; and negligible for off-site receptors. Where minor adverse conditions have been recorded, the ES has concluded that the environment would be suitable for walking, which is considered to be appropriate for the transitory nature of thoroughfares. The revised 2014 scheme would not result in any changes to the results of the 2013 scheme ES and the overall extent of the impacts would be the same.

4.526 It is concluded that on balance, the proposals would consequently have no overall significant adverse impact on the amenity on site or to surrounding land and buildings and is therefore in accordance with London Plan policies 7.6 and 7.7.

### **TV Interference**

4.527 The National Planning Policy Framework states that local planning authorities should ensure 'that they have considered the possibility of the construction of new buildings or other structures interfering with broadcast and telecommunications services' (Paragraph 44). London Plan refers to tall buildings in Policy 7.7. Part D advises that tall buildings should not affect their surroundings adversely in terms of microclimate, wind turbulence, overshadowing, noise, reflected glare, aviation, navigation and telecommunication interference.

4.528 Chapter 15 of the Environmental Statement includes an assessment of the impacts on TV reception and electronic interference. The assessment seeks to ascertain if the proposal would have any adverse impact on available broadcast service signals in the area surrounding the application site. As a 'worst case', the ES has assumed that all dwellings with external roof mounted terrestrial TV aerials will be using those signals as their main source of viewing TV programmes. In reality, the worst case

would not be truly reflective of the impacts given a significant number of properties use cable or satellite signals.

4.529 The ES identifies that within the predicted shadow from the proposed development, 6 terrestrial aerial installations in the Wood Lane Estate and 6 terrestrial aerial installations in the White City Estate that are currently using the Crystal Palace signals are predicted to lose significant amounts of terrestrial TV signal as a result of the Proposed Development. Officers acknowledge that this would represent a negligible adverse impact on terrestrial TV signals pre-mitigation. However, all of the 12 properties have been observed to contain satellite dishes, which neutralises any impact on TV signal.

4.530 Should these 12 properties rely on terrestrial TV rather than on satellite as their primary source of TV reception, mitigation measures should be investigated to reverse the impacts of the development. The applicant has identified a number of mitigation measures including the following:

- upgrading the existing terrestrial TV aerials by increasing their height and / or gain,
- providing a non-subscription satellite service that is supplied by either the BBC or ITV (called 'Freesat') or 'Sky' for a one-off cost.
- moving terrestrial aerials to allow for the roof mounted aerial to be successfully re-sited so as to allow the aerial installation to receive signals from the Crystal Palace transmitter.

4.531 There are no changes to the impacts recorded in connection with the consented 2013 scheme ES, within the 2014 scheme ES.

4.532 Following implementation of the mitigation measures, it is considered that there would not be any harmful impacts to terrestrial TV aerial installations. As such, the proposals are therefore considered to comply with the planning policy 7.7 of the London Plan and the NPPF.

## **Socio Economic**

4.533 In accordance with the WCOAPF Chapter 6, all development must contribute to the provision of social infrastructure to support expanded residential and worker population across the OA and this is currently expected to include:

- One form of entry at primary school level.
- Support for early years nursery provision for low income families;
- One form of entry at secondary school level.
- Facilities for up to 5 GPs and possibly dentists.
- Improved physical connections to RBKC to enable access to the local infrastructure in both boroughs which is generally available to each borough's residents and workers.
- Recreational sports and fitness facilities: either by providing new facilities within the area or by improving access to existing facilities, with financial support to enable access for low-income families Local shops and services in White City East.
- Measures to ensure and enhance community safety;

- Target a minimum of 15% of construction jobs to be on a traineeship basis and 10% on an apprenticeship basis.
- Target 15% of all labour used on the development should live within LBHF.
- Raise aspirations and awareness of job possibilities and career paths amongst school age and young people and develop links with educational and learning institutions.
- Improve access to and numbers of work experience trainee and apprenticeship opportunities.
- Initiatives to provide business engagement activities and possible provision of business space to suit different needs, budgets and sectors.
- Maximise procurement opportunities for local businesses both

4.534 The proposed development is considered to contribute towards the above socio economic infrastructure through the provisions in the s106 agreement which would include financial contributions towards increasing the capacity for primary and secondary schools, healthcare provision, sports and recreational facilities, provision of CCTV and community safety measures, employment and training provisions, business engagement and procurement opportunities.

4.535 The Environmental Statement submitted in support of the application confirms that the development will create additional demand for improvements to the existing local infrastructure, including to the above listed facilities and services. To mitigate the effects of this development including the cumulative impacts of the other major developments planned to take place in White City the following provisions are made.

4.536 Education: The impact of the Proposed Development on school places is anticipated to require mitigation being secured in the form of financial contributions towards the expansion of existing facilities or provision of new facilities via the Section 106 agreement).

4.537 Healthcare: As 18 GP surgeries have been identified within the local area, with potential existing surplus capacity available to meet additional demand, the ES impact of the Proposed Development on healthcare has been assessed as being of negligible significance. However, in assessing the scheme cumulatively with the other WCOAPF developments which could result in the provision of circa 5000 residential units, the WCOAPF Development Infrastructure Funding Study (DIFS) identifies that there would be potential for further demand for additional health provision within the area, to cater for the increased population from all developments. This would equate to the provision of 5 additional GPs either within a new facility, or as improvements to the existing provision. The North West London NHS have requested further mitigation in the form of financial contributions (of £1.149,725) towards on-going health provision within the WCOAPF area could be secured through the s106 agreement.

4.538 Crime and Community Safety: The ES considers that the public realm design with the improved connectivity in and around the site will also increase perception of safety in the surrounding areas, particularly Hammersmith Park which will benefit from increased natural surveillance and activity. It is considered that the design of the Proposed Development has taken into account good practice security principles to ensure that security is maximised and opportunities for crime are minimised through mitigation measures such as an extensive closed- circuit television system (secured within the s106) which would be included in the Proposed Development and would be linked into the Metropolitan Police's town centre network.

4.539 Employment: The proposed development would result in the loss of employment associated with the BBC Television Centre which the ES confirms would have a minor adverse impact on employment levels locally. The development proposals have the potential to generate up to 555 full time equivalent jobs during the construction phase of the development and up to 3,710 full time equivalent jobs, within the non-TV studio/BBC uses, hotel, retail, leisure and office sectors, during the operational phase of the development.

4.540 Appropriate s106 controls will be put in place to ensure new jobs and training initiatives are accessible to local people, particularly those living in White City and the surrounding area (including parts of College Park and Old Oak, and White City and Wormholt Wards within an agreed catchment area). In order to ensure that the local residents have the appropriate ability to secure employment on the site, the applicant will be required to develop an employment and training strategy with the Borough whereby employment opportunities to a range of jobs (including entry level and management level positions) are to be actively advertised and promoted to all local residents at the earliest opportunity, including those hardest to reach. The occupier/operator of the members club would also be required to develop its own bespoke employment and training strategy which would cover the fit out works, operational jobs and maintenance roles associated with the club, and potentially the hotel and restaurants.

4.541 The number and range of employment opportunities generated by the development are regarded by officers to represent a useful contribution to the Opportunity Area, and providing the opportunities are aimed principally at those in the greatest need, the development would bring about significant employment for the borough addressing problems of social deprivation at the same time as stimulating the economy.

4.542 The proposals would be considered to provide significant contributions towards the provision of socio economic infrastructure in accordance with strategic regeneration objectives in the Core Strategy along with the detailed opportunity and regeneration area site policies in the WCOAPF which aim to deliver regeneration in the Borough.

## **Crime**

4.543 The 'Security Report' prepared by QCIC summarises how the design evolution has been guided by 'Secured by Design' principles. Several meetings with the Crime Prevention and Counter Terrorism Officers have taken place during pre-application discussions.

4.544 The proposals include a number of crime prevention measures which form an intrinsic part of the design of the development to assist in reducing the opportunity for crime and the fear of crime. This includes the following:

- The proposals have been designed to facilitate natural surveillance by commercial users, residents and visitors;
- Electronic security measures include CCTV, audio video intercom, automated access control system and intruder detection system;
- Physical measures will include hostile vehicle mitigation barriers and appropriately rated windows and doors;

- Access to private areas will be restricted by electronic access control for permanent users and residents by intercoms for guests;
- Extensive lighting scheme to ensure that all open spaces, routes and entrances are well lit;
- Positioning and choice of planting to ensure that visibility across the site is not restricted;
- Barriers around external seating areas for cafes/restaurants to reduce the risk of bag theft;
- Provision of secure cycling parking facilities and the ability to monitor them;
- Permanent security, management and maintenance presence on site will be maintained;
- Security policies and procedures will be documented and will be implemented by trained and appropriately licensed security operators;

4.545 The proposals are considered to be well designed and in accordance with the objectives of Policy 7.3 of the London Plan which requires development to reduce the opportunities for criminal behaviour.

## **Waste**

4.546 It should be noted that the NPPF does not contain specific waste policies as the national waste planning policy will be published as part of the National Waste Management Plan (NWMP) for England. This publication has been delayed until the end of 2013. Until this plan is published the waste Planning Policy Statement, PPS 10 - Planning for Sustainable Waste Management remains in place.

4.547 London Plan Policy 5.16 relates to waste self-sufficiency. It states that the Mayor will work with London Boroughs to manage as much of London's waste within London as practicable, working towards managing the equivalent of 100 per cent of London's waste within London by 2031 and create positive environmental and economic impacts from waste processing work towards zero biodegradable or recyclable waste to landfill by 2031.

4.548 The Waste Management Strategy for London sets the following objectives which include achieving zero municipal waste direct to landfill by 2025, to reduce the amount of household waste by 20 per cent by 2031 and to recycle or compost at least 45 per cent of municipal waste by 2015, 50 per cent by 2020 and 60 per cent by 2031 and to reuse and recycle 95 per cent of construction, excavation and demolition waste by 2020.

4.549 The Mayor's SPG on Sustainable Design and Construction sets out a set of essential standards in relation to waste. These include to minimise, reuse and recycle demolition waste; specify use of reused or recycled construction materials and provide facilities to recycle or compost at least 25% of household waste by means of separated dedicated storage space. By 2010 this should rise to 35%; recycling facilities should be as easy to access as waste facilities.

4.550 Policy CC3 of the Core Strategy also relates to waste. It advises that the Council will pursue sustainable waste management. Policy DM H5 of the DM Local Plan requires developments to include suitable facilities for waste management including the collection and storage of separated waste and where feasible on-site energy recovery.

4.551 Section 6 of the White City Opportunity Area Planning Framework also outlines the following waste objectives:

- Demolition and excavation waste, including contaminated waste, should be treated, recycled and reused on-site
- In addition to regulatory approaches, redevelopment in the OA should contribute towards reducing, reusing and recycling waste through non-regulatory and education based approaches.
- Redevelopment of the OA must deliver sustainable and integrated waste collection and management systems
- Redevelopment of the OA should provide green waste and kitchen waste collection to support a community led composting scheme.
- Consideration of an automated waste collection system to improve traffic congestion, air quality and local environmental quality.

4.552 A waste strategy has been submitted with the application. It sets out the strategy for the detailed elements of the scheme coming forward and outlines the potential strategy for the outline elements. The waste strategy includes a set of mitigation measures to ensure the construction and demolition impacts outlined in the ES (Chapter 16) alongside the residual impacts are minimised during/post completion. The strategy confirms that for both residential and commercial uses, mixed dry recyclables and residual waste will be stored and collected separately. In addition, food waste and glass materials generated by the hotel and café/restaurant uses will be stored separately. The strategy confirms that sufficient storage capacity will be provided should collections be missed. Compactors are also proposed to be used to reduce waste volumes and collection frequencies. The intention for the storage and management strategy of the proposed development is to place emphasis on maximising recycling opportunities and recovering value from waste wherever possible.

4.553 The Council's Waste and Recycling Team have reviewed the strategy and raise no objections to the proposed development. The details of waste collection and storage facilities for the outline components of the scheme have yet to be designed, and so these would be subject to detailed design at the reserved matters stage and be included within information submitted to discharge planning conditions, for the relevant phase.

4.554 With regards to the detailed components of the development, a condition is recommended which requires the detailed provision of the waste and recycling facilities to be approved prior to commencement on the relevant part of the development.

4.555 The waste and recycling facilities should be designed to ensure that disabled occupants and people with impaired mobility (ie: the elderly/pregnant) can use the facilities without undue difficulty. As such, the refuse arrangements for the detailed components have been made with these design guidelines in place. Sufficient storage facilities are available within each of the residential units and access to internal chutes are within an appropriate distance of the front doors. In terms of the equalities groups relating to age, disabilities, pregnancy and maternity, the design of the development with regards to waste and recycling adequately considers these needs.

4.556 As such, it is considered that the development would be in accordance with London Plan policy 5.16, Core Strategy policy CC3 and DM Local Plan policy DM H5, the NPPF and the relevant planning guidance set out in the Mayor's SPG (Sustainable Design and Construction), the WCOAPF and the London Waste Management Strategy.

## **Sustainability and Renewable Energy:**

4.557 At the heart of the NPPF is 'the presumption in favour of sustainable development which should be seen as a golden thread running through both plan-making and decision making'. The application proposes new residential uses alongside employment generating uses which include offices, retail, restaurant, non-residential institution and leisure thus reducing the need to travel. The development is located within an inner location in an urban area in Central London where people can access services on foot, bicycle or public transport and do not have to rely on access by car. The development is considered to satisfy sustainable objectives of promoting the more efficient use of land, of reducing the need to travel and ensuring good access to services.

4.558 Chapter 5 of the London Plan considers climate change. Policies 5.1 and 5.2 of the London Plan focus specifically on how to mitigate climate change, and the carbon dioxide emissions reduction targets that are necessary across London to achieve this. Developments are required to make the fullest contribution to tackling climate change by minimising carbon dioxide emissions (be lean); adopting sustainable design and construction measures and prioritising decentralised energy (be clean), including renewables (be green).

4.559 Policy 5.2 requires an overall reduction in carbon emissions over minimum building regulation levels following the energy hierarchy. Policy 5.2 - development proposals to make the fullest contribution to minimising carbon dioxide emissions. This is achieved through applying the following hierarchy:

Be Lean: Use less energy.

Be Clean: Supply energy efficiently.

Be Green: Use renewable energy.

4.560 Policy 5.5 of the London Plan seeks to ensure that all Development Plan Documents (DPDs) identify and safeguard existing heating and cooling networks and maximise the opportunities for providing new networks that are supplied by decentralised energy. The Mayor and boroughs will also work to identify and establish network opportunities to ensure delivery of networks and to maximise potential for existing development to connect to them. Decentralised energy in development proposals is addressed through policy 5.6 in the London Plan which requires all development proposals to evaluate the feasibility of Combined Heat and Power (CHP) systems.

4.561 London Plan Policy 5.7 further states that major developments should provide a reduction in expected carbon dioxide emissions through the use of on-site renewable energy generation, where feasible. There is a presumption that all major development proposals will achieve a reduction in carbon dioxide emissions of 20% from on-site renewable energy generation (which can include sources of decentralised renewable energy) unless it can be demonstrated that such provision is not feasible. The London Plan incorporates policy to encourage future adaptation to climate change, with paragraph 5.46 stating that 'all developments should make the fullest contribution to London's adaptation to climate change'. The following London Plan and FALP policies promote and support the most effective adaptation to climate change, including minimising overheating and contribution to heat island effects (Policy 5.9); minimising solar gain in summer (Policy 5.9); contributing to reducing flood risk including applying

principles of sustainable urban drainage (FALP 2013 Policy 5.12 and London Plan policy 5.13); minimising water use (Policy 5.15); and protecting and enhancing green infrastructure (Policy 5.10).

4.562 Policy 5.3 seeks to ensure future developments meet the highest standards of sustainable design and construction. Policy 5.6 seeks to ensure developments evaluate CHP systems and where a new CHP system is appropriate examine opportunities to extend the scheme beyond the site boundary. Policy 5.7 aims to reduce carbon dioxide emissions through the use of on site renewable energy generation. Policy 5.10 promotes and supports urban greening and advises that development proposals should integrate green infrastructure from the beginning of the design process to contribute to urban greening.

4.563 The London Plan sets a target of 60% (below 1990 levels) reduction in London's carbon dioxide emissions by 2025 (Policy 5.1). Energy use in new development should be reduced by appropriate siting, design, landscaping and energy efficiencies within the building. Where possible, new development should link to existing decentralised energy systems and update these systems. Energy Assessments will be required to demonstrate the reduction in carbon emissions achieved by the proposed development. New development also needs to maximise the amount of energy generated from renewable sources, including measures to help minimise water use.

4.564 The Mayor's Energy Strategy also provides a framework for energy policies within the London Plan (2011) and Further Alteration to the London Plan (2014). It states that delivery involves the combined approach of:

- reducing London's contribution to climate change by minimising emissions of CO<sub>2</sub> from all sectors through energy efficiency,
- CHP/CCHP, renewable energy and hydrogen;
- helping to eliminate fuel poverty by giving Londoners, particularly the most vulnerable group's access to affordable warmth;
- Contributing to London's economy by increasing job opportunities, delivering sustainable energy and improving London's housing and other building stock.

4.565 Sustainable Design and Construction The London Plan Supplementary Planning Guidance (2006) also provides detailed guidance and preferred standards for achieving sustainable design and construction.

4.566 Policy CC1 of the LBHF Core Strategy relates to reducing carbon emissions and resource use and adapting to climate change impacts. It requires development to make the fullest possible contribution to the mitigation of and adaption to climate change. It states that the Council will tackle climate change by:

4.567 Reducing carbon emissions from the redevelopment or reuse of buildings, by ensuring developments minimise their energy use, make use of energy from efficient sources and use renewable energy where feasible; maximising the provision of decentralised energy networks and integrating the use of renewable energy in the proposed regeneration areas; meeting London Plan targets for reducing carbon emissions from new development; promoting the efficient use of land and buildings and patterns of land use that reduce the need to travel by car; safeguarding existing heating and cooling networks in the borough; and; requiring developments to be designed and constructed to take account of the increasing risks of flooding, drought and heat-waves.

4.568 Policy H3 requires all housing development to be in line with the Code for Sustainable Homes.

4.569 The Development Management Local Plan also sets out the Council's approach to tackling and adapting to climate change and other environmental matters. Policy DM H1 states that the Council will require the implementation of energy conservation measures which includes implementing the London Plan sustainable policies and requiring energy assessments for all major development to demonstrate and quantify how the proposed energy efficiency measures will reduce the expected energy demand and CO2 emissions. Policy DM H2 states that the Council will require the implementation of sustainable design and construction measures to ensure new developments incorporate sustainable measures such as making the most effective use of resources such as water and aggregates, sourcing building materials sustainably, reducing pollution and waster, recycling and conserving the natural environment.

4.570 The White City Opportunity Area Planning Framework also refers to sustainability strategies which include:

- Addressing the shortfall of electrical capacity at White City;
- Addressing energy demand through the Energy Hierarchy (Be Lean, Be Clean, Be Green) and move towards zero carbon development over the life of the plan;
- Establishing a decentralised energy network that serves new development within the OA and potentially beyond with low carbon heat;
- Designing buildings to minimise energy use with energy efficient design
- Incorporating appropriate and complimentary renewable energy sources.

4.571 A Sustainability Statement has been submitted with the application, as has Code for Sustainable Homes and BREEAM pre-assessments outlining the expected sustainability performance of the new development.

4.572 A detailed Energy Strategy has been submitted outlining the proposed sustainable energy measures to be integrated in the development. These will be supported by the use of building materials with low environmental impacts where possible, use of water efficient appliances such as WCs, showers and basins, implementation of measures to reduce noise and pollution, use of sustainable drainage measures to manage surface water flows, increasing areas of open space and improving biodiversity levels, managing waste and promoting recycling. The key sustainability features of the development are as follows:

- Water saving measures will lead to over 30% reduction in water use;
- Rainwater will be collected and used for toilet cleaning and window washing in offices;
- Water will be collected and stored on site to reduce local flood risk;
- The buildings are targeting a reduction of energy use by half compared to current building regulations;
- Each building will be highly insulated to minimise heat demand. The (low) heating and cooling demand will be met, in part, by renewable energy sources;
- Solar energy will provide approximately 7.5% of the development's electricity needs;

- Apartments will be insulated to exceed present standards by over 25% with heat recovery units included;
- The structural design will be developed to minimise embodied carbon;
- Low carbon and sustainably sourced materials will be selected;
- Green and brown roofs will be incorporated to enhance the local ecology;
- Site wide landscaping will be developed to promote biodiversity

4.573 Sustainable construction practices will be used during the project by complying with the Considerate Constructors Scheme. The Code for Sustainable Homes assessment shows that new build dwellings will meet level 4. The commercial elements of the scheme will be targeting the 'Very Good' BREEAM rating. The dwellings being created by re-furbishing the existing buildings are expected to reach the 'Excellent' BREEAM rating.

4.574 It is considered that the levels of sustainability being designed into the development are in line with the Development Plan requirements in terms of sustainable design and construction.

4.575 It is recommended that post- construction BREEAM/CSH assessments to show compliance with the required sustainability targets are submitted to the council for approval, for each relevant phase, of part thereof.

4.576 A detailed Energy Strategy has been submitted with the application. This sets out the proposed sustainable energy and carbon reduction measures to be implemented on the site. As part of the Energy Strategy, an assessment of baseline energy use and associated CO<sub>2</sub> emissions for the new development has been calculated to show its expected performance if designed and built to comply with the minimum requirements of the 2010 Building Regulations (Part L).

4.577 The energy assessment shows that the indicative design is calculated to generate 1,670 tonnes of CO<sub>2</sub> a year, if designed to meet the minimum requirements of the Building Regulations.

4.578 Passive design and energy efficiency measures have been integrated to reduce energy use. These include maximising the use of day-lighting and solar gain, improving thermal insulation performance of the main building elements (walls, roofs, floors and glazing) and increasing air-tightness levels to reduce heat loss. Energy efficient fittings and building systems such as low energy lighting with automated controls, heat recovery on the ventilation systems, high efficiency condensing boilers, efficient pumps, fans etc will also be specified to reduce energy use.

4.579 The energy assessment shows that the planned passive design and energy efficiency measures are calculated to reduce CO<sub>2</sub> emissions by 28.8%. The reduction (with use of renewables) would increase to 34.2%.

4.580 The Energy Strategy shows that a site wide district heating system with Combined Heat and Power (CHP), gas fired boilers, solar water heating, air-source heat pumps and PV panels is the proposed approach. The CHP will be located within in the basement of Plot A and will serve the whole site with the exception of Plot H which is severed from the rest of the site by the railway viaduct. Discussions with TfL have taken place and it appears that a connection point to the CHP in Plot A is currently not feasible. This allows the units to be introduced at appropriate times according to the phasing of construction. The revised strategy also makes a commitment to ensuring that

the system installed on the site will be capable of connecting into any future district heating network in the WCOA.

4.581 The proposed energy efficiency and low/zero carbon measures are calculated to reduce CO<sub>2</sub> emissions by 34.2% below the 2010 Building Regulation requirements. This compares to the London Plan target of 40%, so represents a slight shortfall which can be off-set through making a s106 contribution of £166.980 (which equates to 121 tonnes at £1380 per tonne rate of CO<sub>2</sub> emissions which need to be off-set. Consideration could be given to increasing the PV installation if there is any available roof space to increase the number of panels and fully meet the target. However, the approach is in line with LBHF and London Plan carbon reduction policies and is considered by officers to be acceptable.

4.582 In conclusion, the proposed development has been designed to meet Level 4 of the Code for Sustainable Homes and a BREEAM rating of Very Good or Excellent subject to individual tenancy agreements. The proposed development would include a centralised energy centre, which would provide the heating and hot water requirements for the development (except for Plot H) through Gas fired CHP units. Each building will also provide further renewable energy technologies (such as green/brown roofs and photovoltaic panels) to supplement the provision of gas fired CHP units as appropriate to their carbon reduction target and energy profile. This would result in a significant reduction of CO<sub>2</sub> emissions beyond the Building Regulations 2010 compliant level. The proposed development is therefore considered acceptable in accordance with policies 5.1, 5.2, 5.3, 5.6, 5.7, 5.8, 5.9, 5.11, 5.12, 5.13, 5.14, 5.15, and 7.19 of the London Plan (2011) and FALP (2014) policies CC1, CC2 and H3 of the Core Strategy (2011) and policy DM H1, DM H2, DM H3, DM H4, DM H5, DM H6, DM H7, DM H8, DM H9, DM H10, DM A2 and MD A9 of the Development Management Local Plan 2013 and the Council's Planning Guidance Supplementary Planning Document.

## **Accessibility**

4.583 The proposed development has been considered within the context of London Plan/FALP policies; 1.1, 3.8, 3.16, 4.5, 7.1, 7.2, 7.3 & 7.5; DM Local Plan policies and Core Strategy Policies; B4, H4 & OS1 and the Council's Access policies set out in the Supplementary Planning Document. Policy 7.2 requires new development to embrace the principles of inclusive design.

4.584 The access section of the Design and Access Statement and the DAS Addendum report sets out how accessibility considerations have been designed into the scheme.

4.585 Where possible, the proposed residential units within all buildings (including the indicative layouts) have been designed to meet the Lifetime Homes Standards which aim to make homes more flexible, convenient, safe and accessible. The internal layouts within plots F, G and H are reserved. Plots B, C and E comprise the residential buildings that have been designed in detail. As such, the layouts of plots B, C and E have been provisionally assessed against the lifetime homes criteria. Given the impracticalities of altering the fabric within plot B (given its listing status), not all units would meet the lifetime homes standard in this block which requires access to the main living spaces at the same level as the entry to the unit. As such, there are duplex units and top floor penthouses which would not meet all lifetime homes standards.

4.586 Officers consider that there is a sound justification, on balance to allow the non-lifetime home compliant units in this instance. Firstly, officers have considered the sensitivity of the existing listed building and the character of the façade which addresses the Helios Courtyard. The flats have been arranged in one bed duplexes at lower levels with the units facing the courtyard, and with three-bed penthouses at the upper floor levels. Entry to the duplex units and penthouses is provided at their lower levels (which contain bedrooms and bathrooms) with the upper floors containing the main living spaces. The entrance doors to the flats are located from a central corridor in the inner ring which provides circulation around the entire block excluding the hotel rooms). There is a circular corridor on each floor level at plot B with the exception of the top floor which contains the self contained upper floors to the larger penthouse apartments.

4.587 The one-bed duplex units facing the Helios Courtyard at lower floor levels contain their front entrance at the lower level from the internal corridor (building level one). This floor level contains the bedrooms and bathrooms for each unit. This accommodation within this floor level would be unsuitable for the main living area as it would have limited aspect from the 2 slit windows in the façade of the building. Increasing the amount of windows on this part of the elevation may significantly alter the fabric of the listed building to the detriment of the special historic character. As this part of the building is considered to be of special interest in listed building terms, the proposed minimum levels of intervention to the elevations is considered appropriate. The upper levels to the duplex units (building level two) contain the main living spaces. This floor comprises an open plan living/dining/kitchen room. This level contains larger glazed areas giving a better aspect with higher levels of light within the unit.

4.588 To enable compliance with the lifetime homes standard (requiring access to the living areas at the same level as the unit entrances) consideration has been given to reconfiguring the duplexes to ensure that the front entrance is on the same floor level as the living spaces. This could be achieved by either moving the duplex entrances from building level one to building level two, or rearranging the duplexes to provide living rooms on the lower floors (building level one). Officers consider that both options would significantly compromise the standard of accommodation within the units given the former option could result in the loss of internal floorspace within living rooms and the latter option would result in living spaces that would be poorly served by natural light with a poor aspect.

4.589 In light of the above, officers consider the proposed layout would constitute the optimum quality of residential accommodation which on balance would justify a relaxation of the lifetime homes standards. The similar provision of units was considered by officers to be compliant at the time of the previous assessment of the consented 2013 scheme and there has been no material change in circumstances to view the scheme any differently.

4.590 The top floor penthouses have been designed to ensure that the upper floors are all self contained which would give direct access onto private roof terraces. These units also potentially provide family sized units thereby it is necessary to ensure access to the outdoor amenity spaces is from the living area rather than bedrooms. There is limited scope to provide entrances at the top floor level without making substantial alterations to the listed building, which may be unacceptable in design terms. It is considered that the layout of the upper floor penthouses is acceptable as the alternative arrangements (ie: switching the floors or entrances around) would result in the provision of lower quality units and would potentially be less efficient in design terms. As such, these units

are considered to be acceptable and a relaxation of the lifetime homes standard is justifiable on balance.

4.591 Details of the lifetime homes compliance, within each outline plot would be secured by way of condition.

4.592 It is also intended that 10% of the residential units (within the whole development) would be designed to wheelchair accessible housing standard or easily capable of being adapted as wheelchair units. This provision has been factored into the detailed components within plots B, C and E. The approved layout of the ground floor of Plot C has been modified with the lift cores moved into the middle of the block. This move would ensure that level access is provided at all cores, and there is no longer any need for two platform lifts. In light of this modification, all of the residential units within all floors would be accessible to wheelchair users and persons of impaired mobility.

4.593 Each development plot would contain wheelchair accessible units (10% minimum) with the exception of plots E and F which contain three storey townhouses. Officers consider that it would take an onerous provision of works to adapt the townhouses into wheelchair units given the need to install a lift. As such, the wheelchair accessible units in total will total 10% of the development, once completed. This will be secured within the s106 agreement along with a clause requiring comprehensive marketing for wheelchair users.

4.594 In addition, to ensure compliance with the London Plan and LBHF Local Plan, 10% of the on-site car parking bays for the residential and commercial land uses should be designed capable of use by wheelchair users. The basement area underneath plots B and C would contain 234 car parking spaces. 48 spaces (10%) would be wheelchair accessible. 184 car parking spaces are provided within the basement of Plot E and 47 spaces (26%) are accessible. Plot F and H are in outline form, however, the s106 will also include an obligation on the developer to provide 10% spaces for all other plots to be wheelchair accessible and accessible to blue badge holders.

4.595 The non-residential components of the development (in plots A, B, C, D, G and H) would be designed to be fully accessible, through the provision of level access thresholds (to be conditioned) and appropriately sized entrances, corridors, lifts and doorways (to be compliant with the Council's and Mayor's SPG).

4.596 The proposals would make provision for a significant level of new public realm, including a newly landscaped forecourt area which would be open to the public. The public realm proposals also include the provision of landscaping within the Helios Courtyard (in plot B), a village green (in plot F), a newly resurfaced ring road (all plots) and routes between the plots including a route through plot B and C to form a more direct link between Wood Lane, the development and Hammersmith Park. The Access Statement submitted in support of the planning application sets out the proposed access strategy for the areas of public realm. The design intention is to ensure that all spaces and external areas are fully inclusive and accessible, which has been broadly achieved with the exception of the steps between plot G and Plot E, and the slope from at the western elevation of Plot E which is to be re-graded, to provide the car new car park entrance. The space in between plots E and G comprises a transition space which provides access from the lower level up to the ring road. Officers are satisfied that this would not form a major route within the site and that alternative routes through the site are provided which negates the need to install a platform lift at this area.

4.597 It is intended that there would be step-free routes, taxi set downs/up-stands and shared spaces running in the designated areas within the site. It is considered that routes would be legible and clearly defined.

4.598 In terms of possible future shared surface areas, a commitment to further consultation with all relevant parties would be secured through a condition designed to ensure appropriate consultation on detailed proposals for shared surface streets and for public play facilities, as envisaged in paragraph 7.18 of the London Plan. Conditions are also recommended to ensure that the communal landscaped areas are fully accessible to disabled residents and visitors (including wheelchair users and the visually impaired) thereby offering rest and recreation for both older and disabled persons and that there is a level threshold to all these spaces.

4.599 Conditions are recommended that would ensure that the landscaped areas for each phase of the development would be inclusive and accessible. These should include full details of the design, natural lighting, seating and location of landscaped gardens and pathways to show how these will be attractive, durable, adaptable and accessible to all.

4.600 Given the phased approach to the development of the site, it is considered the overall scheme should be monitored at different stages to ensure all aspects of the development are designed to optimise inclusivity throughout the construction process. A condition has been added which requires an Inclusive Access Management Plan (IAMP) be provided. This should set out a strategy for ongoing consultation with specific interests groups with regard to the accessibility of site.

4.601 The proposed development includes the provision of new buildings, public spaces, footways, carriageways and balconies and roof terraces which has been designed to be fully inclusive and accessible to equalities groups with the following characteristics: Age, Disability and Pregnancy and Maternity. In terms of the provision of wheelchair accessible units, the development would provide 10% of all units to be fully wheelchair accessible in accordance with local and strategic policy. The development will also be designed to be compliant with lifetime homes standards which ensures that the properties are suitable for people of all ages.

4.602 The public spaces subject to the detailed component of the applications have been designed to be fully inclusive in terms of their materials, layout, gradients and legibility. The play areas would be conditioned to ensure the play equipment would be accessible for disabled children and the surface materials to ensure suitability for wheelchair users. There will be level thresholds to all buildings to ensure that people with the above equalities characteristics will have full access.

4.603 The proposed offices, cinema, gym, members club, hotel, retail and restaurant uses within the question mark building (plots A, B and C) and the café/restaurant and offices in Plot D have been designed to ensure that adequate provision for disabled visitors and workers has been incorporated into the design and layout. For example, accessible wc facilities are provided for each use/premises, along with the provision for adequate internal manoeuvring space for wheelchairs and convenient access to step-free drop-off points for taxi borne visitors.

4.604 The public spaces subject to the outline consent will be subject to planning conditions and design codes to ensure the above groups would also have full access to the spaces between the buildings. The buildings within development plots F, G and H subject to the outline consent would also be regulated via planning conditions that would ensure access for all.

4.605 It is considered that a further condition is imposed which requires 10% of the hotel rooms to be wheelchair accessible which ensures the needs of wheelchair users are considered in accordance with planning policies. In terms of inclusive access and design, it is considered that due regard has been given to the above listed equalities groups in accordance with the Council's duties under the equalities act.

4.606 In conclusion, subject to detailed design, it is considered that the proposals would result in the provision of an inclusive environment, broadly in accordance with London Plan policies; 1.1, 3.8, 3.16, 4.5, 7.1, 7.2, 7.3 & 7.5; DM Local Plan policies, Core Strategy Policies; B4, H4 & OS1 and the Council's Access policies set out in the Supplementary Planning Document.

### **Equality Issues:**

4.607 As set out in earlier paragraphs of the report, the Council's statutory duty under the Equality Act 2010 applies to planning decision making. In the consideration of all planning applications the Council has to have regard to all relevant planning policies available at the time unless material considerations indicate otherwise.

4.608 The protected characteristics to which the Public Sector Equality Duty (PSED) applies now include age as well as the characteristics covered by the previous equalities legislation applicable to public bodies (i.e. disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, sexual orientation, religion or belief and sex).

4.609 Section 149 of the Equality Act (2010) requires the Council to have due regard to the need to (a) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act; (b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it; (c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it. This means that the Council must have due regard for the impact on protected groups when exercising its functions, and case law establishes that this must be proportionate and relevant, and does not impose a duty to achieve results.

4.610 A full equalities impact assessment (EQIA in planning terms, to distinguish it from EIA which deals with environmental impacts) is attached to this report as an appendix. Here, officers have summarised the positive and negative impacts which have been identified in the analysis and the proposed mitigation measures by way of condition and planning obligations.

4.611 The analysis of equality impacts of the planning application on protected groups as defined by the Act shows that generally there are positive impacts on age, disability, pregnancy and maternity, sex, race, religion and belief including non-belief and children in relation to the applicant's proposals to provide new employment, retail, open space and play space, transport improvements, culture and social infrastructure.

4.612 The development proposals contribute towards providing sustainable development across the opportunity area as a whole including transport and social infrastructure requirements and offers new opportunities to access housing, employment, retail and community space and new public open space and play space. Officers consider the proposals align well with the Council's vision for the area as set out within the draft WCOAPF guidance, to build a prosperous, vibrant and cohesive community in this part of the borough by providing a level of new housing and providing levels of additional employment which will further help to realise the economic potential of the area.

4.613 There would also be positive impacts in relation to the housing proposed, with the units being built to lifetime homes standards where feasible in light of the listed building constraints and 10% of the residential and hotel units being designed to be wheelchair accessible. Lift access is provided throughout the buildings from the basement car parks, thus helping to facilitate equality of opportunity between disabled people and non-disabled people.

4.614 The public realm would be designed in a manner which is accessible to all user groups, including those with mobility impairments such as wheelchair users or the visually impaired. Walking and cycling opportunities for new residents and for others would also be provided with links to the wider area.

4.615 Disabled parking spaces are to be provided within the development and the management of the spaces will be set out as part of a Car Park Management Strategy. This would ensure that Blue Badge parking would be provided for all residents who require it, and will be increased as and when required. The disabled parking provision in the public car park would be monitored and increased in accordance with demand.

4.616 Negative impacts are identified in relation to the impacts of construction (age, disability and pregnancy and maternity). The impacts of construction in terms of traffic, noise and air quality are expected to have varying degrees of negative impacts on age, disability, pregnancy and maternity and children. These impacts are however considered short term and would depend on the measures that are set out in the Construction Management Plan and other conditions aimed to mitigate the impacts.

4.617 The level and tenure of affordable housing (ie: mostly as DMS units) might have a negative impact for people in the categories of age, disability, pregnancy and maternity, race, and sex (women) who are less economically active. However, the proposals make provision for 10 affordable rented units for people with learning difficulties and these would be provided at rents no higher than the local housing allowance levels. The affordability of the DMS units has been justified in the FVA which has been independently examined.

4.618 Having regard to the Viability Appraisal, the individual circumstances of the sites and the planning and regeneration benefits to the White City Opportunity Area, it is considered that the level of affordable housing proposed is the most that can be viably provided and it will contribute towards sustainable mixed and balanced communities.

4.619 While there will be some groups who may be less likely to be able to access the affordable housing than others due for example, disability and race, as analysed in the

EqIA, it is not considered that this means that all, for example, disabled people will be unable to access this type of housing, and this will not result in unlawful discrimination.

4.620 Additional negative impacts are identified in relation to the accessibility of the private members club which occupies floor area in the 8<sup>th</sup>, 9<sup>th</sup> and 10<sup>th</sup> floors of Plot A. It is considered that due to the strict membership requirements of the club, the facility will not be available to certain equalities groups whom would not be eligible for club membership. This potentially excludes all equalities groups, but not for equalities reasons. At the same time, the club would potentially provide access for all groups, provided the member/club applicant would meet the membership requirements.

4.621 It is considered that there would be negative impacts during the extended demolition and construction phases (on age, disability and pregnancy and maternity) as additional demolition and construction work is required to implement the revised development. The impacts (including the additional impacts) of construction in terms of traffic, noise and air quality are expected to have varying degrees of negative impacts on age, disability, pregnancy and maternity and children. These impacts are however considered short term and would depend on the measures that are set out in the Construction Management Plan and other conditions aimed to mitigate the impacts.

4.622 Officers consider that the proposed conditions and section 106 agreement should go towards minimising any negative impacts as a result of the development proposals though they will not fully eliminate them due to the scale of the redevelopment and the short term impacts identified in some protected groups as identified in the EQIA and summarised in this section of the PADCC Report. Also, members should note that the mitigation measures proposed are not intended to give favourable treatment to any particularly affected group, as officers consider that they are necessary to make the development acceptable in planning terms and will apply to all affected people currently residing on the site and future occupiers.

4.623 In conclusion, it is considered that LBHF has had due regard to section 149 of the Equality Act 2010 in its consideration of this application and resulting recommendations to PADCC Members.

### **CIL/Planning Obligations**

4.624 In dealing with planning applications, local planning authorities consider each on its merits and reach a decision based on whether the application accords with the relevant development plan, unless material considerations indicate otherwise. Where applications do not meet these requirements, they may be refused. However, in some instances, it may be possible to make acceptable development proposals which might otherwise be unacceptable, through the use of planning conditions or, where this is not possible, through planning obligations.

4.625 The Community Infrastructure Levy Regulations - CIL Regulations (2010) set out a number of tests to ensure the application of planning obligation is sound. These tests state that planning obligations must be:

- (1) necessary to make the development acceptable in planning terms,
- (2) directly related to the development,
- (3) fairly related in scale and kind to the development

4.626 The National Planning Policy Framework provides guidance for local planning authorities in considering the use of planning obligations. It states that authorities should consider whether unacceptable development could be made acceptable through the use of conditions or planning obligations and that planning obligations should only be used where it is not possible to address unacceptable impacts through a planning condition. It adds that where obligations are being sought or revised, local planning authorities should take account of changes in market conditions over time and, wherever appropriate, be sufficiently flexible to prevent planned development from being stalled.

4.627 Policy 8.2 of the London Plan (and Further Alterations to the London Plan 2014) states that: when considering planning applications of strategic importance, the Mayor will take into account, among other issues including economic viability of each development concerned, the existence and content of planning obligations. Development proposals should address strategic as well as local priorities in planning obligations. Affordable housing, supporting the funding of Crossrail where this is appropriate (see Policy 6.5); and other public transport improvements should be given the highest importance. It goes on to state: Importance should also be given to tackling climate change, learning and skills, health facilities and services, childcare provisions and the provision of small shops.

4.628 Core Strategy policy CF1 requires that new development makes contributions towards or provides for the resulting increased demand for community facilities. The proposals form part of Strategic site WCOA 1. As such, officers have taken a co-ordinated and strategic approach to ensuring necessary and appropriate levels of s106 contributions for all development schemes in this part of the WCOA to mitigate the impact on existing infrastructure and facilitate for emerging and future needs. The WCOAPF also outlines the need for contributions in the area to go towards the local and strategic transport infrastructure and social infrastructure, and non-infrastructure needs that may arise due to the resulting development pressures. Major transport interventions are required to facilitate sustainable regeneration of the area, which is currently constrained by the existing highway and public transport network.

4.629 The necessary infrastructure required to absorb the planned level of development within the opportunity area is set out within the WCOAPF Development Infrastructure Funding Study (DIFS) which identifies a comprehensive list of critical enabling and desirable infrastructure projects and initiatives.

4.630 In the context of the above, Chapter 9 of the Core Strategy states that the Council will implement the policies and proposals of the Core Strategy and seek to ensure that the necessary infrastructure and non-infrastructure is secured to support regeneration by, inter alia, negotiating s.106 obligations.

4.631 A Legal Agreement is proposed in order to secure the necessary infrastructure and non-infrastructure to mitigate the needs of the proposed development and ensure the proposal is in accordance with the statutory development plan. The nature of the proposal, involving works to public highways, means that an agreement under s.278 of the Highways Act 1980 may also be necessary.

4.632 The applicant has agreed to enter into a legal agreement(s) under Section 106 of the Town and Country Planning Act 1990 (As Amended) and S278 of the Highways Act 1980 . The Legal Agreement will include new affordable housing and financial

contributes towards improvements to local highways, improvements to public transport, improvements to cycle facilities, contributions to health and education, affordable housing provision, new community facilities, safety/policing measures and employment and training initiatives. The contribution would be secured to enable any necessary infrastructure and non-infrastructure to be delivered to accommodate the level of growth sought within the White City regeneration area, one of the five Regeneration Areas in the Borough. Officers have consulted with the various departments in the Council and TfL to confirm the individual requirements for this scheme. Non-financial contributions are sought to mitigate the impacts of the development and to make the development acceptable in planning terms. The S106 Legal Agreement attached to the 2014 scheme will replace the 2013 scheme s106.

4.633 As such, the applicant has agreed to provide a total s106 package of **£10,000,000**. Officers consider the S106 contribution necessary, proportionate, reasonable, directly linked to the development.

#### **Heads of Terms:**

4.634 The proposed legal agreement would incorporate the following heads of terms.

**Affordable Housing:** Provision of on-site affordable housing within Plots H and G of up to 20% of the whole development with a base line (minimum) provision of 15% comprising DMS Units and no less than 10 x Affordable Rented Units for people with special needs within Plot H.

A further review of the development viability will be carried out in order to:

- (i) determine whether any additional DMS affordable housing can be provided in Plot G, provided that the total percentage of affordable housing (within the whole development) does not exceed 20% of the total number of residential units within the development..
- (ii) determine whether the tenure of the affordable housing units in Plot H should be converted to social rented or another 'affordable' tenure;

The Review Mechanism would consider the provision of grant funding becoming available in the future, in order to potentially enhance the affordability of the affordable housing units including any social rented accommodation which is to be agreed.

Occupants of the affordable housing units will be liable to pay a fair reasonable contribution to level of service charge up to an agreed maximum cap within the level of affordability as defined by the London Plan 2011.

**Financial Contributions:** A Total Financial Contribution of £10,000.000 towards socio, physical and economic infrastructure and non-infrastructure necessary to support the planned development and additional S106/S278 Transport Mitigation measures.

This following sums apply for each obligation.

**Education:** A financial contribution of £1.346.363 to increase the capacity of existing school facilities or towards new facilities to meet both the primary and secondary education needs of the development.

**Health:** A financial contribution of £1.149.725 to the Primary Care Trust (PCT) required to increase capacity of existing facilities to meet the health needs of the development and to provide and support healthcare services to cope with population growth in the White City Opportunity Area.

**Employment:** A financial contribution of £1,600,000 towards the provision of workplace co-ordinators, running costs of local Job Shop, pre-employment and vocational training. Apprentice and Trainee costs, procurement and supply chain provision, local business engagement and consultation and provision for loss of employment generating land. The applicant will commit to the following non-financial contributions comprising the submission of an Employment and Training Strategy (ETS) for construction and operational jobs in the development. The ETS would include details of early notification of jobs, exclusivity periods for local residents, labour forecast levels, commitment to recruit locally where possible, apprenticeships/trainee provisions, collaborative working with LBHF;

**Transport and Highways:** White City Opportunity Area Transport and Highways Infrastructure: A total financial contribution of £2.400.000 towards sustainable transport infrastructure within White City which could include the following:

- Off site highways and streetscape works: Contribution to off-site highways public realm and streetscape improvement works as identified in the Transport Study prepared for the WCOAPF.
- Contribution towards or provision of London cycle hire docking station (up to £200,000 out of the WCOAPF transport fund).
- Bridge South of the Hammersmith and City Line Viaduct.
- Bus capacity: A financial contribution of up to £450,000 (£90,000 per year for 5 years; out of the £10,000.000)
- Review of the controlled parking zone: A financial contribution of up to £100,000 (out of the £10,000.000) towards on-street car parking, reviewing the Controlled Parking Zone (CPZ G) restrictions, carrying out consultation with LBHF and making any necessary changes to the CPZ is to be sought.
- Travel Plan: Travel Plans to be submitted for approval for both residential units and non-residential uses in relation to each phase of the development and a requirement to comply with the approved Framework Travel Plan. The Travel Plan shall identify - - Sustainable Travel Plan Measures to be made available to occupiers of the residential units of the development which may include:
  - targets for the monitoring of vehicle trips generated by the development to ensure they do not exceed the modelled levels;
  - financial incentives to encourage cycling, for example, through bike loans and cycle vouchers;
  - the provisions of a Travel Pack to ensure all prospective occupiers are fully aware of their sustainable transport choices; and
  - the nomination of a Travel Plan Co-ordinator.
- £10k for travel plan monitoring (out of the £10,000.000)

**Energy:** A contribution of £166,980 towards off-setting the shortfall of CO2 emissions, from the development, to be spent by reducing CO2 emissions within the WCOAPF area.

Other unspecified monies up to £2,776,905 (leftover from the £10,000.000) may include contributions towards WCOAPF Infrastructure and non-infrastructure (including but not limited to):

- **Junction improvements** to facilitate development: Wholly fund works to Wood Lane Macfarlane Road and Frithville Gardens to facilitate the development. Scope of works will be subject to a Section 278 Agreement under the Highways Act. The scope of the works will be identified by LBHF and the cost of the design/survey would be up to £50,000. (The cost of the survey and final s278 works specified in the survey would be extracted from the unspecified £2,776,905. The developer will fund the full cost of the s278 highways works including any stopping up orders required).
- **Open Space:** A contribution towards provision of local public realm, amenity spaces including but not limited to White City Green;
- **Access Provision:** A financial contribution towards step-free access to White City London Underground Station;
- **Affordable Housing:**

Other Non-financial planning obligations include:

- Car parking permit restrictions: All the future occupiers (apart from blue badge holders) of the residential units to be provided within the development to be prohibited from applying for or holding on street residential car parking permits in existing/proposed CPZs within the area.
- Cycle Link/TrL Arches strategy: A commitment to work with TfL and LBHF towards the design, layout and provision of a north-south cycle/pedestrian route at the TfL owned land alongside the Hammersmith and City London Underground line viaduct.
- Car Club Facilities: Provision of a car club facility within the development including arranging location and operation of car parking spaces.
- On site roads/streets: To be designed and built to an acceptable standard and specification approved by the Council and provisions/maintenance relating to access.
- Open and Play Space: Phased provision of on-site public open space in accordance with agreed drawings and specification. The on-site public open spaces include the front forecourt, the Helios Courtyard and the village green (on plot F). The implementation of each of the key spaces would be phased with practical completion of the relevant phase of the development. Public rights of access to the public realm area within the proposed development, including the public open space and maintain provision of children's and young people's play and recreation space in accordance with an agreed phasing provision and in accordance with agreed in drawings and specification. General public to be granted access to the public open space in accordance with agreed terms to be set out in the s106 agreement. The provision of the linkage through Plots B and C will be secured.
- Operations Management Plan: Provision of an on-going Operations/site Management Plan which will cover the site including the central route (through plots B and C), site entrances, Frithville Gardens pedestrian entrance, site security and match day procedures, a programme of public events within the forecourt and TV Studio night time management and monitoring; Loading and Unloading operations and the general operations and access management plan for the members club. The Management Plan will include monitoring of the site

- security at the interface with Frithville Gardens including any necessary measures to secure the site late at night, or during QPR match-days.
- Energy: The communal heating system should be installed in such a way that ensures future potential to connection to a White City district heat network in this part of the borough.
  - The applicant is also committed to meeting Code for Sustainable Homes Level 4 and BREEAM Very Good and would use reasonable endeavours for an Excellent Rating.
  - Accessibility: Wheelchair Accessible Units: The Council will secure 10% of wheelchair accessible residential and hotel units within the development.
  - The applicant will use reasonable endeavours to ensure that the Wheelchair Units are marketed to as wide an audience as possible at all stages of marketing the Residential Units. An Exclusive provision and marketing (for a period of 6 months) required.

#### *Instalments Plan/Trigger Points*

4.635 Subject to an acceptable s106 package being agreed, officers will consider the principle of staggering the s106 payments so ensure the scheme is fully delivered in recognition of the need to ensure development viability. We would expect that detailed information on cash flows, development programming and construction plans to be provided to justify the timing/phasing of payments. Outstanding monies will be index-linked from date of granting permission.

#### *Monitoring and Professional Fees*

4.636 As is standard practice within LBHF, officers will be seeking to recover the costs involved with the preparation and signing of the section 106 legal agreement plus, A contribution to the Council towards the monitoring of obligations of the section 106 agreement and monitoring environmental and other development impacts during the construction process.

#### *Mayoral CIL*

4.637 The CIL regulations came into effect on 1 April 2012. The proposed development will be liable for payment for Mayoral CIL (to go towards Cross rail) in accordance with policies 6.5 and 8.2 of the Further Alterations to the London Plan (2014) The current estimate for this application will be approximately £1,271,200 million.

### **Conclusions:**

**Principle of Development/Regeneration:** The principle of a comprehensive mixed use redevelopment of the site including residential, office, hotel, retail, ancillary TV Studio and leisure uses including the sui generis members club is considered to be acceptable and in accordance with national, strategic and local planning policies, which advocate making the most efficient use of brownfield land in sustainable locations and would help meet local and strategic housing needs. The proposed development would contribute to the regeneration of the area by increasing the range of employment opportunities, improve linkages and connections within the area and would promote sustainable economic growth. The relatively small size and location of the proposed retail and leisure uses would not compromise the vitality or viability of surrounding centres. The proposed development would contain appropriate land uses that are compatible with the White City Opportunity Area which is well served and accessible by public transport. The proposed development is therefore considered acceptable in accordance with policies 2.13, 2.15, 3.3, 3.4 of the London Plan (2011) and Strategic

Policies WCOA, WCOA1, A, B, C and H1 of the Core Strategy (2011) and White City Opportunity Area Planning Framework (2013).

**Housing:** The proposed development would contribute towards providing much needed additional housing in accordance with London Plan Policies 3.3B, 3.3D and 3.3E and would help the borough meet its housing targets in accordance with Table 3.1 of the London Plan. It is considered that the development would contribute towards the indicative housing targets set out in Strategic Policy H1 of the Core Strategy which promotes the development of new housing within the Strategic Sites and Core Strategy Policy WCOA and WCOA1 for developments within the White City Opportunity Area which set an indicative housing target of 5,000 homes is proposed across the plan period. The principle and density of residential development proposed is considered acceptable and would be in accordance with London Plan Policies 3.3 and 3.4 and Core Strategy Strategic Policies H1, H3, A and WCOA1. The proposed development would comprise an appropriate mix of dwelling sizes that would meet local and London-wide housing needs and is therefore considered to be in accordance with policy 3.8 of the London Plan (Further Alterations 2014) and policy H4 of the Core Strategy. In the context of these policies and having regard to the Viability Assessment, the individual circumstances of the site and the planning and regeneration benefits arising from the development, it is considered that the provision of affordable housing is acceptable and would be in accordance with Policies 3.8, 3.10, 3.11 and 3.12 of the London Plan 2011 and Further Alterations (2014), and policies H1, H2, H3 and H4 of the Core Strategy 2011 and policies DM A1, DM A2, DM A3, DM A4, DMA9 of the Development Management Local Plan 2013 and the Council's Planning Guidance Supplementary Planning Document and White City Opportunity Area Planning Framework (2013).

**Design:** It is considered that the proposed development, subject of the detailed application would be of a high quality design and would make a positive contribution to the character and appearance of the White City Opportunity Area, both enhancing the character of the Wood Lane Conservation Area and the setting of the Grade II listed Television Centre building. The scale and massing of the detailed components of the proposed development, and as defined by the outline parameters plans is also considered to be appropriate. Specifically, the scale, massing, height, design and relocation of the new East Tower is considered to be supported by Core Strategy Strategic Policy WCOA. Although the proposed development will be visible and will have an impact on views from within LBHF it is considered that the impact is not one of significant harm to conservation areas or local townscape and the proposed development would positively contribute to the skyline of this part of White City. The proposed development is therefore considered acceptable in accordance with policies 7.1, 7.2, 7.3, 7.4, 7.5, 7.6, 7.7, 7.8 and 7.21 of the London Plan 2011 and policies WCOA, WCOA1 and BE1 of the Core Strategy 2011 and policies DM G1, DM G2, DM G6 of the Development Management Local Plan 2013, and the Council's Planning Guidance Supplementary Planning Document and White City Opportunity Area Planning Framework (2013).

**Built Heritage:** The proposed internal and external alterations to the Grade II listed Television Centre building are considered to be sympathetic and would preserve the elements of the heritage asset that are of the highest significance within the building. As such, the alterations are considered to preserve the special historic and architectural interest of the heritage asset. The proposed demolition of the peripheral buildings, including Stages 4 and 5, the MSCP, East Tower, Drama Block and Restaurant block is deemed acceptable in the context of satisfactory proposals for replacement buildings

and would cause less than substantial harm to the character or appearance of the conservation area and setting of the retained listed buildings. The proposed development would be visible from within LBHF and from isolated instances in the Royal Borough of Kensington and Chelsea. The impact of the proposal on the historic significance, visual amenity, character and appearance of these areas, in particular Wood Lane Conservation Area and setting of the Grade II listed buildings in the area, is considered on balance, to be acceptable. The proposed development is therefore considered to be acceptable and in accordance with policies 7.4, 7.7 and 7.8 of the London Plan 2011 and Further Alterations (2014), policies BE1 and WCOA 1 of the Core Strategy 2011 and policies DM G1, DM G2, DM G6 and DM G7 of the Development Management Local Plan 2013 and the Council's "Planning Guidance" Supplementary Planning Document and White City Opportunity Area Planning Framework (2013).

**Residential Amenity:** It is considered that the proposed development would not result in significant harm to the amenities of adjoining occupiers in terms of daylight/sunlight, over-shadowing, and privacy. Potential impacts in terms of air quality, light pollution, solar glare, wind tunnelling, noise or TV/radio reception would be acceptable with regard to the various mitigation methods proposed which are secured by condition. In this regard, the development would respect the principles of good neighbourliness. The proposed development is therefore considered to be acceptable and would be in accordance with policies 3.5, 3.6, 3.8, 7.3, 7.6, 7.7, 7.14 and 7.15 of the London Plan 2011 and Further Alterations (2014) and policies BE1, H3 and CC4 of the Core Strategy (2011) and policy DM A9 and DM G1 of the Development Management Local Plan 2013 and the Council's Planning Guidance Supplementary Planning Document and White City Opportunity Area Planning Framework (2013).

**Access:** Subject to conditions, it is considered that the development would provide a safe and secure environment for all users. The development is therefore considered to be acceptable in accordance with Policies 3.8, 6.12 and 7.2 of the London Plan 2011 and Further Alterations (2014), policy H3 of the Core Strategy 2011 and policy DM H4 of the Development Management Local Plan 2013 and the Council's "Planning Guidance" Supplementary Planning Document.

**Quality of Residential Accommodation:** The proposal is considered to provide an acceptable standard of accommodation for future occupiers of the residential accommodation (private and affordable) in respect of the living space, aspect and amenity. The assessment is that the majority of the proposed units would benefit from acceptable levels of daylight/sunlight, outlook and privacy. The development is therefore considered to be acceptable in accordance with Policies 3.5 and 3.8 of the London Plan 2011 and Further Alterations (2014), Policy H3 of the Core Strategy (2011), Policies DM A2, DM A9 of the Development Management Local Plan 2013 and the Council's Planning Guidance Supplementary Planning Document and White City Opportunity Area Planning Framework (2013).

**Highways:** It is considered that the overall traffic impact of the proposed development would be less than anticipated in the forecasts undertaken by Transport for London in relation to the Transport Study undertaken for the White City Opportunity Area Planning Framework and as such, the traffic impact would be acceptable and in accordance with Core Strategy Policy T1 and DM Local Plan policy DM J1. The level of car, motorcycle and cycle parking is assessed as being acceptable in accordance with the policies DM J2, DM J3, DM J4 and DM J5 of the Development Management Local Plan 2013 and

the Council's "Planning Guidance" Supplementary Planning Document. The site is accessible and well served by public transport, the proposed development would enhance pedestrian and cycle linkages to the north-south and east-west of the site to the benefit of the wider White City Opportunity Area. It is considered that any impacts arising from the development would be mitigated by conditions and s106 provision to contribute towards sustainable transport infrastructure measures within the White City Opportunity Area and prevent significant increase in on-street parking pressures in surrounding roads. A car park management, servicing, road safety and travel planning initiatives would be implemented in and around the site to mitigate against potential issues. The proposed development is therefore considered acceptable in accordance with policies 6.1, 6.3, 6.9, 6.10, 6.11, 6.13 and Table 6.3 of the London Plan 2011 and Further Alterations (2014) and policy T1 of the Core Strategy (2011) and policy DM J1, DM J2, DM J3, DM J4, DM J5 and DM J6 of the Development Management Local Plan 2013 and the Council's "Planning Guidance" Supplementary Planning Document and White City Opportunity Area Planning Framework (2013).

**Sustainability:** The proposed development has been designed to meet Level 4 of the Code for Sustainable Homes and a BREEAM rating of Very Good or Excellent subject to individual tenancy agreements. The proposed development would include a decentralised energy centre, which would provide the heating and hot water requirements for the development (with the exception of Plot H) through Gas fired CHP units. Each building will also provide further renewable energy technologies (such as green/brown roofs and photovoltaic panels) to supplement the provision of gas fired CHP units as appropriate to their carbon reduction target and energy profile. This will result in a significant reduction of CO2 emissions beyond the Building Regulations 2010 compliant level. Subject to conditions, the proposed development is therefore considered to be acceptable and would be in accordance with policies 5.1, 5.2, 5.3, 5.6, 5.7, 5.8, 5.9, 5.11, 5.12, 5.13, 5.14, 5.15, and 7.19 of the London Plan (2011)/FALP (2014) and policies CC1, CC2 and H3 of the Core Strategy (2011) and policy DM H1, DM H2, DM H3, DM H4, DM H5, DM H6, DM H7, DM H8, DM H9, DM H10, DM A2 and MD A9 of the Development Management Local Plan 2013 and the Council's Planning Guidance Supplementary Planning Document and White City Opportunity Area Planning Framework (2013).

**Flood Risk:** The site is located in flood zone 1 (low risk). A Flood Risk Assessment (FRA) has been submitted which advises standard construction practices in order to ensure the risk of flooding at the site remains low. The development would therefore be acceptable and in accordance with Policies 5.12 and 5.13 of the London Plan (2011/FALP (2014)) and policy CC2 of the Core Strategy 2011 and policy DM H3 of the Development Management Local Plan 2013 and the Council's Planning Guidance Supplementary Planning Document.

**Recommendation(s):**

4.638 The combined outline/detailed application is hereby recommended for approval, subject to section 106, conditions and any subsequent direction from the Mayor of London.

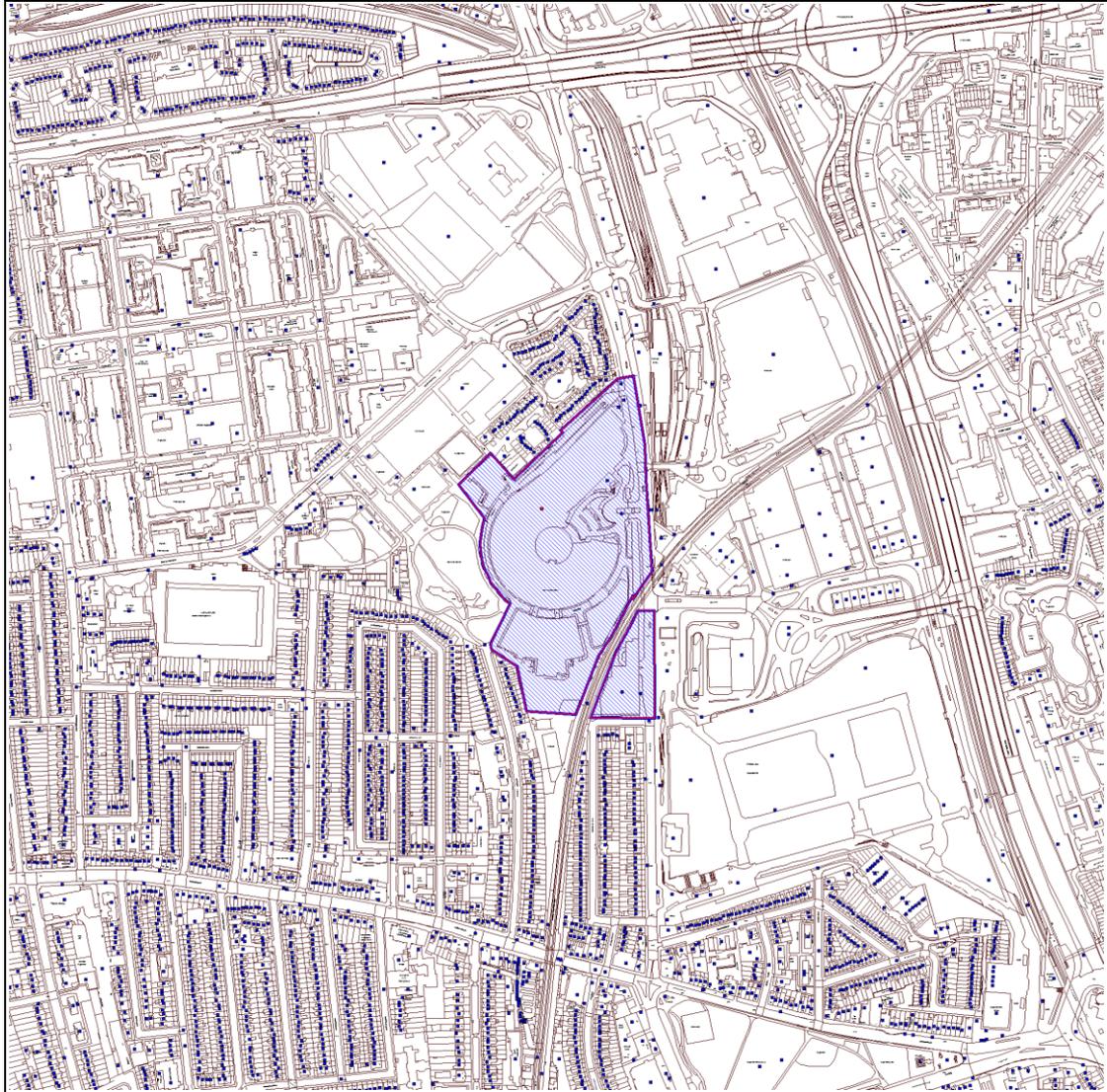
4.639 The proposals which are subject to Listed Building Consent, are recommended for approval subject to conditions.

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**Ward:** Shepherd's Bush Green

**Site Address:**

Former BBC Television Centre Wood Lane London W12



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**For identification purposes only - do not scale.**

**Reg. No:**  
2014/02532/LBC

**Case Officer:**  
Neil Button

**Date Valid:**  
11.06.2014

**Conservation Area:**  
Wood Lane Conservation Area - Number 42

**Committee Date:**  
10.12.2014

**Applicant:**

BBC And Stanhope PLC  
C/o Agent

**Description:**

Internal and external alterations to the former BBC Television Centre buildings to include works to the Inner Ring, Helios and Forecourt area, roof top alterations to the Inner Ring, demolition of Studios 4-8 and the wedge, Stages 4 and 5, the Restaurant Block, the Drama Block, the East Tower connecting bridges and tunnels and erection of replacement structures, demolition of gatehouses, removal of boundary treatment, proposed basement works, access and egress works, associated boundary treatment and landscaping and other associated ancillary works.

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P11,11066\_ABC\_(00)\_130 P11, 11066\_ABC\_(00)\_131 P11,11066\_ABC\_(00)\_132

P12, 11066\_ABC\_(00)\_133 P11,11066\_ABC\_(00)\_134 P11, 11066\_ABC\_(00)\_135

P11,11066\_ABC\_(00)\_136 P11, 11066\_ABC\_(00)\_137 P11,11066\_ABC\_(00)\_138

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P11,11066\_ABC\_(00)\_142 P10, 11066\_ABC\_(00)\_211 P12,11066\_ABC\_(00)\_212

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P12,11066\_ABC\_(00)\_611 P11, 11066\_ABC\_(00)\_612 P11,11066\_ABC\_(00)\_613

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P10,11066\_ABC\_(00)\_223 P10 11066\_ABC\_(00)\_321 P10,11066\_ABC\_(00)\_322 P10

**Application Type:**

Listed Building Consent

**Officer Recommendation:**

That the application be approved subject to the conditions below:

- 1) The works hereby granted consent shall not commence later than the expiration of 6 years beginning with the date upon which this consent is granted.

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 demolition hereby permitted shall not be undertaken before:

(i) details of a demolition phasing plan including details of the treatment of the facade of the outer ring where link bridge connections are to be demolished has been submitted to and approved in writing by the Council, and ;  
(ii) notice of the proposed demolition for the relevant phase, in writing has been submitted to the Council, and;  
(iii) details of all matters which require prior approval before the commencement of demolition works pursuant to planning permission reference 2013/02355/COMB have been submitted to and approved in writing by the Council. The demolition shall be carried out in accordance with the approved details.

To ensure that the demolition does not take place prematurely and to safeguard the character and appearance of the listed building, in accordance with policy DM G7 of the Development Management Local Plan (2013) and policy BE1 of the Core Strategy (2011).

- 3) The demolition of the outer ring between Studio 3 and Stage 6 hereby permitted shall not be undertaken before a building contract for the redevelopment of the outer ring between Studio 3 and Stage 6 in accordance with planning permission reference 2014/02531/COMB has been entered into and a copy of the building contract has been submitted to the Council for approval.

To ensure that the demolition does not take place prematurely and to safeguard the character and appearance of the listed building, in accordance with policy DM G7 of the Development Management Local Plan (2013) and policy BE1 of the Core Strategy (2011).

- 4) No demolition work shall take place until an internal and external photographic survey of the existing buildings where relevant has been submitted to, and approved in writing by, the Council. A copy of the approved photographic survey shall be deposited at the Local Archives prior to demolition works commencing. Demolition is permitted within the specified parts of the site, in accordance with the approved photographic survey submitted pursuant to application ref: 2013/02355/COMB.

To ensure that the demolition does not take place prematurely and to safeguard the character and appearance of the listed building, in accordance with policy DM G7 of the Development Management Local Plan (2013) and policy BE1 of the Core Strategy (2011).

- 5) No demolition shall commence prior to the submission and approval in writing by the Council of details of a scheme for the temporary fencing and/or enclosure of the relevant part of the site, and the temporary fencing/means of enclosure of that part of the site has been constructed in accordance with the approved details.

To ensure that the site remains in a tidy condition during and after demolition works and during the construction phase and to prevent harm to the setting of the listed building, in accordance with policy DM G7 of the Development Management Local Plan (2013) and policy BE1 of the Core Strategy (2011).

- 6) A detailed schedule of internal and external works of the relevant plot, or part thereof shall be submitted to the Local Planning Authority for approval prior to

commencement of work. The work shall be carried out in accordance with approved details.

In order to safeguard the special architectural or historic interest of the building in accordance with policy DM G7 of the Development Management Local Plan (2013) and policy BE1 of the Core Strategy (2011).

- 7) A Method statement for the salvage or protection of, secure storage and reuse of items of historic interest where relevant within and outside the building including foundation stone, plaques, signage and the Piper mural shall be submitted to the Local Planning Authority for approval prior to commencement of works. Such work shall be implemented in accordance with approved details and the items shall be permanently retained onsite.

In order to safeguard the special architectural or historic interest of the building in accordance with policy DM G7 of the Development Management Local Plan (2013) and policy BE1 of the Core Strategy (2011).

- 8) Detailed drawings of typical interiors at a scale of 1:20 in plan and elevation shall be submitted for approval prior to commencement of the relevant part of the development and implemented in accordance with approved details. Such details shall include the internal elevations of the existing reception area, South Hall and typical apartments, hotel rooms and retail units.

In order to safeguard the special architectural or historic interest of the building in accordance with policy DM G7 of the Development Management Local Plan (2013) and policy BE1 of the Core Strategy (2011).

- 9) Prior to the commencement of the relevant works, details of all works to external windows and doors including any replacement of glass where relevant; a comprehensive window and door condition survey; window samples and detailed drawings at a scale of 1:20 of all new and replacement external windows and doors shall be submitted to the Local Planning Authority for approval. The details shall be implemented in accordance with approved details.

In order to safeguard the special architectural or historic interest of the building in accordance with policy DM G7 of the Development Management Local Plan (2013) and policy BE1 of the Core Strategy (2011).

- 10) Prior to the commencement of the relevant works, details of all works to external ceramic tiles including any repair or replacement; a comprehensive external ceramic tile condition survey; and samples of new and replacement ceramic tiles shall be submitted to the Local Planning Authority for approval. The details shall be implemented in accordance with approved details.

In order to safeguard the special architectural or historic interest of the building in accordance with policy DM G7 of the Development Management Local Plan (2013) and policy BE1 of the Core Strategy (2011).

- 11) Details of vehicle entrance hoods and external noise attenuation measures associated with vehicle deliveries to Studios1-3 shall be submitted to the Local

Planning Authority for approval prior to the commencement of the relevant works. Such work shall be implemented in accordance with approved details.

In order to safeguard the special architectural or historic interest of the building in accordance with policy DM G7 of the Development Management Local Plan (2013) and policy BE1 of the Core Strategy (2011).

**Justification for Approving the Application:**

- 1) The proposed demolition is considered to be acceptable on the basis that sufficient justification has been provided and that permission exists for a satisfactory redevelopment scheme. Accordingly it is considered that the demolition would not have an unacceptable impact on the character and appearance of the listed building, in accordance with policy DM G7 of the Development Management Local Plan (2013) and policy BE1 of the Core Strategy (2011).

The proposed internal and external alterations to the Grade II listed Television Centre building are considered to be sympathetic and would preserve the elements of highest significance within and of the building. As such, the alterations are considered to safeguard the special historic and architectural interest of the heritage asset. The proposed development is therefore considered to be acceptable and in accordance with policies 7.4, 7.7 and 7.8 of the London Plan 2011 and Revised Early Minor Alteration (2013), policies BE1 and WCOA 1 of the Core Strategy 2011 and policies DM G1, DM G2, DM and DM G7 of the Development Management Local Plan 2013 and the Council's "Planning Guidance" Supplementary Planning Document and White City Opportunity Area Planning Framework (2013).

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

**All Background Papers held by Andrew Marshall (Ext: 3340):**

Application form received: 28th May 2014

Drawing Nos: see above

**Policy documents:** National Planning Policy Framework 2012  
The London Plan 2011 and Revised Early Minor Alterations to The London Plan, 2013  
Core Strategy 2011  
The Development Management Local Plan 2013  
Planning Guidance Supplementary Planning Document July 2013

**Consultation Comments:**

**Comments from:**

**Dated:**

**Neighbour Comments:**

**Letters from:**

150A Merry Hill Road Bushey WD23 1DE  
11 New Garden Drive West Drayton UB7 7JA

**Dated:**

22.09.14  
29.09.14

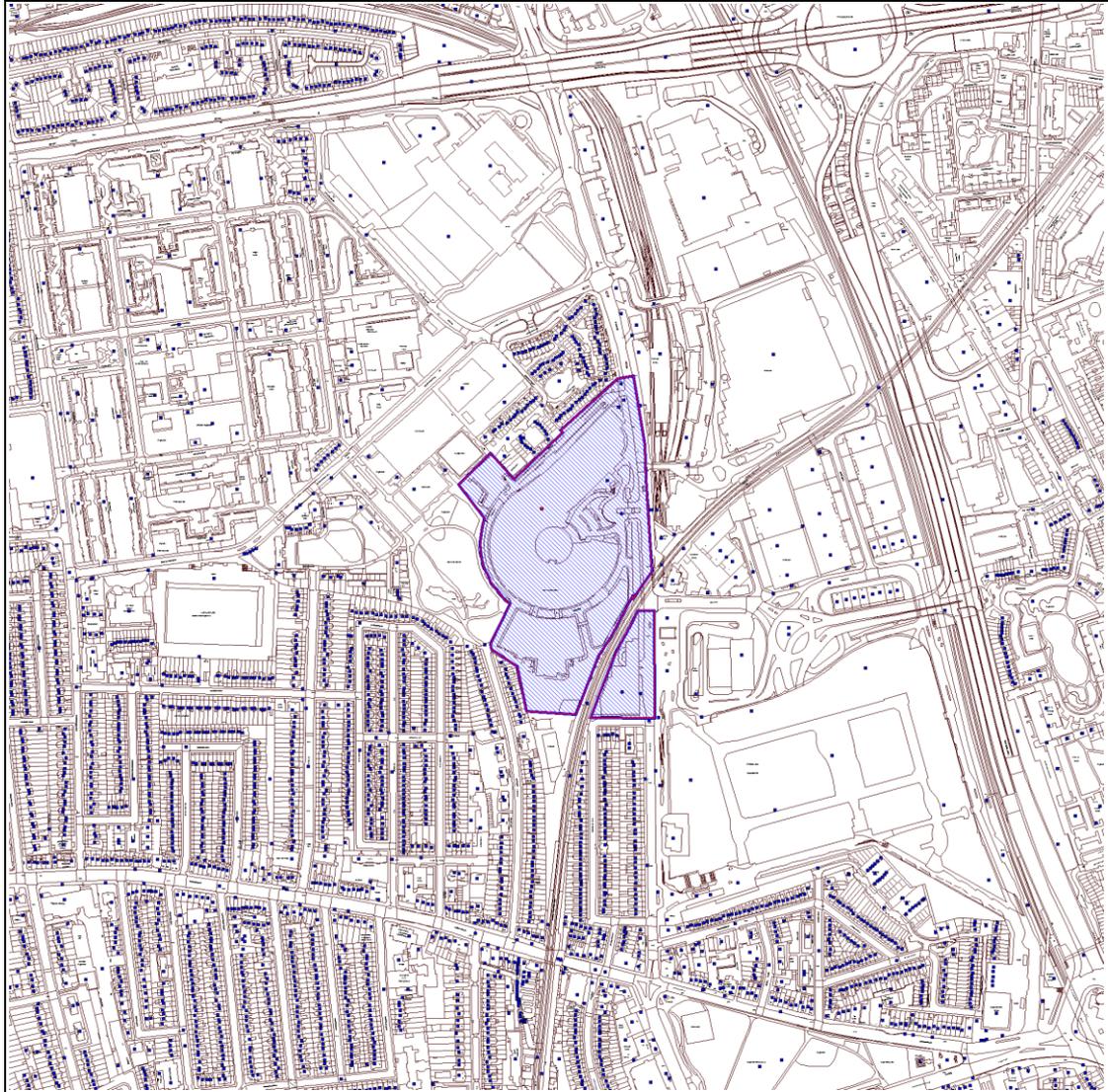
**Please refer to 2014/02531/COMB for report**

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**Ward:** Shepherd's Bush Green

**Site Address:**

Former BBC Television Centre Wood Lane London W12



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**For identification purposes only - do not scale.**

**Reg. No:**  
2014/04720/VAR

**Case Officer:**  
Neil Button

**Date Valid:**  
28.10.2014

**Conservation Area:**  
Wood Lane Conservation Area - Number 42

**Committee Date:**  
10.12.2014

**Applicant:**

BBC And Stanhope Plc  
C/O Agent

**Description:**

Variation of conditions 3, 8 & 78 of planning permission (ref: 2013/02355/COMB) 9.09.2014 for demolition of parts of the former BBC Television Centre & associated buildings & structures (including Stages 4&5, Multi-Storey Car Park, Restaurant Block, Drama Block, East Tower, part of outer ring of main building) to facilitate comprehensive redevelopment of site to constitute a mixed use development providing up to 1025 residential units & range of land uses. Planning Permission is sought in detail for works to main Television Centre building to comprise extensions at roof level & basement, refurbishment of facades, provision of up to 40,595 sqm (GEA) new Class B1 (business) floorspace; change of use of parts of the building to provide Class C1 (hotel); C3 (residential) up to 447 units; A1 (shops); A2 (financial & professional services); A3 (restaurant); D1 (non-residential institutions) D2 (assembly & leisure); Private Members Club (Sui Generis) & erection of new 11 storey building & new 8-10 storey outer ring building to provide residential use & B1 (business) floorspace & erection of new 25-storey East Tower & 2 storey pavilion building to provide residential accommodation (up to 17,670 sq m (GEA)) with provision of up to 1,363 sqm (GEA) flexible ground floor uses (Classes A1/A2/A3/B1/D1/D2); provision of car, cycle and motorcycle parking within new basement, hard & soft landscaping within new public forecourt & Helios courtyard, new shared pedestrian/vehicular routes, installation of new plant machinery. (Internal landscaping to inner block & internal layout of tall building to be reserved). Planning Permission is sought (with all matters to be reserved) for erection of 4 x new blocks (4-10 storeys) to provide residential use; & flexible A1/A2/A3/A4/D1/D2 use; provision of car parking; hard & soft landscaping areas; alterations to vehicular & pedestrian routes & accesses and other associated works

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P05,11066\_ABC\_(00)\_136 P05, 11066\_ABC\_(00)\_137 P05,11066\_ABC\_(00)\_138  
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**Application Type:**

Vary or Delete Conditions Full/Outline

**Officer Recommendation:**

That the Committee resolve that the Executive Director of Transport and Technical Services be authorised to determine the application and grant permission up on the completion of a satisfactory legal agreement and subject to the condition(s) set out below

- 1) i) In respect of Development Area 1 only, approval of proposed landscaping shall be obtained from the Council in writing before the relevant landscaping works in Development Area 1 are commenced.
- ii) In respect of Development Area 2 only, approval of the proposed access, appearance, landscaping, layout and scale of development shall be obtained from the Council in writing before the relevant development works in Development Area 2 (excluding any Enabling Works) are commenced.
- iii) In respect of Development Area 3 only, approval of the proposed access, appearance, landscaping, layout and scale of development shall be obtained from the Council in writing before the relevant development works in Development Area 3 (excluding any Enabling Works) are commenced.

To comply with the Town and Country Planning (Development Management Procedure) Order 2010 (as amended).

- 2) i) Application for the approval of the Reserved Matters in respect of Development Area 1 specified by condition 1(i) shall be made to the Council before the expiration of 5 years from the date of this permission.

Save in respect of those matters reserved, Development of Development Area 1 shall be begun not later than 6 years from the date of this permission or before the expiration of 2 years from the date of approval of the last of the relevant Reserved Matters to be approved pursuant to condition 1(i), whichever is the later.

- ii) Application for the approval of the Reserved Matters in respect of Development Area 2 specified by condition 1(ii) shall be made to the Council before the expiration of 7 years from the date of this permission.

Development of Development Area 2 shall be begun before the expiration of 2 years from the date of approval of the last of the relevant Reserved Matters to be approved pursuant to condition 1(ii)

iii) Application for the approval of the Reserved Matters in respect of Development Area 3 specified by condition 1(iii) shall be made to the Council before the expiration of 10 years from the date of this permission.

Development of Development Area 3 shall be begun before the expiration of 2 years from the date of approval of the last of the relevant Reserved Matters to be approved pursuant to condition 1(iii)

To comply with section 92 of the Town and Country Planning Act 1990 (as amended). Extended time periods for which the planning permission can be implemented is given in light of the exceptional circumstances relevant to the ownership of the site and to the development.

- 3) The planning permission relating to the detailed components of the development hereby permitted (ie: those parts that are not to be subject to reserved matters) shall not be constructed unless in accordance with the approved drawings marked.

#### Application Area Plans

11066\_M\_(00)\_100 P02, 11066\_M\_(00)\_101 P02, 11066\_M\_(00)\_102 P02, 11066\_M\_(00)\_103 P02, 11066\_M\_(00)\_104 P02, 11066\_M\_(00)\_105 P02, 11066\_M\_(00)\_106 P02, 11066\_M\_(00)\_180 P03, 11066\_M\_(00)\_181 P02

#### Parameters Plans

11066\_M\_(00)\_107 P02, 11066\_M\_(00)\_108 P03, 11066\_M\_(00)\_109 P04, 11066\_M\_(00)\_110 P06, 11066\_M\_(00)\_111 P06, 11066\_M\_(00)\_115 P04, 11066\_M\_(00)\_116 P04, 11066\_M\_(00)\_117 P04, 11066\_M\_(00)\_119 P05, 11066\_M\_(00)\_120 P04, 11066\_M\_(00)\_121 P03, 11066\_M\_(00)\_125 P04, 11066\_M\_(00)\_126 P04, 11066\_M\_(00)\_128 P04, 11066\_M\_(00)\_130 P04, 11066\_M\_(00)\_131 P04, 11066\_M\_(00)\_132 P04, 11066\_M\_(00)\_133 P04

#### Plot G. Proposed Plans

11066\_G\_(00)\_129 P03, 11066\_G\_(00)\_130 P03, 11066\_G\_(00)\_139 P03, 11066\_G\_(00)\_140 P03, 11066\_G\_(00)\_211 P03, 11066\_G\_(00)\_212 P03, 11066\_G\_(00)\_311 P03, 11066\_G\_(00)\_312 P03, 11066\_G\_(00)\_625 P02, 11066\_G\_(00)\_626 P02

#### Proposed Plans and Bay Studies Plots A, B + C

11066\_ABC\_(00)\_128 P05, 11066\_ABC\_(00)\_129 P05, 11066\_ABC\_(00)\_130 P05, 11066\_ABC\_(00)\_131 P05, 11066\_ABC\_(00)\_132 P05, 11066\_ABC\_(00)\_133 P05, 11066\_ABC\_(00)\_134 P05, 11066\_ABC\_(00)\_135 P05, 11066\_ABC\_(00)\_136 P05, 11066\_ABC\_(00)\_137 P05, 11066\_ABC\_(00)\_138 P05, 11066\_ABC\_(00)\_139 P05, 11066\_ABC\_(00)\_140 P05, 11066\_ABC\_(00)\_141 P01, 11066\_ABC\_(00)\_142 P01, 11066\_ABC\_(00)\_211 P05, 11066\_ABC\_(00)\_212 P03, 11066\_ABC\_(00)\_213 P03, 11066\_ABC\_(00)\_311 P04, 11066\_ABC\_(00)\_312 P03, 11066\_ABC\_(00)\_611 P03, 11066\_ABC\_(00)\_612 P03,

11066\_ABC\_(00)\_613 P02, 11066\_ABC\_(00)\_614 P03,  
11066\_ABC\_(00)\_615 P02, 11066\_ABC\_(00)\_616 P03  
11066\_ABC\_(00)\_617 P02, 11066\_ABC\_(00)\_618 P02,  
11066\_ABC\_(00)\_619 P02

#### Elevation Studies Plots A + B

11066\_ABC\_(00)\_658 P02, 11066\_ABC\_(00)\_659 P03,  
11066\_ABC\_(00)\_660 P02, 11066\_ABC\_(00)\_661 P03,  
11066\_ABC\_(00)\_662 P02, 11066\_ABC\_(00)\_663 P02,  
11066\_ABC\_(00)\_664 P02, 11066\_ABC\_(00)\_665 P02,  
11066\_ABC\_(00)\_666 P02, 11066\_ABC\_(00)\_667 P02,  
11066\_ABC\_(00)\_668 P03, 11066\_ABC\_(00)\_669 P02,  
11066\_ABC\_(00)\_670 P03, 11066\_ABC\_(00)\_671 P02,  
11066\_ABC\_(00)\_675 P02

#### Demolition Plans Plots A, B + C

11066\_ABC\_(00)\_148 P04, 11066\_ABC\_(00)\_149 P05,  
11066\_ABC\_(00)\_150 P05, 11066\_ABC\_(00)\_151 P04,  
11066\_ABC\_(00)\_152 P04, 11066\_ABC\_(00)\_153 P04,  
11066\_ABC\_(00)\_154 P04, 11066\_ABC\_(00)\_155 P04,  
11066\_ABC\_(00)\_156 P05, 11066\_ABC\_(00)\_157 P04,  
11066\_ABC\_(00)\_158 P04, 11066\_ABC\_(00)\_159 P04  
11066\_ABC\_(00)\_221 P03, 11066\_ABC\_(00)\_222 P03,  
11066\_ABC\_(00)\_223 P03, 11066\_ABC\_(00)\_321 P03,  
11066\_ABC\_(00)\_322 P03

ARP-TVC-C-100-02 and ARP-TVC-C-200 02

#### Landscaping and Trees

OX4947-P-101-03, OX4947-P-102-03, OX4947-P-103-03  
OX4947-P-104-03, OX4947-P-105-03, OX4947-P-106-03  
OX4947-P-107-03

In order 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 2011/Further Alterations to the London Plan (2014) and policy BE1 of the Core Strategy 2011 and policies DM G1, DM G2, DM G3, DM G6, DM G7 of the Development Management Local Plan 2013 and White City Opportunity Area Planning Framework (2013).

- 4) All reserved matters applications shall include a statement to demonstrate compliance with the parameters plans the principles and parameters set out in the Revised Parameters Report prepared by Gerald Eve (dated 17th September 2013) , Design Guidelines (for Plots D, E, F and H) prepared by Alford Hall Monaghan Morris (dated September 2013) and the Public Realm Design Codes prepared by Gillespies (dated May 2013) or other such versions that are subsequently agreed in writing with the Local Planning Authority.

To ensure that the development is constructed in accordance with the Design Guidelines on which this decision is based and to be consistent with the principles of good master planning, in accordance with policies 7.1, 7.2, 7.3, 7.47.5, 7.6, 7.7,

7.8, 7.9, 7.18, 7.19 and 7.21 of the London Plan 2011/Further Alterations to the London Plan (2014), policies A, BE1, WCOA and WCOA1 of the Core Strategy and policies DM G1, DM G2, DM G6 and DM G7 of the Development Management Local Plan 2013 and White City Opportunity Area Planning Framework (2013).

- 5) Details of any demolition, ground or enabling works within the relevant Plot shall be submitted to the local planning authority and approved in writing, prior to the commencement of any demolition, ground or enabling works within that Plot. Details of the enabling works as discharged in connection with the original planning permission (ref: 2013/02355/COMB) shall be carried out in accordance with the approved plans and reports. All enabling works shall proceed in accordance with the approved details, unless otherwise agreed in writing by the local planning authority. Each set of works approved under this condition 5 for each Plot shall constitute a separate phase of the development authorised by this planning permission for the purposes of the Community Infrastructure Levy Regulations 2010 (as amended).

To ensure that the development accords with the provisions and assessment of the approved Environmental Statement and to ensure that the development is carried out in a satisfactory manner in accordance with policies BE1 and CC4 of the Core Strategy 2011.

- 6) Prior to commencement of each Development Area hereby approved (save for any approved Enabling Works), a phasing programme for each Development Area which includes the details of construction, completion and occupation of each plot within the relevant Development Area shall be submitted to, and approved in writing by the Local Planning Authority. Development shall proceed in accordance with the approved phasing strategy unless otherwise agreed in writing by the Local Planning Authority

To ensure that the development accords with the provisions and assessment of the approved Environmental Statement and to ensure that the development is carried out in a satisfactory manner in accordance with policies BE1 and CC4 of the Core Strategy 2011.

- 7) The total number of residential units (Class C3) hereby approved shall not exceed 1,025 units.

To ensure the development carried out does not exceed the cumulative maximum approved and to ensure the quantum of floor space keeps within the parameters assessed pursuant to the EIA in relation to the development in accordance with policies 3.3, 3.4, 3.7, 3.8, 3.9, 3.10, 3.11, 3.12, 7.1, 7.2, 7.3, 7.4, 7.5, 7.6, 7.7, 7.8 and 7.9 of the London Plan (2011)/Further Alterations to the London Plan (2014), policies BE1, WCOA and WCOA 1 of the London Borough of Hammersmith and Fulham Core Strategy (2011) and policies DM G1, DM G2, DM G3, DM G6, DM G7, DM A1, DM A2 and DM A3 of the Development Management Local Plan 2013 and White City Opportunity Area Planning Framework (2013).

- 8) The total gross external floorspace (GEA) areas of the development comprising the land uses hereby approved shall not exceed the following:

(a) An overall gross maximum floor space of all the development, including parking, servicing, energy centre and plant and storage that shall not exceed 187,950 square metres GEA; and

(b) Overall gross maximum floor space (excluding car park and energy centre) by land use, notwithstanding the provisions of the Town and Country Planning (Use Classes Order 1987) (as amended) or (General Permitted development) Order 1995 (as amended) or any subsequent act, shall not exceed the following:

- Residential (C3): 120,774 sq m
- Business (B1): 43,857 sq m
- Retail (A1): 2,500 sq m
- Retail (A2): 684 sq m
- Retail (A3): 3,558 sq m
- Retail (A4): 821 sq m
- Non Residential Institution (D1): 3,750 sq m
- Leisure (D2): 3,135 sq m;
- Private Members Club (Sui Generis): 2,985 sqm

(c) or such breakdown by Plot and/or Development Area of the overall gross maximum floor space specified in (a) and (b) above as may be submitted to and approved by the Local Planning Authority

To ensure the development carried out does not exceed the cumulative maximum floor space, in accordance with the approved plans and to ensure a suitable mix and distribution of land uses within the development and to ensure the quantum of floor space keeps within the Parameters assessed pursuant to the EIA in relation to the development, in accordance with policies 7.1, 7.2, 7.3, 7.4, 7.5, 7.6, 7.7, 7.8 and 7.9 of the London Plan (2011) and Further Alterations to the London Plan (2014), policies BE1, WCOA, WCOA 1 of the London Borough of Hammersmith and Fulham Core Strategy (2011) and policies DM G1, DM G2, DM G3, DM G6, DM G7, DM H9, DM D1, DM D2, DM C3, DM B1, DM B2 and DM B3 of the Development Management Local Plan 2013 and White City Opportunity Area Planning Framework (2013).

- 9) Within the outline development Plots D, E, F, G and H each residential unit shall meet or exceed the following space standards unless otherwise agreed in writing by the Council:

Dwelling Type (b=bedrooms, p = persons)	GIA (sq m)
Flats	
1p	37
1b, 2p	50
2b, 3p	61
2b, 4p	70
3b, 4p	74
3b, 5p	86
3b, 6p	95
4b, 5p	90
4b, 6p	99

2 storey houses	
3b, 4p	87
3b, 5p	96
4b, 5p	100
4b, 6p	107
3 storey houses	
4b, 5p	106
4b, 6p	113

To ensure adequate space standards for new residents, in accordance with policy 3.5 of the London Plan (2011).

- 10) Prior to the commencement of the relevant part of each Plot, details and samples of materials, paint colours, stonework, brickwork and ceramic tiles including details of bond, colour, mortar mix and mortar colour to be used for that Plot or relevant part thereof on all external faces of the buildings shall be submitted to and approved in writing by the Local Planning Authority and no part of that Plot or relevant part thereof shall be used or occupied prior to the implementation of the approved details. Material samples panels shall be erected onsite for the inspection of the Council's Conservation Officer prior to commencement of the relevant part of the development. Each Plot or part thereof, of the development shall be carried out in accordance with such details as have been approved.

To ensure a satisfactory external appearance and to prevent harm to the street scene and public realm, in accordance with policy BE1 of the Core Strategy 2011 and policies DM G1, DM G2, DM G6 and DM G7 of the Development Management Local Plan 2013.

- 11) The development of the relevant part of each Plot shall not commence before the details including detailed drawings in plan, section and elevation at 1:20 and samples for that Plot, or relevant part thereof to show details of any proposed cladding, fenestration, glazing, balconies and winter gardens have been submitted and approved in writing by the Local Planning Authority. The development of each Plot, or part thereof shall be carried out in accordance with the approved details.

To ensure a satisfactory external appearance, in accordance with policy BE1 of the Core Strategy 2011 and policy DM G1 and DM G7 of the Development Management Local Plan 2013.

- 12) (a) No development (save for the approved Enabling Works and the approved works associated within the specified area subject to the written scheme of investigation as approved under ref: 2014/04259/DET) shall commence on each Plot until the implementation of a programme of archaeological work for that Plot in accordance with a written scheme of investigation which has been submitted to and approved by the Council. Fieldwork for each plot may comprise:
- (i) archaeological evaluation;
  - (ii) historic buildings appraisal;
  - (iii) appropriate mitigation based on the results of (i) and (ii) above; and
  - (iv) historic building recording based on results of a completed historic buildings appraisal;

The approved written scheme of investigation for each Plot is to be implemented as approved.

(b) No residential and/or commercial unit within each Plot shall be occupied until the site investigation and post investigation assessment has been completed in accordance with the relevant programme set out in the written scheme of investigation approved under part (a), and the provision made for analysis, publication and dissemination of the results and archive deposition has been secured.

Heritage assets of archaeological interest may survive on the site. The planning authority wishes to secure the provision of archaeological investigation and the subsequent recording of the remains prior to development, in accordance with recommendations given by the borough and in NPPF, Chapter 12 in accordance with Policy 7.8 of the London Plan (2011), Policy BE1 of the London Borough of Hammersmith and Fulham Core Strategy (2011) and policy DM G7 of the DM Local Plan (2013).

- 13) Prior to the commencement of the relevant part of the development (save for the approved Enabling Works), details including detailed drawings in plan, section and elevation at 1:20 and samples, where appropriate, of all paving and external hard surfaces, boundary walls, railings, gates, fences and other means of enclosure for that phase shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out within each plot, or relevant part thereof, in accordance with the approved details. The paving, external hard surfaces, boundary walls, railings, gates, fences and other means of enclosure shall thereafter be retained in accordance with the approved details.

To ensure a satisfactory external appearance, in accordance with policy BE1 of the Core Strategy 2011 and policies DM G1 and DM G7 of the Development Management Local Plan 2013.

- 14) Details of the proposed hard and soft landscaping, associated with each plot, including planting schedules and details of the species, height and maturity of any trees and shrubs and proposed landscape maintenance and management shall be submitted to the local planning authority and approved in writing, prior to commencement of work (save for the approved Enabling Works) on the relevant part of the development. The approved scheme(s) shall be implemented in the next winter planting season following completion of the building works, or before the occupation and use of any part of the buildings within the relevant development plot, whichever is the earlier. The landscaping shall thereafter be retained and maintained in accordance with the approved details.

To ensure a satisfactory external appearance in accordance with policies BE1 and OS1 of the Core Strategy 2011 and policies DM G1, DM E3 and DM E4 of the Development Management Local Plan 2013.

- 15) Notwithstanding the information in the landscape drawings hereby approved, an urban realm strategy which includes detailed drawings of the shared surfaces, methods of delineation of the vehicular and pedestrian areas and samples of materials shall be submitted to the local planning authority and approved in writing prior to the commencement of each development plot, or relevant part thereof. The

urban realm strategy for the relevant plot shall demonstrate how the shared surfaces would adhere to the guidance set out in Department of Transport Note LTN1/11 "Shared Space" October 2011 (or any other relevant guidelines). Such details shall be implemented in accordance with the approved plans and permanently retained thereafter.

To ensure that the proposal provides an inclusive and accessible environment in accordance with Policy 7.2 of the London Plan 2011, policy T1 of the Core Strategy 2011, and the Council's Supplementary Planning Document.

- 16) Details of any temporary land uses, fencing, enclosures or structures including sales/marketing suites within the site shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the relevant part(s) of the development. Any interim structures, uses and buildings shall be implemented in accordance with the approved details, for a specified time period set out in the details and shall be discontinued/removed once the temporary period has been expired.

To ensure that the site remains in a tidy condition during the construction phase and to ensure that any temporary uses/structures do not create un-neighbourly impacts and to prevent harm to the street scene and character and appearance of the adjoining conservation area, in accordance with policy BE1 of the Core Strategy 2011 and policy DM G7 of the Development Management Local Plan 2013.

- 17) Prior to the commencement of works (save for the approved Enabling Works and works to site trees within the specified area subject to the arboricultural method statement as approved under ref: 2014/04299/DET) on each development plot or relevant part thereof, an arboricultural method statement setting out method(s) of tree protection on the relevant Plot during demolition and construction has been submitted to and approved in writing by the Council. Any works to tree(s) on the relevant Plot shall be carried out in accordance with BS5837:2012 Trees in relation to design, demolition and construction recommendations. The method(s) of tree protection shall be implemented in accordance with the relevant approved details.

To ensure that the retained trees are protected during the construction processes to prevent their unnecessary damage or loss, in accordance with policy 7.21 of the Further Alterations to the London Plan (2014), policy OS1 of the Core Strategy 2011 and policies DM E3 and DM E4 of the Development Management Local Plan 2013.

- 18) Any tree or shrub planted pursuant to approved landscape details that is removed or severely damaged, dying or becoming seriously diseased within 5 years of planting shall be replaced with a new tree or shrub of similar size and species to that originally required to be planted.

To ensure a satisfactory provision for planting, in accordance with policy 7.21 of the Further Alterations to the London Plan (2014), policy OS1 of the Core Strategy 2011 and policy DM E4 of the Development Management Local Plan 2013.

- 19) Any works to tree(s) on the site shall be carried out only in the following manner, in accordance with British Standard 3998:1989 - Recommendations for Tree Work:

To ensure that the Council is able to properly assess the impact of the development on any trees and to prevent their unnecessary loss, in accordance with policy 7.21 of the Further Alterations to the London Plan (2014), policy OS1 of the Core Strategy 2011 and policies DM E3 and DM E4 of the Development Management Local Plan 2013.

- 20) Details including the locations of the benches, litter bins and signage shall be submitted to and approved in writing by the local planning authority, prior to occupation of the relevant development plot. The street furniture listed above shall be designed and sited to be fully inclusive and accessible for all users and will not provide any obstruction to disabled persons or people of impaired mobility and/or sight. The relevant development plot shall not be open to users until the benches, litter bins and signage as approved have been provided, and must be permanently retained thereafter.

To ensure the satisfactory provision of facilities, in accordance with policy OS1 of the Core Strategy 2011 and policies DM E1 and DM E2 of the Development Management Local Plan 2013 and to ensure the development is fully inclusive and accessible for all users, in accordance with Policy 3.1 and 7.2 of the London Plan 2011, policy T1 of the Core Strategy 2011 and the Council's "Planning Guidance" Supplementary Planning Document.

- 21) An Ecological Management Plan shall be submitted to and approved in writing by the Local Planning Authority, prior to the completion of each development plot. The EMP shall comprise a habitat management plan and monitoring report which shall set out objectives and prescriptions for the management of new areas of vegetation and public open spaces within the development, for a minimum period of 5 years, unless otherwise agreed in writing with the Local Planning Authority.

To ensure the biodiversity of the site is protected and enhanced where possible, in accordance with policy 7.19 of the London Plan (2011) and policies OS1 and CC4 of the Core Strategy 2011 and policy DM E3 and DM H2 of the Development Management Local Plan 2013.

- 22) Prior to the commencement of work on the relevant part of each Plot, details of the proposed photo voltaic panels on the roofs including the angle at which they would be installed relative to the surface of the roofs of the buildings as identified in the approved energy strategy, where relevant shall be submitted to and approved in writing by the Local Planning Authority. Such details shall be implemented prior to occupation or use of the relevant Plot or building and permanently retained thereafter unless otherwise agreed in writing by the Local Planning Authority.

To ensure that the development is consistent with the Mayor's sustainable design objectives in accordance with Policies 5.1, 5.2, 5.3, 5.7 and 5.8 of the London Plan (2011) and to ensure that the visual impact of the equipment is satisfactory in accordance with policy BE1 and CC1 of the Core Strategy 2011 and policy DM G1 and DM H2 of the Development Management Local Plan 2013.

- 23) Prior to the commencement of work on the relevant part of each Plot, details of green/brown roofs, including planting and maintenance schedules, and ecological enhancement measures for that Plot shall be submitted to and approved in writing by the Local Planning Authority. Development shall accord with the details as approved.

To ensure the provision of green and brown roofs in the interests of sustainable urban drainage and habitat provision, in accordance with policies 5.11, 5.13 and 7.19 of the London Plan 2011 and policies OS1, CC1, CC4 and H4 of the Core Strategy 2011 and policy DM E3, DM E4, DM H2, and DM H4 of the Development Management Local Plan 2013.

- 24) The development shall be carried out in accordance with the approved Energy Strategy (Dated August 2013) prepared by Arup which would result in a 39.2% carbon dioxide emissions savings, based on Part 2010 Regulations which includes the provision of a single energy centre located in Plot A which would serve the whole development site, Combined Heat and Power plant (CHP), gas fired boilers and PV panels, unless otherwise agreed under the terms of this condition. Any revised energy strategy for the development site shall be submitted to the Local Planning Authority for approval, in writing and shall result in carbon reductions which would not be less than 39.2%. The development shall be implemented and operated in accordance with any subsequent approved revised energy strategy.

To ensure that the development is consistent with the Mayor's carbon emissions objectives in accordance with Policies 5.5, 5.6, 5.7, 5.8 and 5.9 of the London Plan (2011) and Further Alterations to the London Plan (2014) and in accordance with policy CC1 of the Core Strategy 2011 and policy DM H1 and DM H2 of the Development Management Local Plan 2013.

- 25) Within a month of handover of any new build residential unit hereby approved, a Code for Sustainable Homes (2010 or any such further current iteration as relevant at the time of submission) assessment report shall be submitted to the BRE (with a copy provided to the Local Planning Authority), demonstrating that the relevant residential unit meets the requirements of Level 4 or higher.

Reason: In the interests of energy conservation, reduction of CO2 emissions and wider sustainability, in accordance with policies 5.1, 5.2, 5.3, 5.6 and 5.7 of the London Plan (2011) and Further Alterations to the London Plan (2014) and Policy CC1 of the Core Strategy 2011 and policy DM H1 and DM H2 of the Development Management Local Plan 2013.

- 26) Within a month of handover of any non-residential component of the development, a BREEAM (2011 or any such further current iteration as relevant at the time of submission) assessment report shall be submitted to the BRE (with a copy of the report provided to the Local Planning Authority) demonstrating that the building(s) would achieve a 'Very Good' BREEAM rating.

In the interests of energy conservation, reduction of CO2 emissions and wider sustainability, in accordance with policies 5.1, 5.2, 5.3, 5.6 and 5.7 of the London Plan (2011) and Further Alterations to the London Plan (2014) and Policy CC1 of

the Core Strategy 2011 and policy DM H1 and DM H2 of the Development Management Local Plan 2013.

- 27) Details of a sustainable urban drainage system (SUDS) for each Development Area shall be submitted to and approved in writing by the council, prior to the commencement of works within the relevant Development Area, save for the approved any approved SUDS. The SUDS schemes shall be implemented in accordance with the approved details prior to first occupation of the relevant part of the development hereby permitted, and thereafter permanently retained and maintained. Any site-side Sustainable Urban Drainage (SUDs) scheme to as approved pursuant to planning permission (ref: 2013/02355/COMB) shall be implemented in accordance with the approved details prior to first occupation of the relevant part of the development hereby permitted, and thereafter permanently retained and maintained

To ensure that surface water run-off is managed in a sustainable manner, in accordance with policy 5.13 of the London Plan 2011 and policy CC2 of the Core Strategy 2011.

- 28) Details of the refuse arrangements including storage, collection and recycling for all uses within each Plot shall be submitted to and approved in writing by the Council prior to the commencement of works on each Plot, save for the approved Enabling Works and any relevant demolitions. The approved details shall be implemented prior to the use or occupation of any part of the relevant Plot and shall be maintained permanently thereafter.

To ensure the satisfactory provision for refuse storage and recycling in accordance with policy CC3 of the Core Strategy and policy DM H5 of the Development Management Local Plan 2013 and the Council's Planning Guidance Supplementary Planning Document.

- 29) The development shall be carried out in accordance with the approved Impact Studies (as approved under ref: 2014/04199/DET) which identifies the existing water supply infrastructure in order to determine the magnitude of any new additional capacity required in the system and the location of a suitable connection point.

To ensure that the water supply infrastructure has sufficient capacity to cope with the additional demand in accordance with policies 5.14 and 5.15 of the London Plan (2011) and policy CC2 of The Core Strategy 2011 and policy DM H3 of the Development Management Local Plan 2013.

- 30) Development within each Development Area shall not begin until a detailed foul and surface water drainage scheme for the relevant part of the site, based on the agreed Flood Risk Assessment (FRA) by Arup, reference RP-C-M-001 Issue 2, dated 20 May 2013 has been submitted to and approved in writing by the Local Planning Authority. Any detailed foul and surface water drainage scheme including any scheme approved pursuant to planning permission ref: 2013/02355/COMB shall be implemented in accordance with the approved details before the relevant part of the development is completed. The scheme shall include a restriction of a minimum of 50% surface water run-off reduction on site as outlined in the FRA.

To prevent flooding by ensuring the satisfactory management of surface water run-off from the site in accordance with policy 5.13 of the London Plan 2011, policy CC2 of the Core Strategy 2011 and policy DM H3 and DM H4 of the Development Management Local Plan 2013.

- 31) The proposed ground decontamination, remediation and on-going monitoring works and investigations shall be carried out in accordance with the preliminary risk assessment report, as approved in writing by the Council (subject to ref: 2014/04282/DET) on 10th October 2014, unless otherwise agreed in writing by the local planning authority.

To ensure that no unacceptable risks are caused to humans, controlled waters or the wider environment during and following the development works, in accordance with policy 5.21 of The London Plan 2011, policy CC4 of the Core Strategy 2011 and policy DM H4, DM H6 and DM H7 of the Development Management Local Plan 2013.

- 32) The proposed ground decontamination, remediation and on-going monitoring works and investigations shall be carried out in accordance with the site investigation scheme, as approved in writing by the Council (subject to ref: 2014/04283/DET) on 10th October 2014, unless otherwise agreed in writing by the local planning authority.

To ensure that no unacceptable risks are caused to humans, controlled waters or the wider environment during and following the development works, in accordance with policy 5.21 of The London Plan 2011, policy CC4 of the Core Strategy 2011 and policy DM H4, DM H6 and DM H7 of the Development Management Local Plan 2013.

- 33) No phase of development shall commence, save for any approved Enabling Works or (unless the Council agree in writing that a set extent of development must commence to enable compliance with this condition) until, following a site investigation undertaken in compliance with the approved site investigation scheme as part of condition 32, a quantitative risk assessment report is submitted to and approved in writing by the Council. This report shall assess the degree and nature of any contamination identified on the site through the site investigation; include a revised conceptual site model from the preliminary risk assessment based on the information gathered through the site investigation to confirm the existence of any remaining pollutant linkages and determine the risks posed by any contamination to human health, controlled waters and the wider environment. All works must be carried out in compliance with and by a competent person who conforms to CLR 11: Model Procedures for the Management of Land Contamination (Defra 2004) or the current UK requirements for sampling and testing. Any ground works associated with the enabling works phases 2 and 3 (submitted under Ref: 2014/04349/DET, Ref: 2014/05120/DET and 2014/05351/DET (submitted in connection with planning permission 2013/02355/COMB) shall be carried out in accordance with the approved qualitative risk assessment for the specified areas .

To ensure that no unacceptable risks are caused to humans, controlled waters or the wider environment during and following the development works, in accordance with policy 5.21 of The London Plan 2011, policy CC4 of the Core Strategy 2011

and policy DM H4, DM H6 and DM H7 of the Development Management Local Plan 2013.

- 34) No phase of development shall commence, save for any approved Enabling Works or (unless the Council agree in writing that a set extent of development must commence to enable compliance with this condition) until, a remediation method statement, in connection with condition 33, is submitted to and approved in writing by the Council. This statement shall detail any required remediation works and shall be designed to mitigate any remaining risks identified in the approved quantitative risk assessment. All works must be carried out in compliance with and by a competent person who conforms to CLR 11: Model Procedures for the Management of Land Contamination (Defra 2004) or the current UK requirements for sampling and testing. Any approved ground works associated with the enabling works phases 2 and 3 (submitted in connection with planning permission 2013/02355/COMB) shall be carried out in accordance with the approved remediation method statement for the specified area, subject to the approved details under Ref: 2014/04349/DET, Ref: 2014/05120/DET and 2014/05351/DET.

To ensure that no unacceptable risks are caused to humans, controlled waters or the wider environment during and following the development works, in accordance with policy 5.21 of The London Plan 2011, policy CC4 of the Core Strategy 2011 and policy DM H4, DM H6 and DM H7 of the Development Management Local Plan 2013.

- 35) No phase of development shall commence, save for any approved Enabling Works or (unless the Council agree in writing that a set extent of development must commence to enable compliance with this condition) until the approved remediation method statement in connection with condition 34 has been carried out in full and a verification report confirming these works has been submitted to, and approved in writing, by the Council. This report shall include: details of the remediation works carried out; results of any verification sampling, testing or monitoring including the analysis of any imported soil; all waste management documentation showing the classification of waste, its treatment, movement and disposal; and the validation of gas membrane placement. If, during development, contamination not previously identified is found to be present at the site, the Council is to be informed immediately and no further development (unless otherwise agreed in writing by the Council) shall be carried out until a report indicating the nature of the contamination and how it is to be dealt with is submitted to, and agreed in writing by, the Council. Any required remediation shall be detailed in an amendment to the remediation statement and verification of these works included in the verification report. All works must be carried out in compliance with and by a competent person who conforms to CLR 11: Model Procedures for the Management of Land Contamination (Defra 2004) or the current UK requirements for sampling and testing.

To ensure that no unacceptable risks are caused to humans, controlled waters or the wider environment during and following the development works, in accordance with policy 5.21 of The London Plan 2011, policy CC4 of the Core Strategy 2011 and policy DM H4, DM H6 and DM H7 of the Development Management Local Plan 2013.

- 36) No phase of development shall commence, save for any approved Enabling Works or (unless the Council agree in writing that a set extent of development must commence to enable compliance with this condition) until an onward long-term monitoring methodology report, in connection with condition 35, is submitted to and approved in writing by the Council where further monitoring is required past the completion of development works to verify the success of the remediation undertaken. A verification report of these monitoring works shall then be submitted to and approved in writing by the Council when it may be demonstrated that no residual adverse risks exist. All works must be carried out in compliance with and by a competent person who conforms to CLR 11: Model Procedures for the Management of Land Contamination (Defra 2004) or the current UK requirements for sampling and testing.

To ensure that no unacceptable risks are caused to humans, controlled waters or the wider environment during and following the development works, in accordance with policy 5.21 of The London Plan 2011, policy CC4 of the Core Strategy 2011 and policy DM H4, DM H6 and DM H7 of the Development Management Local Plan 2013.

- 37) Prior to commencement of works above ground level within any Plot (excluding the works associated with refurbishment or conversion of an existing building), details of micro climate mitigation measures necessary to provide an appropriate wind environment throughout and surrounding the development shall be submitted to and approved in writing by the Council. Approved details shall be implemented, and permanently retained thereafter.

To ensure that suitable measures are incorporated to mitigate potential adverse wind environments arising from the development, in accordance with policies 7.6 and 7.7 of the London Plan (2011).

- 38) There shall be no construction above the first floor to any Plot (excluding the works associated with refurbishment or conversion of an existing building) until the following information has been submitted to the Local Planning Authority:

i) the completion of a Base-Line Airwaves Interference Study (the Base-Line Study) to assess airwave reception within/ adjacent to the site.

ii) the implementation of the Scheme of Mitigation Works for the purposes of ensuring no material impact during the construction of the development identified by the Base-Line Study.

Such Scheme of Mitigation Works shall be first submitted to and approved in writing by the Council.

To ensure that the existing airwaves reception at the adjacent sites is not adversely affected by the proposed development, in accordance with policy 7.13 of The London Plan 2011.

- 39) There shall be no occupation of any development plot (excluding the works associated with refurbishment or conversion of an existing building) until the following information has been submitted to the Local Planning Authority:

i) the completion of a Post-Construction Airwaves Study (the Post-Construction Study) to minimise detrimental impacts to airwaves reception attributable to the development

ii) the implementation of a Scheme of Mitigation Works for the purpose of ensuring no material impact to the airwave reception attributable to the development identified by the Post-Construction Study, shall take place within 3 months of the submission of the Post Construction Study.

Such Scheme of Mitigation Works shall be first submitted to and approved in writing by the Council.

To ensure that the existing airwaves reception within/adjacent to the development site is not adversely affected by the proposed development, in accordance with policy 7.13 of The London Plan 2011.

- 40) Details of the methods proposed to identify any television interference caused by the proposed development, including during the construction process, and the measures proposed to ensure that television interference that might be identified is remediated in a satisfactory manner shall be submitted to and approved in writing by the local planning authority before commencement of works on each Plot, save for the approved Enabling Works. The approved remediation measures shall be implemented for each phase immediately that any television interference is identified.

To ensure that television interference caused by the development is remediated, in accordance with Policy 7.7 of the London Plan 2011 and policy BE1 CC4 of the Core Strategy 2011 and policy DM G1 and DM G2 of the Development Management Local Plan 2013.

- 41) No impact piling shall take place until a piling method statement (detailing the type of piling to be undertaken and the methodology by which such piling will be carried out within each Plot (where relevant), including measures to prevent and minimise the potential for damage to subsurface water or sewerage infrastructure, and the programme for the works) has been submitted to and approved in writing by the local planning authority in consultation with the relevant water or sewerage undertaker. Any piling must be undertaken in accordance with the terms of the approved piling method statement, for each relevant Plot.

To prevent any potential to impact on local underground water and sewerage utility infrastructure, in accordance with Policies 5.14 and 5.15 of the London Plan (2011), policy CC2 of the Core Strategy 2011 and policy DM H4 of the Development Management Local Plan 2013.

- 42) No development (save for demolition works and Enabling Works) in respect of any Plot shall commence until a Construction Logistics Management Plan for that Plot has been submitted to and approved in writing by the Council. The method statement /construction management plan should be prepared in consultation with London Underground which includes the details for all of the relevant foundations, basement and ground floor structures, or for any other structures below ground level, including piling (temporary and permanent). The development of the relevant Plot shall be carried out in accordance with the relevant approved Construction

Logistics Management Plan. Each Construction Logistics Management Plan shall cover the following minimum requirements:

- site logistics and operations;
- construction vehicle routing;
- contact details for site managers and details of management lines of reporting;
- detailed plan showing different phasing, different developers and constructors to be updated on a 6 monthly basis;
- location of site offices, ancillary buildings, plant, wheel-washing facilities, stacking bays and car parking;
- storage of any skips, oil and chemical storage etc.; and
- access and egress points;
- membership of the Considerate Contractors Scheme.

Reason: To ensure that no unacceptable adverse effect on the amenity of surrounding occupiers in accordance with policies BE1, T1 and CC4 of Core Strategy 2011 and policy DM J1, DM G1, DM H5, DM H8, DM H9 and DM H10 of the Development Management Local Plan 2013.

- 43) Prior to commencement of each plot or relevant part thereof, save for the approved Enabling Works, a demolition method statement shall be submitted prior to the commencement of demolition and a construction management plan shall be submitted prior to the commencement of construction. Both documents shall be submitted to and approved in writing by the Council, prior to the relevant part of the development. Details shall include control measures for dust, noise, vibration, lighting, delivery locations, restriction of hours of work and all associated activities audible beyond the site boundary to 0800-1800hrs Mondays to Fridays and 0800-1300hrs on Saturdays, advance notification to neighbours and other interested parties of proposed works and public display of contact details including accessible phone contact to persons responsible for the site works for the duration of the works. The method statement /construction management plan should be prepared in consultation with London Underground which includes the details for all of the relevant foundations, basement and ground floor structures, or for any other structures below ground level, including piling (temporary and permanent). Approved details for each relevant plot, or part thereof shall be implemented throughout the project period.

To ensure that occupiers of surrounding premises are not adversely affected by noise, vibration, dust, lighting or other emissions from the building site in accordance with policies 5.18, 5.19, 5.20, 5.21 and 5.22 of the London Plan (2011), policy CC4 of the London Borough of Hammersmith and Fulham Core Strategy (2011) and policies DM G1, DM H5, DM H8, DM H9, DM H10 of the Development Management Local Plan 2013.

- 44) Prior to commencement of each phase of the development, save for any approved Enabling Works and excluding plots G and H, a noise assessment for the relevant phase of development, shall be submitted to the Council for approval of external noise levels and details of the sound insulation of the building envelope,

orientation of habitable rooms away from major noise sources and of acoustically attenuated mechanical ventilation as necessary to achieve 'Good' internal room- and (if provided) external amenity noise standards in accordance with the criteria of BS8233:1999. Approved details shall be 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 from transport or industrial/ commercial noise sources, in accordance with policy CC4 of the Core Strategy 2011 and policies DM H9 and DM H11 of the Development Management Local Plan 2013.

- 45) Prior to commencement of the relevant phase of development or part thereof, save for any approved Enabling Works and any works relating to plot B, details shall be submitted to and approved in writing by the Council, of the sound insulation of the floor/ ceiling/walls separating noise sensitive premises from non-residential uses (including plant, car park and communal facilities). Details shall demonstrate that the sound insulation value  $D_{nT,w}$  [and  $L'_{nT,w}$ ] is sufficiently enhanced and, where necessary, additional mitigation measures implemented to contain commercial noise within the commercial premises and to achieve the 'Good' criteria of BS8233:1999 within new-build dwellings/ noise sensitive premises. Approved details shall be implemented prior to any occupation of the residential development within the part(s) of the site covered by this condition and shall be permanently retained thereafter.

To ensure that the amenity of occupiers of the development site within the new-build residential parts of the site will not be adversely affected by noise from transport or industrial/ commercial noise sources, in accordance with policy CC4 of the Core Strategy 2011 and policy DM H9 of the Development Management Local Plan 2013

- 46) Prior to commencement of each new-build phase of the development or relevant part thereof, save for any approved Enabling Works, details shall be submitted to and approved in writing by the Council, of an enhanced sound insulation value  $D_{nT,w}$  and  $L'_{nT,w}$  for the floor/ceiling/ wall structures separating different types of rooms/ uses in adjoining dwellings, namely living room and kitchen adjoining bedroom of separate dwelling. The enhanced values shall be 5dB more stringent than the requirements of Approved Document E. Approved details shall be implemented prior to occupation of the relevant phase of 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 policy CC4 of the Core Strategy 2011 and policy DM H9 of the Development Management Local Plan 2013.

- 47) Prior to commencement of works on the relevant part of each development plot, details shall be submitted to and approved in writing by the Council, of building vibration levels, together with appropriate mitigation measures where necessary. The criteria to be met and the assessment method shall be as specified in BS 6472:2008. No part of the relevant development plot shall be occupied until the approved details have been implemented. Approved details shall thereafter be permanently retained.

To ensure that the amenity of occupiers of the development site is not adversely affected by ground- or airborne vibration, in accordance with policy CC4 of the Core Strategy 2011 and policy DM H9 of the Development Management Local Plan 2013.

- 48) Prior to use, machinery, plant or equipment, extract/ ventilation systems and ducting at the development shall be mounted with proprietary anti-vibration isolators and fan motors shall be vibration isolated from the casing and adequately silenced and maintained as such.

To ensure that the amenity of occupiers of the development site and surrounding premises is not adversely affected by vibration, in accordance with Policy CC4 of the Core Strategy 2011 and policy DM H9 of the Development Management Local Plan 2013.

- 49) Prior to commencement of the relevant phase of development or part thereof, details shall be submitted to and approved in writing by the Council, of the external noise level emitted from plant/ machinery/ equipment. The measures shall ensure that the external noise level emitted from plant, machinery/ equipment will be lower than the lowest existing background noise level by at least 10dBA, by 15dBA where the source is tonal, as assessed according to BS4142:1997 at the nearest and/or most affected noise sensitive premises, with all machinery operating together at maximum capacity. A post installation noise assessment shall be carried out where required to confirm compliance with the noise criteria and additional steps to mitigate noise shall be taken, as necessary. Approved details shall be implemented prior to occupation of the development and thereafter be permanently retained.

To ensure that the amenity of occupiers of the development site/ surrounding premises is not adversely affected by noise from plant/mechanical installations/ equipment, in accordance with Policies DM H9 and H11 of the Development Management Local Plan.

- 50) Prior to the commencement of works on the relevant part of each development plot details of the mechanical ventilation system to be installed within the residential and hotel components shall be submitted to the local planning authority in writing, for approval. The details shall include the method of clean intake from higher levels which will be used to serve residential units in the lower floors. The ventilation system shall be implemented in accordance with the approved plans and shall be permanently retained thereafter. The equipment installed shall be permanently maintained in good working order. The maintenance and cleaning of the system shall be undertaken regularly in accordance with the manufacturer specifications and shall be the responsibility of the primary owner of the relevant building.

To ensure that the residential buildings (plots B, C, D, E, F and G) and Hotel building (in plot B) have access to satisfactory air quality levels and are not unduly affected by odour and disturbance in accordance with policy CC4 of the Core Strategy 2011 and policy DM H8 of the Development Management Local Plan 2013.

- 51) Prior to commencement of works on the relevant part of each development plot, details of the installation, operation, and maintenance of the best practicable odour abatement equipment and extract system shall be submitted to and approved in writing by the Local Planning Authority, including the height of the extract duct and vertical discharge outlet, in accordance with the 'Guidance on the Control of Odour and Noise from Commercial Kitchen Exhaust Systems' January 2005 by DEFRA. Approved details shall be implemented prior to occupation of the relevant development plot or part thereof and thereafter be permanently retained, unless subsequently otherwise approved in writing by the Local Planning Authority.

To ensure that nearby premises are not unduly affected by odour and disturbance in accordance with policy CC4 of the Core Strategy 2011 and policy DM H8 of the Development Management Local Plan 2013.

- 52) Prior to the commencement of works on each development area, or relevant part thereof, a Low Emission Strategy shall be submitted to and approved in writing by the Council in respect of the relevant Plots within the specified area or part thereof. The low emission strategy must undertake a calculation based on the total NO<sub>x</sub> and PM<sub>10</sub> emissions from the baseline situation as established in the Environmental Statement Chapter 9 and shall compare them with the proposed uses within the relevant plots, building, or phase. This shall include transport sources and all major combustion plant including, boilers, energy plant and emergency generators for the relevant Plot. The strategy shall detail all calculations and assumptions used in full. The strategy should detail the measures that will be taken to reduce the development's air quality impacts and minimising exposure of future site users.

Any combustion plant proposed on the relevant Plot should meet a NO<sub>x</sub> emissions standard of 40mg/kWh (at 0% O<sub>2</sub>). Where any installations do not meet this emissions standard it should not be operated without the fitting of suitable NO<sub>x</sub> abatement equipment or technology as determined by a specialist to ensure comparable emissions. Following installation, emissions certificates will need to be provided to the council to verify boiler emissions. Any such boiler emission abatement measures approved by the Council shall be implemented in accordance with the relevant approved strategy.

To ensure the development's air pollution impacts are mitigated in accordance with the requirements of Policy 7.14 of the London Plan (2011), policy CC1 of the London Borough of Hammersmith Core Strategy (2011) and policy DM H8 of the Development Management Local Plan 2013.

- 53) Prior to the construction of the relevant part of the development, a scheme detailing the play equipment, boundary treatments and ground surface treatment of the outdoor play spaces, for that part of the development shall be submitted to the local planning authority and approved in writing. Any play equipment will be designed to be fully inclusive to ensure the play areas are accessible to all and will be implemented in accordance with the approved plans, to be permanently retained thereafter.

In order to ensure equal life chances for all, and to prevent groups such as blind people and disabled children being excluded from use of public realm and other amenities by designs failing in detail to take specific needs into account, in

accordance with policy 3.1 of the London Plan 2011, policy OS1 of the Core Strategy and policy DM E2 of the Development Management Local Plan 2013, the Council's "Planning Guidance" Supplementary Planning Document, and any other relevant best practice guidance (including the Councils We Want to Play Too 2012).

- 54) No development (except for the approved Enabling Works) shall commence within each Plot until full details of the internal roads and the vehicle/pedestrian access points, including details of any street level car parking arrangements, in respect of the relevant Plot have been submitted and shall be implemented in accordance and thereafter retained in accordance with the approved details.

To ensure there is sufficient circulation space for pedestrians, servicing and other vehicles and provide the surface level car parking to meet the needs of future site occupiers and users, in accordance with policies 6.13 and 7.2 of the London Plan (2011) and policies DM J2 and DM J4 of the Development Management Local Plan 2013 and the Council's Planning Guidance Supplementary Planning Document.

- 55) Prior to the commencement of works (save for approved Enabling Works) on each Plot, the detailed design, phasing plan, access, layout and location of the car parking relevant to that Plot shall be submitted to and approved in writing by the Council. The proposed car parking shall accord with the details as approved and shall be retained permanently thereafter.

To ensure the suitable provision of car parking within the development to meet the needs of future site occupiers and users, in accordance with policies 6.13 and 7.2 of the London Plan (2011) and policy T1 of the Core Strategy 2011, policies DM J2 and DM J4 of the Development Management Local Plan 2013 and the Council's Planning Guidance Supplementary Planning Document.

- 56) Prior to first occupation of each Plot, details of the facilities to be provided for the secure storage of residents' and other users' bicycles for that Plot shall be submitted to and approved in writing by the Council. Such details shall include the number, location and access arrangements to cycle parking in the relevant Plot. No residential or commercial units shall be occupied in the relevant Plot until the relevant approved facilities have been provided. The cycle parking facilities shall thereafter be retained and not used for any other purpose without the prior written consent of the Council.

To ensure the suitable provision of cycle parking within the Development to meet the needs of future site occupiers and users and in the interest of the appearance of the development, in accordance with Policies 6.9 and 6.13 of the London Plan (2011) and Table 6.3 of the Further Alterations to the London Plan (2014) and policy DM J5 of the Development Management Local Plan 2013.

- 57) Prior to first occupation of any residential or commercial use within each Plot a site servicing strategy or Delivery and Servicing Plan(DSP), including vehicle tracking, for the relevant Plot shall be submitted to and approved in writing by the Council. The DSP shall detail the management of deliveries, emergency access, collection of waste and recyclables, times and frequencies of deliveries and collections/ silent reversing methods/ location of loading bays and vehicle movement in

respect of the relevant Plot. The approved measures shall be implemented and thereafter retained for the lifetime of the residential or commercial uses in the relevant part of the site.

In order to ensure that satisfactory provision is made for refuse storage and collection and to ensure that the amenity of occupiers of the development site and surrounding premises is not adversely affected by noise, in accordance with Policy 6.11 of the London Plan (2011), policy CC4 of the Core Strategy 2011 policy DM H9 of the Development Management Local Plan 2013 and the Council's Supplementary Planning Document 'Storage of Refuse and Recyclables'.

- 58) Prior to first occupation of any part of the residential buildings, a car parking management plan for the relevant Plot(s) shall be submitted to and approved in writing by the Council detailing allocation of car parking spaces to residents, visitors and location of electric charging points (at least 20% of car parking spaces and 10% for non-residential car parking spaces). The development shall be carried out in accordance with the approved details.

To ensure the appropriate distribution of specialist parking in the development and that all spaces can be readily accessed by vehicles, in accordance with policies 6.13 and 7.2 of the London Plan (2011) and policy T1 of the Core Strategy 2011 and policy DM J2 of the Development Management Local Plan 2013.

- 59) Details of the road, footway, footpath and cycleway layout for each Development Area, or relevant part thereof shall be submitted to and approved in writing by the Council, prior to commencement of the relevant part of the development save for Enabling Works. The submitted details shall show the alignment, widths, surfacing arrangements, kerbs, access ramps (including the car park ramps with confirmation of vertical clearance), forward visibility sight lines and vision splays, speed restraint measures, turning heads, gradients, street lighting and drainage in respect of the relevant part of the development. The detailed design, layout, materials and Stage 2 Road Safety Audit for proposed access amendments on Wood Lane, Macfarlane Road and Frithville Gardens will need to be submitted and approved by the Council, prior to the relevant phase of the development. Development shall be implemented in accordance with the relevant approved details and no residential building within the relevant part of the development shall be occupied until the approved ramps, roads, accesses, footways, footpaths and cycleways have been constructed and been made available for use.

To ensure that the detailed design of the access ramps provides sufficient vertical clearance and capacity for vehicle manoeuvring in the interest of public safety and to ensure that the detailed design of the roads, footways and cycleways would avoid vehicle/pedestrian conflict in accordance with policy T1 of the London Borough of Hammersmith and Fulham Core Strategy (2011), and policies DM J2 and DM J4 of the Development Management Local Plan 2013 and the Council's Planning Guidance Supplementary Planning Document.

- 60) The residential car parking provision for the development shall not exceed 436 car parking spaces or as spaces per residential unit ratio of 0.4 on the whole site, plus a ratio of 0.025 (26 x residential visitor spaces), unless otherwise agreed in writing by the Council.

To avoid creating unacceptable traffic congestion on the surrounding road network and to ensure there would be adequate parking for the development, in accordance with policies 6.13 and 7.2 of the London Plan (2011) and policy DM J2 of the Development Management Local Plan 2013 and the Council's Planning Guidance Supplementary Planning Document

- 61) Prior to first occupation of each Plot, details of the installation including location and type of active electric vehicle charging points within the car parking areas for the relevant Plot must be submitted to and approved in writing by the Council. The electric vehicle charging points comprising at least 20% of the total number of residential car parking spaces provided on each Plot shall be active electric vehicle charging points; a further 20% of the total number of residential car parking spaces provided on each Plot shall be passive. The approved electric vehicle charging points shall be installed and retained in working order for the lifetime of the relevant development on each Plot. The use of the electric vehicle charging points will be regularly monitored via the Travel Plan and if required the further 20% passive provision will be made available.

To encourage sustainable travel in accordance with policies 5.8, 6.13 and 7.2 of the London Plan (2011), policies CC1 and T1 of the London Borough of Hammersmith and Fulham Core Strategy (2011) and policy DM J2 of the Development Management Local Plan 2013.

- 62) A minimum of 10% of the residential car parking spaces approved on each Development Area shall be provided and maintained for use of wheelchair users.

To ensure the suitable provision of car parking within the development to meet sustainable transport objectives, in accordance with policies 6.13 and 7.2 of the London Plan (2011) and policy DM J4 of the Development Management Local Plan 2013 and the Council's "Planning Guidance" Supplementary Planning Document.

- 63) A scheme which demonstrates how daytime deliveries and stopping by Blue Badge Holder vehicles and taxis outside buildings on the site will be managed, in the absence of kerbs and vehicular entries into the envelopes of individual buildings pull-ins, in such a way as to avert the risk of blind people colliding with stopped vehicles shall be submitted to the local planning authority and approved in writing, prior to first occupation of each relevant development plot. The scheme shall be implemented in accordance with the approved details prior to first occupation of the relevant part of the development.

To ensure that deliveries and dropping off can occur without compromising highway safety or the safety of pedestrians on the footway, in accordance with policy 7.2 of the London Plan 2011, policy T1 of the Core Strategy 2011 and policy DM J4 of the Development Management Local Plan 2013 and the Council's "Planning Guidance" Supplementary Planning Document.

- 64) 10% of the total residential units hereby approved shall be provided to wheelchair housing standard or adaptable to this standard.

To ensure that the development provides for the changing circumstances of occupiers and responds to the needs of people with disabilities, in accordance with

policy 3.8 of the London Plan (2011), policy H4 of the London Borough of Hammersmith and Fulham Core Strategy (2011) and policy DM B2 of the Development Management Local Plan 2013 and the Council's Planning Guidance Supplementary Planning Document.

- 65) The window glass installed to any shopfront hereby approved shall be clear and shall not be mirrored, tinted or otherwise obscured and shall be permanently retained as such.

To ensure a satisfactory external appearance and to prevent harm to the street scene, in accordance with policy BE1 of the Core Strategy 2011, policy DM G4 and DM C1 of the Development Management Local Plan 2013 and "Planning Guidance" Supplementary Planning Document 2013.

- 66) Prior to the commencement of works on each Plot (save for the approved Enabling Works), an Inclusive Access Management Plan (IAMP) shall be submitted to the LPA and approved in writing which sets out a strategy for ongoing consultation with specific interests groups with regard to accessibility of the relevant part of the site. On-going consultation must then be carried out in accordance with the approved IAMP.

To ensure that the proposal provides an inclusive and accessible environment in accordance with the Policy 7.2 of the London Plan 2011 and policy DM B2 of the Development Management Local Plan 2013 and the Council's Planning Guidance Supplementary Planning Document.

- 67) Each building, where relevant, shall contain a fire rated lift and the details of which shall be submitted to and approved in writing by the Council prior to the occupation of that building, including details of lifts to the basement car park. The fire rated lifts shall be installed as approved and maintained in full working order for the lifetime of the relevant building.

To ensure that the development provides for the changing circumstances of occupiers and responds to the needs of people with disabilities, in accordance with Policy 3.8 of the London Plan (2011), policy H4 of the London Borough of Hammersmith and Fulham Core Strategy (2011).

- 68) The ground floor entrance doors to all publicly accessible buildings on each Plot and integral lift/stair cores shall not be less than 1 metre wide and the threshold shall be at the same level to the path fronting the entrance to ensure level access.

In order to ensure the development provides ease of access for all users, in accordance with Policy 3.1 and 7.2 of the London Plan (2011), and the Council's adopted supplementary planning document.

- 69) Details of all proposed external artificial lighting for each Plot, including security lights, should be submitted to and approved in writing by the Council prior to the relevant part of the development. The relevant Plot shall not be occupied until the lighting has been installed in accordance with the relevant approved details. Such details shall include the number, exact location, height, design and appearance of the lights, together with data concerning the levels of illumination at the nearest facade and light spillage and the specific measures, having regard to the

recommendations of the Institution of Lighting Engineers in the 'Guidance Notes For The Reduction Of Light Pollution 2011' (or other relevant guidance).

To ensure that adequate lighting is provided to the pedestrian pathways for safety and security and that the lighting does not adversely affect the amenities of occupiers of the surrounding premises, in accordance with Policies 7.3 and 7.13 of the London Plan (2011), policy BE1 of the Core Strategy (2011) and policy DM G1 of the Development Management Local Plan (2013) and the Council's Supplementary Planning Document (2013).

- 70) No roller shutters shall be installed on any shopfront, commercial entrance or display facade hereby approved.

To ensure a satisfactory external appearance and to prevent harm to the street scene, in accordance with policy BE1 of the Core Strategy 2011, policy DM G4 and DM C1 of the Development Management Local Plan 2013 and "Planning Guidance" Supplementary Planning Document 2013

- 71) Prior to first occupation of each Plot, a statement of how "Secured by Design" requirements are to be adequately achieved for that part of development, shall be submitted to and approved in writing by the Local Planning Authority. The approved secure by design measures shall be implemented in accordance with the approved statement prior to occupation of the relevant part of the development hereby approved.

To ensure a safe and secure environment in accordance with policy 7.3 of the London Plan 2011, policy BE1 of the Core Strategy and policy DM G1 of the Development Management Local Plan 2013.

- 72) No advertisements shall be displayed on or within any elevation of the buildings, forecourt or public spaces including the Television Centre lettering within the front forecourt without details of the advertisements having first been submitted to and agreed in writing by the Council.

In order that any advertisements displayed on the building are assessed in the context of an overall strategy, so as to ensure a satisfactory external appearance and to preserve the integrity of the design of the building, in accordance with policy BE1 of the Core Strategy 2011 and policy DM G8 of the Development Management Local Plan 2013.

- 73) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order with or without modification), no aerials, antennae, satellite dishes or related telecommunications equipment shall be erected on any part of the development hereby permitted, without planning permission first being obtained.

To ensure that the visual impact of telecommunication equipment can be considered in accordance with policy BE1 of the Core Strategy (2011) and SPD Design Policy 39 of the Planning Guidance Supplementary Planning Document 2013.

- 74) No alterations shall be carried out to the external appearance of the development hereby approved, including the installation of air conditioning units, water tanks, ventilation fans or extraction equipment, not shown on the approved drawings.

To ensure a satisfactory external appearance and prevent harm to the street scene, and to safeguard the amenities of neighbouring residential occupiers, in accordance with policy BE1 of the Core Strategy 2011 and policy DM G3 of the Development Management Local Plan 2013 and "Planning Guidance" Supplementary Planning Document 2013.

- 75) With regards to the upper ground floor in building G1 and ground and first floor in building G2 (within plot G):

Notwithstanding the information in the approved drawings or any subsequent approval of reserved matters relating to the internal layout of the building(s) and subject to the provisions within the relevant conditions set out in this planning permission, the following land uses are permitted within all or part of the specified floorspace in buildings G1 and G2, providing the total floorspace (within the combined development) does not exceed the maximum floorspace as approved for that use subject to condition 8 of this planning permission:

- Class A1 (retail)
- Class A2 (financial and professional institutions)
- Class A3 (restaurant)
- Class A4 (Bar)
- Class B1 (Business)
- Class D1 (Non Residential Institution)
- Class D2 (Assembly and Leisure)

As set out in Class E, Part 3, schedule 2 of the General Permitted Development Order 1995 or the provisions of the relevant class/part at the time of implementation, this permission benefits from a period during which changes of use of the above specified floorspace between uses A1, A2, A3, A4, B1, D1 and D2 as set out in the description of development may take place without the need for further planning permissions, subsequent to the approval of the reserved matters applications. This flexibility is for a period of ten years from the date of the approval of the last reserved matters application of the relevant plot.

To ensure the uses are compatible with the adjoining land uses, within the White City Opportunity Area and to ensure that the amenity of occupiers residing in surrounding residential properties would be safeguarded in accordance with policies WCOA, WCOA1 and BE1 of the Core Strategy (2011) and policies DM B1, DM C4, DM C6, DM D1, DM D2 and DM A9 of the DM Local Plan (2013) and the White City Opportunity Area Planning Framework (2013).

- 76) With the exception of the Class A4 use, the Class A uses hereby permitted within plots A, B, G and H shall operate only between 0700 hours and 2400 hours, on weekdays and on Saturdays and on 0700 hours to 2300 hours on Sundays and Bank Holidays.

To ensure that the amenities of surrounding occupiers are not unduly affected by noise and other disturbance, in accordance with policy CC4 of the Core Strategy 2011 and policy DM H9 of the Development Management Local Plan 2013.

- 77) Prior to the commencement of works within the relevant part of Area 1 or Area 3, an arboricultural method statement setting out method(s) of tree protection of all/any relevant street tree(s) adjacent to the site on Wood Lane (within Area 1) and within MacFarlane Road (for Area 3) during demolition and construction has been submitted to and approved in writing by the Council. Any works to tree(s) adjacent to the relevant Plot shall be carried out in accordance with BS5837:2012 Trees in relation to design, demolition and construction recommendations. The method(s) of tree protection shall be implemented in accordance with the relevant approved details.

To ensure that the adjacent retained trees are protected during the construction processes to prevent their unnecessary damage or loss, in accordance with policy 7.21 of the Further Alterations to the London Plan (2014), policy OS1 of the Core Strategy 2011 and policies DM E3 and DM E4 of the Development Management Local Plan 2013.

- 78) Conditions relevant to Development Area 1 (or relevant part(s) thereof):

New floorspace constructed on Area 1 pursuant to this permission shall not exceed 111,069 square metres GEA.

To ensure the development carried out does not exceed the cumulative maximum approved, to ensure a suitable mix and distribution of land uses within the development and to ensure the quantum of floor space keeps within the parameters assessed pursuant to the EIA in relation to the development in accordance with policies 7.1, 7.2, 7.3, 7.4, 7.5, 7.6, 7.7, 7.8 and 7.9 of the London Plan (2011) policies BE1, WCOA, WCOA 1 of the London Borough of Hammersmith and Fulham Core Strategy (2011).

- 79) There shall be no CCTV cameras installed on Plot B (Development Area 1) unless otherwise approved in writing by the local planning authority.

In order to safeguard the special architectural or historic interest of the building in accordance with policy DM G7 of the Development Management Local Plan (2013) and policy BE1 of the Core Strategy (2011).

- 80) No development (except for the approved Enabling Works) shall commence on Area 1 until details of a new drop-off bay for private hire cars/taxis have been submitted to the Council for approval and the drop-off bay shall thereafter be retained for the life of the buildings in Area 1 in the same location or in such alternative locations as may be approved from time to time by the Council.

To ensure there are adequate facilities for taxis serving the development, in accordance with policy T1 of the Core Strategy (2011) and DM J1 of the Development Management Local Plan (2013).

- 81) The number of non-residential car parking spaces for Area 1 shall not exceed 20 car parking spaces for the office accommodation, 3 spaces for the health, community and leisure uses and 5 spaces for the retail/leisure units.

To avoid creating unacceptable traffic congestion on the surrounding road network and to ensure there would be adequate parking for the development, in accordance with in accordance with policies 6.13 and 7.2 of the London Plan (2011), policy T1 of the Core Strategy (2011) and policy DM J1, DM J2 and DM J3 of the Development Management Local Plan (2013).

- 82) 10% of the bedrooms within the hotel (Plot B) shall be designed to wheelchair housing standard or easily capable of being adapted to this standard.

To ensure that the development is fully inclusive and accessible for all and responds to the needs of people with disabilities, in accordance with policy 3.8 of the London Plan (2011), policy LE1 of the Core Strategy 2011 and policy DM B2 of the Development Management Local Plan 2013, and the Council's "Planning Guidance" Supplementary Planning Document.

- 83) Within a month of handover of the residential units comprises in Plot B created through refurbishment of an existing building hereby approved, a BREEAM for Domestic Refurbishment (2012) assessment report shall be submitted to the BRE (with a copy of the report provided to the Local Planning Authority) demonstrating that the relevant residential unit meets the requirements of 'very good'.

In the interests of energy conservation, reduction of CO2 emissions and wider sustainability, in accordance with policies 5.1, 5.2, 5.3, 5.6 and 5.7 of the London Plan (2011) and Further Alterations to the London Plan (2014) and Policy CC1 of the London Borough of Hammersmith Core Strategy (2011).

- 84) Any outdoor seating areas within the Helios Courtyard in connection with the Class A3 floorspace hereby approved within Plots B shall operate within the following hours only:

Monday to Saturday: 0700 to 2200 hours  
Sunday and Public Holidays 0700 to 2200 hours

The outdoor seating areas will be closed outside of these hours and any temporary seats/tables shall be removed and stored internally within the A3 unit(s).

To ensure that the development does not result in conditions prejudicial to the amenities of local residents by reason of noise and disturbance in accordance with Strategic Policy C and policy CC4 of the Core Strategy 2011 and policy DM C6 and DM H9 of the Development Management Local Plan 2013.

- 85) The Class A3 floorspace hereby approved within Plots A and B may be used only for restaurant/cafe use providing full meals served at table and shall not be used as a public house, wine bar, take-away or for any other purpose within class A3 of the schedule to the Town and Country Planning (Use Classes) order 1987 or any statutory replacement or modification thereof.

To ensure that the development does not result in conditions prejudicial to the amenities of local residents by reason of noise and disturbance in accordance with Strategic Policy C and policy CC4 of the Core Strategy 2011 and policy DM C6 and DM H9 of the Development Management Local Plan 2013.

- 86) Prior to commencement of plot B, details shall be submitted to and approved in writing by the Council, of 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 separating different types of rooms/ uses in adjoining dwellings, namely living room and kitchens above bedroom of separate dwelling. Approved details shall be 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 policy CC4 of the Core Strategy 2011 and policy DM H9 of the Development Management Local Plan 2013.

- 87) Prior to commencement of plot B, details shall be submitted to and approved in writing by the Council, of the sound insulation of the floor/ ceiling/ walls separating the plant rooms, basement car park (if below dwellings), and communal facilities from dwellings. Details shall demonstrate that the sound insulation value  $D_{nT,w}$  [and  $L'_{nT,w}$  ] is enhanced by at least 10dB above the Building Regulations value and, where necessary, additional mitigation measures implemented to contain commercial noise within the commercial premises. Approved details shall be 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 from transport or industrial/ commercial noise sources, in accordance with policy CC4 of the Core Strategy 2011 and policy DM H9 of the Development Management Local Plan 2013.

- 88) The cinema facility within Plots A and B shall be used solely for the purposes of a cinema use only and shall be made available to members of the general public. The use shall not fall within in any other use falling within Class D2 of the Town and Country Planning (Use Classes) Order 2005 (or any order revoking and re-enacting that Order with or without modification).

In granting this permission, the Council has had regard to the particular circumstances of the case. The use of the site for any other purpose could raise materially different planning considerations and the council wishes to have an opportunity to consider such circumstances at that time, and to ensure that there is appropriate provision of community leisure uses for the general public in the wider area in addition to the occupiers and visitors to the site, in accordance with policy CF1 and T1 of the Core Strategy 2011 and policy DM D2 and DM J1 of the Development Management Local Plan 2013.

- 89) The health/leisure club facility within Plot A shall be used solely for the purposes of a health/leisure club use only. The use shall not fall within in any other use falling within Class D2 of the Town and Country Planning (Use Classes) Order 2005 (or any order revoking and re-enacting that Order with or without modification).

In granting this permission, the Council has had regard to the particular circumstances of the case. The use of the site for any other purpose could raise materially different planning considerations and the council wishes to have an opportunity to consider such circumstances at that time, and to ensure that there is appropriate provision of community leisure uses for the general public in the wider area in addition to the occupiers and visitors to the site, in accordance with policy CF1 and T1 of the Core Strategy 2011 and policy DM D2 and DM J1 of the Development Management Local Plan 2013.

- 90) Notwithstanding the glazing details specified in the approved plans for plots A and B, detailed specification of the external glazing including samples, where relevant, shall be submitted to the local authority that demonstrates that the glazing will be blast resistant, relevant to these plots. Such details shall be implemented, as approved and shall be permanently retained thereafter.

In order to ensure that the proposals deliver a high standard of design in accordance with policies BE1 of the Core Strategy (2011), Policies 7.4 and 7.13 of the London Plan (2011), policies DM G4 and DM C1 of the Development Management Local Plan 2013 and "Planning Guidance" Supplementary Planning Document 2013.

- 91) Notwithstanding the information on the approved plans, all externally glazed surfaces on the rear elevation of the projecting nib buildings within plot B (inner ring) which directly face onto the elevations of the Plot C dwellings, within plot B (inner ring) shall contain fritted, opaque or frosted glazing. For the avoidance of doubt, the requirement for the fritted, opaque or frosted glazing does not apply to the south-eastern nib above TV Studio 2.

To prevent unacceptable overlooking between facing dwellings and to maintain privacy levels within the dwellings in accordance with policies BE1 of the Core Strategy (2011), policies DM A9 and DM G1 of the DM Local Plan and SPD Housing Policy 8.

- 92) A Method statement for the reconstruction of the Helios Statue and refurbishment of the fountain including a timeframe for the proposed works shall be submitted to the Local Planning Authority for approval prior to commencement of works on the relevant part of the development. Such work shall be implemented in accordance with approved details and the items shall be permanently retained onsite.

In order to safeguard the special architectural or historic interest of the building in accordance with policy DM G7 of the Development Management Local Plan (2013) and policy BE1 of the Core Strategy (2011).

- 93) The landscaping works subject to the detailed approval relate to specified parts of Development Area 1 only, notwithstanding the landscaping details associated with Plots C, D, E, F, G, H and the parts of the Ring Road within Development Areas 2 and 3 as shown on the approved plans.

To ensure a satisfactory external appearance of the detailed aspects of the planning approval in accordance with policies BE1 and OS1 of the Core Strategy 2011 and policies DM G1, DM E3 and DM E4 of the Development Management Local Plan 2013.

94) Condition relating to Development Area 2:

New floorspace constructed on Area 2 pursuant to this permission shall not exceed 9,833 square metres GEA.

To ensure the development carried out does not exceed the cumulative maximum approved, to ensure a suitable mix and distribution of land uses within the development and to ensure the quantum of floor space keeps within the parameters assessed pursuant to the EIA in relation to the development in accordance with policies 7.1, 7.2, 7.3, 7.4, 7.5, 7.6, 7.7, 7.8 and 7.9 of the London Plan (2011) policies BE1, WCOA, WCOA 1 of the London Borough of Hammersmith and Fulham Core Strategy (2011)

95) Conditions relating to Development Area 3 (or relevant part(s) thereof):

Class A4 use hereby permitted within plots G and H shall operate only between 0900 hours and 2400 hours, on weekdays and 0900 hours and 2400 hours on Saturdays and on 0900 hours to 2300 hours on Sundays and Bank Holidays.

To ensure that the amenities of surrounding occupiers are not unduly affected by noise and other disturbance, in accordance with policy CC4 of the Core Strategy 2011 and policy DM H9 of the Development Management Local Plan 2013.

96) Prior to the commencement of the works on Plot G1 (the tall building) - save for the approved Enabling Works, in addition to the samples of all external materials (required in condition 10), a supporting statement shall be submitted to the local planning authority for approval in writing setting out the detailed specifications of each material indicating performance, sustainability rating, impacts from weathering and exposure to pollution sources in order to demonstrate that the materials are of the highest quality. The development shall be carried out in accordance with such details as have been approved.

To ensure the external appearance and environmental performance of the tall building is of the highest quality and to prevent harm to the street scene and public realm, in accordance with policies 5.3, 7.6 and 7.7 of the London Plan, policy BE1 of the Core Strategy 2011 and policies DM G1 and DM G2 of the Development Management Local Plan 2013 and White City Opportunity Area Planning Framework (2013).

97) New floorspace constructed on Area 3 pursuant to this permission shall not exceed 67,048 square metres GEA.

To ensure the development carried out does not exceed the cumulative maximum approved, to ensure a suitable mix and distribution of land uses within the development and to ensure the quantum of floor space keeps within the parameters assessed pursuant to the EIA in relation to the development in accordance with policies 7.1, 7.2, 7.3, 7.4, 7.5, 7.6, 7.7, 7.8 and 7.9 of the London Plan (2011) policies BE1, WCOA, WCOA 1 of the London Borough of Hammersmith and Fulham Core Strategy (2011)

98) With regards to the ground floor within plot H:

Notwithstanding the information in the approved drawings or any subsequent approval of reserved matters relating to building(s) on plot H and subject to the provisions within the relevant conditions set out in this planning permission, the following land uses are permitted within all or part of the specified floorspace on the ground floor in Plot H providing the total floorspace (within the combined development) does not exceed the maximum floorspace as approved for that use subject to condition 8 of this planning permission:

- Class A1 (retail)
- Class A2 (financial and professional institutions)
- Class A3 (restaurant)
- Class A4 (Bar)
- Class D1 (Non Residential Institution)
- Class D2 (Assembly and Leisure)

As set out in Class E, Part 3, schedule 2 of the General Permitted Development Order 1995 or the provisions of the relevant Class/Part upon implementation, this permission benefits from a period during which changes of use of the above specified floorspace between uses A1, A2, A3, A4, D1 and D2 as set out in the description of development may take place without the need for further planning permissions, subsequent to the approval of the reserved matters applications. This flexibility is for a period of ten years from the date of the approval of the last reserved matters application, for that part of the development.

To ensure the uses are compatible with the adjoining land uses, within the White City Opportunity Area and to ensure that the amenity of occupiers residing in surrounding residential properties would be safeguarded in accordance with policies WCOA, WCOA1 and BE1 of the Core Strategy (2011) and policies DM B1, DM C4, DM C6, DM D1, DM D2 and DM A9 of the DM Local Plan (2013) and the White City Opportunity Area Planning Framework (2013).

99) No commercial deliveries nor collections/ loading nor unloading shall occur on Development Area 3 hereby approved other than between the hours of 08:00 to 18:00 on Monday to Saturdays and at no time on Sundays and Public/Bank Holidays.

To ensure that the amenity of occupiers of the development site/ surrounding premises is not adversely affected by noise, in accordance with policy CC4 of the Core Strategy 2011 and policy DM H9 of the Development Management Local Plan 2013.

100) Prior to commencement of the plots G and H of the development, a noise assessment shall be submitted to the Council for approval of external noise levels and details of the sound insulation of the building envelope, orientation of habitable rooms away from major noise sources and of acoustically attenuated mechanical ventilation as necessary to achieve the following noise limits, in accordance with the criteria of BS8233:1999. Approved details shall be implemented prior to occupation of the development and thereafter be permanently retained.

Intrusive external noise - 35 dBLAeq 16hr for living rooms and 30 dBLAeq 8hr for bedrooms

Intrusive noise events in bedrooms shall not normally exceed 45 dBLamaxF during the night

Building services noise NR25 for living rooms and bedrooms.

To ensure that the amenity of occupiers within of the relevant parts of the development site are is not adversely affected by noise from transport [industrial/commercial noise sources], in accordance with Policies DM H9 and H11 of the Development Management Local Plan.

- 102) The Private Members Club (Sui Generis) hereby permitted within plot A shall operate only between 0700 hours and 0100 hours, on Sundays to Thursdays and 0700 hours and 0300 hours on Thursdays, Fridays and Saturdays.

To ensure that the amenities of surrounding occupiers are not unduly affected by noise and other disturbance, in accordance with policy CC4 of the Core Strategy 2011 and policy DM H9 of the Development Management Local Plan 2013.

- 103) With regards to the specified 2,985 sqm on floors, 8, 9 and 10 within plot A: Notwithstanding the information in the approved drawings relating to plot A and subject to the provisions within the relevant conditions set out in this planning permission, the following land uses are permitted within the specified floorspace on the floors 8, 9 and 10 in Plot A (shown in the plans as 2,985 sqm of private members club) providing the total floorspace (within the combined development) does not exceed the maximum floorspace as approved for that use subject to condition 8 of this planning permission:

Class B1 (Business)

Sui Generis (Private Members Club)

As set out in Class E, Part 3, schedule 2 of the General Permitted Development Order 1995 or the provisions of the relevant Class/Part) upon implementation, this permission benefits from a period during which changes of use of the above specified floorspace between uses B1 and the private members club as set out in the description of development may take place without the need for further planning permissions. This flexibility is for a period of ten years from the date of this approval.

In granting this permission, the Council has had regard to the particular circumstances of the case. The use of the site for any other purpose could raise materially different planning considerations and the council wishes to have an opportunity to consider such circumstances at that time, and to ensure the uses are compatible with the adjoining land uses, within the White City Opportunity Area and to ensure that the amenity of occupiers residing in surrounding residential properties would be safeguarded in accordance with policies WCOA, WCOA1, BE1 and T1 of the Core Strategy (2011) and policies DM B1, DM C4, DM C6, DM D2, DM A9 and DM J1 of the DM Local Plan (2013) and the White City Opportunity Area Planning Framework (2013).

- 104) Any outdoor seating areas within the front forecourt and the boulevard in connection with the Class A3 floorspace hereby approved within Plot A shall operate within the following hours only:

Plot A Boulevard Area

Monday to Saturday: 0800 to 2100 hours

Sunday and Public Holidays 0800 to 2100 hours

Plot A Front Forecourt Area

Monday to Saturday: 0800 to 2200 hours

Sunday and Public Holidays 0800 to 2200 hours

The outdoor seating areas will be closed outside of these hours and any temporary seats/tables shall be removed and stored internally within the A3 unit(s).

To ensure that the development does not result in conditions prejudicial to the amenities of local residents by reason of noise and disturbance in accordance with Strategic Policy C and policy CC4 of the Core Strategy 2011 and policy DM C6 and DM H9 of the Development Management Local Plan 2013.

- 105) The rooftop terrace associated with the Private Members Club hereby approved within Plot A shall operate within the following hours only:

Monday to Saturday: 0700 to 2300 hours

Sunday and Public Holidays 0700 to 2300 hours

The roof terrace will be closed outside of these hours.

To ensure that the development does not result in conditions prejudicial to the amenities of local residents by reason of noise and disturbance in accordance with Strategic Policy C and policy CC4 of the Core Strategy 2011 and policy DM C6 and DM H9 of the Development Management Local Plan 2013.

- 106) Neither music nor loud voices emitted from the development shall be audible/measurable above the lowest background noise level at the nearest or most affected external residential noise sensitive facade and should be at least 10 dB below the quiet background inside any dwelling.

To ensure that the amenity of occupiers of the development site/ surrounding premises is not adversely affected by noise, in accordance with Policies DM H9 and H11 of the Development Management Local Plan.

- 107) The private members club use shall not commence until all external doors to the premises (including those serving the roof areas of the building) have been fitted with self closing devices, which shall be maintained in an operational condition and at no time shall any external door nor windows be fixed in an open position.

To ensure that the amenity of occupiers of the development site/ surrounding premises is not adversely affected by noise /odour /smoke /fumes, in accordance with Policies DM H9 and H11 of the Development Management Local Plan.

- 108) Details of external use and measures to prevent the use and occupation of the external seating areas on the rear of Plot A and Helios Courtyard outside of the specified hours in condition 104 shall be submitted to and approved in writing by the Council. Approved details shall be implemented prior to occupation of the development and thereafter be permanently retained.

To ensure that the amenity of occupiers of the development site/ surrounding premises is not adversely affected by noise from people at the site, in accordance with Policies DM H9 and H11 of the Development Management Local Plan.

- 109) Notwithstanding the provisions of the Town and Country Planning (Use Classes Order) 1987 (As Amended) or any subsequent order, change of use of the Class B1 (Business) accommodation to Class C3 (Residential dwellings) will not be permitted anywhere within the development site.

In granting this permission, the Council has had regard to the particular circumstances of the case. The use of the approved new office accommodation within Plots A or C to residential purposes could raise materially different planning considerations and the council wishes to have an opportunity to consider such circumstances at that time, and to ensure the uses are compatible with the adjoining land uses, within the White City Opportunity Area and to ensure that the amenity of occupiers residing in surrounding residential properties would be safeguarded in accordance with policies WCOA, WCOA1, BE1 and T1 of the Core Strategy (2011) and policies DM B1, DM C4, DM C6, DM D2, DM A9 and DM J1 of the DM Local Plan (2013) and the White City Opportunity Area Planning Framework (2013).

- 110) Notwithstanding the information in the approved plans, the southern flank elevation of Plot A which faces the internal courtyard and contains windows that would serve the offices and members club, shall contain obscure glazing only.

To ensure that the development does not result in unacceptable levels of overlooking between the commercial office/sui generis floorspace in Plot A and the residential dwellings in Plots B and C which would be prejudicial to the amenities of residents by reason of visual intrusion in accordance with Policy BE 1 of the Core Strategy and policies DM A2, DM A9 and DM H9 of the Development Management Local Plan 2013.

### **Justification for Approving the Application:**

- 1) Principle of Development/Regeneration: The principle of a comprehensive mixed use redevelopment of the site which includes the provision of residential, office, hotel, retail, TV Studios, leisure and non-residential institutional uses is considered to be acceptable and in accordance with national, strategic and local planning policies, which advocate making the most efficient use of brownfield land in sustainable locations in order to help meet local and strategic housing needs. The proposed development would contribute to the regeneration of the area by increasing the range of employment opportunities, and would promote sustainable economic growth. It is considered that the relatively small size and location of the proposed retail and leisure uses would not compromise the vitality or viability of surrounding centres. The proposed development would be an appropriate use within the White City Opportunity Area which is well served and accessible by

public transport. The proposed development is therefore considered acceptable in accordance with policies 2.13, 2.15, 3.3, 3.4 of the London Plan (2011) and Further Alterations to the London Plan (2014), Strategic Policies WCOA, WCOA1, A, B, C and H1 of the Core Strategy (2011) and policies DM A1, DM B1, DM B2, DM B3, DM C1, DM C3, DM C6, DM D1, DM D2 and DM E1 of the Development Management Local Plan (2013) and White City Opportunity Area Planning Framework (2013).

**Housing:** The proposed development would contribute towards providing much needed additional housing in accordance with London Plan Policies 3.3B, 3.3D and 3.3E and would help the borough meet its housing targets in accordance with Table 3.1 of the London Plan. It is considered that the development would contribute towards the indicative housing targets set out in Strategic Policy H1 of the Core Strategy which promotes the development of new housing within the Strategic Sites and Core Strategy Policy WCOA and WCOA1 for developments within the White City Opportunity Area which set an indicative housing target of 5,000 homes, is proposed across the plan period. The principle and density of residential development proposed is considered acceptable in accordance with London Plan Policies 3.3 and 3.4 and Core Strategy Strategic Policies H1, H3, A and WCOA1. The proposed development is assessed as comprising an appropriate mix of dwelling sizes and is therefore considered in accordance with policy 3.8 of the Further Alterations to the London Plan (2014) and policy H4 of the Core Strategy. In the context of these policies and having regard to the Financial Viability Assessment, the individual circumstances of the site and the planning and regeneration benefits arising, it is considered that the provision of affordable housing is acceptable and would be in accordance with Policies 3.8, 3.10, 3.11 and 3.12 of the London Plan 2011 and Further Alterations to the London Plan (2014), and policies H1, H2, H3 and H4 of the Core Strategy 2011 and policies DM A1, DM A2, DM A3, DM A4, DMA9 of the Development Management Local Plan 2013 and the Council's Planning Guidance Supplementary Planning Document and White City Opportunity Area Planning Framework (2013).

**Design:** It is considered that the proposed development, subject of the detailed application would be of a high quality design and would make a positive contribution to the character and appearance of the White City Opportunity Area, both enhancing the character of the Wood Lane Conservation Area and the setting of the Grade II listed Television Centre building. The scale and massing of the detailed components of the proposed development, and as defined by the outline parameters plans in respect of the outline elements is also considered to be appropriate in the context of the White City Opportunity Area and the nearby heritage assets. Specifically, the scale, massing, height, design and relocation of the new East Tower is considered to be supported by Core Strategy Strategic Policy WCOA. The proposed development would have a beneficial impact on views to, within and from LBHF and it is considered that the impact is sympathetic to conservation areas and the local townscape. It is considered that the proposed development would positively contribute to the skyline of this part of White City. The proposed development is therefore considered acceptable in accordance with policies 7.1, 7.2, 7.3, 7.4, 7.5, 7.6, 7.7, 7.8 and 7.21 of the London Plan 2011 and Further Alterations to the London Plan (2014) and policies WCOA, WCOA1 and BE1 of the Core Strategy 2011 and policies DM G1, DM G2, DM G6 of the Development Management Local Plan 2013, and the Council's Planning Guidance

## Supplementary Planning Document and White City Opportunity Area Planning Framework (2013).

**Built Heritage:** The proposed internal and external alterations to the Grade II listed Television Centre building are considered to be sympathetic and would preserve the elements of the heritage asset that are of the highest significance within the building. As such, the alterations are considered to preserve the special historic and architectural interest of the heritage asset. The proposed demolition of Stages 4 and 5, the MSCP, East Tower, Drama Block and Restaurant block is deemed acceptable given the satisfactory proposals for replacement buildings and would cause less than substantial harm to the character or appearance of the conservation area and setting of the retained listed buildings. The proposed development would be visible from within LBHF and from isolated instances in the Royal Borough of Kensington and Chelsea. The impact of the proposal on the historic significance, visual amenity, character and appearance of these areas, in particular Wood Lane Conservation Area and setting of the Grade II listed buildings in the area, is considered on balance, to be acceptable. The proposed development is therefore considered to be acceptable and in accordance with policies 7.4, 7.7 and 7.8 of the London Plan 2011 and Further Alterations to the London Plan (2014), policies BE1 and WCOA 1 of the Core Strategy 2011 and policies DM G1, DM G2, DM G6 and DM G7 of the Development Management Local Plan 2013 and the Council's "Planning Guidance" Supplementary Planning Document and White City Opportunity Area Planning Framework (2013).

**Residential Amenity:** It is considered that the proposed development would not result in unacceptable adverse impacts upon the amenities of adjoining occupiers in terms of daylight/sunlight, over-shadowing, and privacy. Potential impacts in terms of air quality, light pollution, solar glare, wind tunnelling, noise or TV/radio reception would be acceptable with regard to the various mitigation methods proposed which are secured by condition. In this regard, the development would respect the principles of good neighbourliness. The proposed development is therefore considered acceptable in accordance with policies 3.5, 3.6, 3.8, 7.3, 7.6, 7.7, 7.14 and 7.15 of the London Plan 2011 and Further Alterations to the London Plan (2014) and policies BE1, H3 and CC4 of the Core Strategy (2011) and policy DM A9 and DM G1 of the Development Management Local Plan 2013 and the Council's "Planning Guidance" Supplementary Planning Document and White City Opportunity Area Planning Framework (2013).

**Access:** Subject to conditions, it is considered that the development would provide a safe and secure environment for all users. The development is therefore considered to be acceptable in accordance with Policies 3.8, 6.12 and 7.2 of the London Plan 2011 and Further Alterations to the London Plan (2014), policy H3 of the Core Strategy 2011 and policy DM H4 of the Development Management Local Plan 2013 and the Council's "Planning Guidance" Supplementary Planning Document.

**Quality of Residential Accommodation:** The proposal is considered to provide an acceptable standard of accommodation for future occupiers of the residential accommodation (private and affordable) in respect of the living space, aspect and amenity. The assessment is that the majority of the proposed units would benefit from acceptable levels of daylight/sunlight, outlook and privacy. The development is therefore considered to be acceptable in accordance with Policies 3.5 and 3.8 of

the London Plan 2011 and Further Alterations to the London Plan (2014), Policy H3 of the Core Strategy (2011), Policies DM A2, DM A9 of the Development Management Local Plan 2013 and the Council's "Planning Guidance" Supplementary Planning Document and White City Opportunity Area Planning Framework (2013).

**Highways:** It is considered that the overall traffic impact of the proposed development would be less than anticipated in the forecasts undertaken by Transport for London in relation to the Transport Study undertaken for the White City Opportunity Area Planning Framework and as such, the traffic impact would be acceptable and in accordance with Core Strategy Policy T1 and DM Local Plan policy DM J1. The level of car, motorcycle and cycle parking is assessed as being acceptable in accordance with the policies DM J2, DM J3, DM J4 and DM J5 of the Development Management Local Plan 2013 and the Council's "Planning Guidance" Supplementary Planning Document. The site is accessible and well served by public transport, the proposed development would enhance pedestrian and cycle linkages to the north-south and east-west of the site to the benefit of the wider White City Opportunity Area. It is considered that any impacts arising from the development would be mitigated by conditions and s106 provision to contribute towards sustainable transport infrastructure measures within the White City Opportunity Area and prevent significant increase in on-street parking pressures in surrounding roads. A car park management, servicing, road safety and travel planning initiatives would be implemented in and around the site to mitigate against potential impacts issues. The proposed development is therefore considered to be acceptable and would be in accordance with policies 6.1, 6.3, 6.9, 6.10, 6.11, 6.13, of the London Plan 2011 and Further Alterations to the London Plan (2014) and policy T1 of the Core Strategy (2011) and policy DM J1, DM J2, DM J3, DM J4, DM J5 and DM J6 of the Development Management Local Plan 2013 and the Council's "Planning Guidance" Supplementary Planning Document and White City Opportunity Area Planning Framework (2013).

**Sustainability:** The proposed development has been designed to meet Level 4 of the Code for Sustainable Homes and a BREEAM rating of Very Good or Excellent subject to individual tenancy agreements. The proposed development would include a centralised energy centre, which would provide the heating and hot water requirements to the whole development through Gas fired CHP units and boilers. Each building will also provide further renewable energy technologies (such as green/brown roofs and photovoltaic panels) to supplement the provision of gas fired CHP units as appropriate to their carbon reduction target and energy profile. This will result in a significant reduction of CO2 emissions beyond the Building Regulations 2010 compliant level. The proposed development is therefore considered to be acceptable and would be in accordance with policies 5.1, 5.2, 5.3, 5.6, 5.7, 5.8, 5.9, 5.11, 5.12, 5.13, 5.14, 5.15, and 7.19 of the London Plan (2011) and Further Alterations to the London Plan (2014) and policies CC1, CC2 and H3 of the Core Strategy (2011) and policy DM H1, DM H2, DM H3, DM H4, DM H5, DM H6, DM H7, DM H8, DM H9, DM H10, DM A2 and MD A9 of the Development Management Local Plan 2013 and the Council's "Planning Guidance" Supplementary Planning Document and White City Opportunity Area Planning Framework (2013).

**Flood Risk:** The site is located in flood zone 1 (low risk). A Flood Risk Assessment (FRA) has been submitted which advises standard construction practices in order

to ensure the risk of flooding at the site remains low. The development would therefore be acceptable in accordance with Policies 5.12 and 5.13 of the London Plan (2011) and Further Alterations to the London Plan (2014) and policy CC2 of the Core Strategy 2011 and policy DM H3 of the Development Management Local Plan 2013 and the Council's "Planning Guidance" Supplementary Planning Document.

**Environmental Impacts:** All Environmental Impacts have been assessed with regards to construction, demolition, proposed development and alternatives, Noise, Air Quality, Ecology, Transport, Socio-economics, Archaeology, Sunlight, Daylight, Overshadowing, Solar Glare, Water Resources and Flood, Waste, Ground Contamination, Microclimate, Electronic Interference, Townscape and Heritage, Cumulative and Residual Impacts, set out in the Environmental Statement and Addendum, and subsequent related reports in accordance with the EIA Regulations 2011. The Environmental Statement, the subsequent Environmental Statement Addendum and the submitted further information to the Environmental Statement and their various technical assessments together with the consultation responses received from statutory consultees and other stakeholders and parties, enable the Council to determine this application with knowledge of the likely significant environmental impacts of the proposed development.

**Legal Agreement:** The application proposes that its impacts are mitigated by way of a comprehensive package of planning obligations to fund improvements that are necessary as a consequence of the increased use arising from the population yield from the development and additional new land uses. The financial contributions will go towards the enhanced provision of education, health, employment, community facilities, accessibility and sustainable transport, highways (including pedestrian and cycle routes) and the public realm . The proposed development would therefore mitigate external impacts and would accord with London Plan (2011) and Further Alterations to the London Plan (2014) policy 8.2, Core Strategy Policies CF1, WCOA and WCOA1 and the White City Opportunity Area Planning Framework (2013).

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

### **All Background Papers held by Andrew Marshall (Ext: 3340):**

Application form received: 22nd September 2014

Drawing Nos: see above

**Policy documents:** National Planning Policy Framework 2012  
The London Plan 2011 and Revised Early Minor Alterations to The London Plan, 2013  
Core Strategy 2011  
The Development Management Local Plan 2013  
Planning Guidance Supplementary Planning Document July 2013

## **Consultation Comments:**

### **Comments from:**

English Heritage London Region  
Thames Water - Development Control

### **Dated:**

01.12.14  
14.11.14

## **Neighbour Comments:**

### **Letters from:**

61 Stanlake Road London W12 7HG  
93 Stanlake Rd London W12 7HQ  
93 Stanlake Road London W12 7HQ

### **Dated:**

05.11.14  
23.11.14  
23.11.14

## **1.0 BACKGROUND**

1.1 This planning report relates to (1) the variation of conditions 3, 8 and 78 pursuant to planning permission (2013/02355/COMB) and (2) a new Listed Building Consent which are sought by Stanhope Plc and the British Broadcasting Corporation (BBC) ('the Applicant') for minor material amendments to the approved proposals for the comprehensive redevelopment of the Grade II listed BBC Television Centre (TVC) and surrounding land ('the Site') on Wood Lane, within the London Borough of Hammersmith and Fulham (LBHF). The applications have been made, in order to substitute the approved development works relating to plot A (pursuant to the 2013 planning permission) with a new-build construction (on the same plot) which would constitute a material amendment to the recently consented planning permission for the redevelopment of the whole site. The applicant has sought to obtain planning permission for the works relating to Plot A by way of a material minor amendment to the planning permission, by applying to vary planning conditions 3, 8 and 78 (pursuant to ref: 2013/02355/COMB) under S73 of the Town and Country Planning Act (As Amended) and submitting a new Listed Building Consent (for the total demolition of Stages 4 and 5 to facilitate the new construction).

1.2 Television Centre became the first purpose built television studios in the country when it opened in 1960 and has since been home to the British Broadcasting Corporation (BBC) until its closure in 2013. The BBC have been based in White City for over 60 years since acquiring the site in 1951. The site comprises a complex group of interconnected bespoke buildings which contain 8 x TV studios, offices, production studios, warehousing, dressing rooms and set storage facilities and ancillary uses built around a central ring, extending outwards towards Wood Lane (the Spur) and to the rear (the drama block, East Tower and restaurant block). The site also includes the storage yard to the rear of the drama block and the multi storey car park (MSCP) to the south of the railway viaduct. The site (excluding the MSCP) was awarded a Grade II listed status in 2009. The site forms part of LBHF's Core Strategy Strategic Site (WCOA1) which lies within the White City Opportunity Area-a major area for intensification of new development as envisaged by the London Plan.

1.3 The proposals for the redevelopment of the Television Centre site is intended to contribute to the regeneration of White City through the creation of a new mixed use urban quarter with new retail, restaurant, community and leisure uses, enhanced office provision and additional homes, including affordable accommodation. The development proposes the renovation and adaptation of parts of the listed Television Centre building

of greatest significance to its designation as a heritage asset; major redevelopment of the peripheral elements of lesser significance; and redevelopment of underused land to the south of the site including the multi-storey car park (MSCP). The site is circa 6 hectares in area.

1.4 The principal building on the site comprises the iconic BBC Television Centre question mark building which contains TV studios 1-8, offices production suites and the former newsroom. The restaurant block is located to the north of the question mark building with the East tower and Drama block located to the south. These peripheral buildings are connected to the question mark building via bridge links and roof structures. The MSCP is a free standing building located to the south of the site, beyond the underground line viaduct. For the purposes of the application(s), the site comprises a series of individual sub-plots within each building, which are as follows:

Question Mark Building:

- o Stages 4 and 5 (Plot A);
- o Inner Ring, Helios (Plot B);
- o Outer Crescent (Plot C);
- o Studios 1-3 (Plot J);
- o Stage 6 (Plot K).

Peripheral Elements:

- o Restaurant Block (Plot D);
- o Drama Block (Plot E);
- o Land to the rear of the Drama Block (proposed townhouses) (Plot F);
- o East Tower (Plot G);
- o Multi-storey car park (MSCP) (Plot H);
- o Forecourt;

1.5 Plots J and K are included within the red line boundary of the site but are subject to independent developments (submitted by the BBC) which will dovetail with the comprehensive scheme (under consideration within this report).

### Comprehensive Development Proposals for The Site (*The Consented Scheme 2013*)

1.6 On 9<sup>th</sup> July 2014, a hybrid application for outline/full planning permission (Ref: 2013/02355/COMB) was granted, subject to conditions and a s106 Legal Agreement for the following comprehensive redevelopment of the whole site:

Full Planning Permission: Demolition of parts of the former BBC Television Centre and associated buildings and structures (including the Multi-Storey Car Park, Restaurant Block, Drama Block, East Tower, part of the outer ring of the main building) to facilitate comprehensive redevelopment of the site to constitute a mixed use development providing up to 1025 residential units and a range of land uses. Planning Permission is sought in detail for works to the main Television Centre building to comprise single and two storey extensions at roof level and basement, refurbishment of facades, provision of up to 6,182 sq m (GEA) new Class B1 (business) floorspace; change of use of parts of the building to provide Use Class C1 (hotel); C3 (residential) up to 447 units; A1 (shops); A2 (financial and professional services); A3 (restaurant); D1 (non-residential institutions); and D2 (assembly and leisure); and erection of new outer ring building ranging from 8 to 10 storeys to provide residential accommodation and B1 (business) floorspace; and redevelopment of the East Tower block to comprise erection of 25-

storey building and two storey pavilion building to provide residential accommodation of up to 17,670 sq m (GEA) with provision of up to 1,363 sqm (GEA) flexible ground floor commercial use (Use Classes A1/A2/A3/B1/D1/D2); provision of car, cycle and motorcycle parking within new basement, hard and soft landscaping within new public forecourt and Helios courtyard, new shared pedestrian/vehicular routes, installation of new plant machinery. (Internal landscaping to inner block and internal layout of tall building to be reserved). Outline Planning Permission is sought (with all matters to be reserved) for the erection of four new blocks ranging from 3 to 10 storeys to provide Use Class C3 (residential); and flexible use classes A1/A2/A3/A4/D1/D2; provision of car parking; hard and soft landscaping areas; alterations to the vehicular and pedestrian routes and accesses and other associated works.

1.7 A corresponding listed building consent (Ref: 2013/02356/LBC) was also approved on the 9<sup>th</sup> July 2014 for the following:

Internal and external alterations to the former BBC Television Centre buildings to include works to the Inner Ring, Helios Courtyard and Forecourt area; roof top alterations to the Inner Ring; partial demolition of Stages 4 and 5 and demolition of Studios 4-8 and the wedge and erection of replacement structures; demolition of the Restaurant Block, Drama Block, East Tower and connecting bridges; demolition of gatehouses; removal of boundary treatment; proposed basement works; access and egress works; associated boundary treatment and landscaping; and other associated and ancillary works.

And:

1.8 Conservation area consent (2013/02244/CAC) was also approved on the 9<sup>th</sup> July 2014 for:-

Demolition of buildings and structures on land to the rear of the existing Drama Block.

1.9 The current application under consideration within this report, is for a material minor amendment to the above approved development (the 2013 Scheme), alongside a listed building consent application for the demolition of Stages 4 and 5 and erection of a new replacement building (to replace the 2013 proposals on this part of the site).

#### *Site Description*

1.10 The BBC TVC is a Grade II listed building, with the central 'inner ring' and Studio 1 noted as being of special interest. The application site is bounded to the east by Wood Lane (A219) and to the west by Hammersmith Park. South Africa Road is located just north of the site, and Frithville Gardens and Macfarlane Road to the south of the site. The site is divided by a railway viaduct which carries the Circle and Hammersmith and City London Underground lines. The viaduct segregates the land to the south which comprises the MSCP from the main TVC building and outbuildings to the north.

1.11 The site was acquired by Stanhope Plc in July 2012. The BBC continues to occupy the buildings for a temporary period whilst operations are gradually being discontinued. The BBC has stated its intention to reoccupy parts of the site as part of the planned redevelopment scheme. The new land owners (Stanhope) are committed to re-provide floorspace within the site for the BBC as part of the land transfer. As such, the BBC will reoccupy TV Studios 1-3 and Stage 6 which are part of the main question mark building.

1.12 It is intended that the BBC reoccupy part of the Site on completion of certain refurbishment works. It has therefore sought and obtained planning permission to carry out these works, which would enable it to operate autonomously. These works are independent of the wider development of the site.

1.13 The site is comprised of a number of existing buildings which are as follows:

o Question Mark Buildings: these comprise an 'outer ring' made up of a number of BBC facilities:

- Stage 6;
- Stages 4 and 5;
- Studios 4-8;
- A central wedge; and
- Studios 1-3.

1.14 Running outside of the 'outer ring' building is a ring road which provides servicing access to the Studios. A nine storey inner circular building known as the 'inner ring' contains office and studio space along with significant basement levels. Within the 'inner ring' building is a circular open area known as the 'Helios Courtyard'. A larger open forecourt area leads up to the 'inner ring' building from Wood Lane, flanked by Studio 1 (equivalent to five storeys plus basement), Stages 4 and 5 (seven storeys plus basement) and Stage 6 (seven storeys plus basement). Outside of the ring road, the following buildings exist:-

o Restaurant Block (four storeys plus basement): this is located to the northwest of the site and includes a basement, one level of kitchen space and three levels of dining. A garden area is located alongside this building which was previously known as the Blue Peter Garden.

o Drama Block (five storeys plus basement): this is located to the south of the site and includes a four to five storey building utilised for office and storage.

o East Tower: this is located on the site's eastern boundary and comprises a 15 storey office block, incorporating facilities management and maintenance activities.

o Land to the south of the Drama Block: this is located to the south of site, south of the Drama Block and is an open yard with structures supporting satellite dishes.

o Multi Storey Car Park (eight storeys - MSCP): this fronts Wood Lane to the south east of the site and is separated from the main site by a railway viaduct, although connected through an open arch.

1.15 The main vehicular access to the site is from Wood Lane, and Macfarlane Road. From Wood Lane there are two vehicle points - the first being the main gate into the forecourt which provides vehicular access and egress to/from the site and the second located further north along Wood Lane (to the north) - which traditionally has provided vehicular egress. The BBC historically operated a one-way route around the ring road from the main gate exiting at the northern gate on Wood Lane. The Macfarlane Road access was used for courier deliveries and deliveries to the yard area.

## The Surrounding Area

1.16 The site is located within the White City Opportunity Area (WCOA) as designated in the London Plan (July 2011) and the Core Strategy (adopted October 2011). The site (with the exception of the MSCP) is within the Wood Lane Conservation Area.

1.17 The site benefits from close proximity to a range of public transport modes and has a Public Transport Accessibility Level (PTAL) of 6a (Excellent). White City and Wood Lane London Underground Stations are located immediately to the northeast and east of the site respectively. White City Bus Station with numerous bus services is located immediately to the east of the site. Shepherd's Bush Station is also located approximately 400m to the southeast of the site. The Westway (dual carriageway) is situated approximately 400m north of the site which provides access to Central London and the A3220 (linking the Shepherd's Bush Roundabout to the Westway located approximately 350m east of the site). A Barclay's Cycle Hire Docking Station is also located 200m to the east of the site.

1.18 The site is also located within Environment Agency Flood Zone 1 which is characterised as at low risk of flooding from the River Thames. The site is not located within an Archaeological Priority Area.

1.19 The area surrounding the site contains a variety of land uses, densities, building heights and building forms ranging from low rise residential terraces through higher density estates to large commercial buildings.

1.20 To the north of the site is the Wood Lane Estate. This is a 2-4 storey red-brick housing estate which lies adjacent to the White City Territorial Army Centre off South Africa Road and the White City Estate (a five storey housing estate) approximately 300m away. BBC Media Village is also located to the north of the site. To the north west, Hammersmith Hospital is situated approximately 950m from the site across the A40.

1.21 Immediately to the west of the site lies Hammersmith Park which is a designated Nature Conservation Area. This is a small public park with Japanese Gardens, a bowling green and adjoining football pitches and tennis courts. Loftus Road, Queens Park Rangers Football Club ground, is located approximately 300m west of the site.

1.22 The land on the opposite site of Wood Lane to the east comprises the significant part of the White City Opportunity Area which forms part of LBHF's Core Strategy Strategic Site WCOA1. This land includes the Westfield Shopping Centre and associated land to its north, the M&S Mock Shop (now owned by St James Group), the former Dairy Crest site (now owned by Imperial College London) and the Imperial West/former BBC Woodlands site (now owned by Imperial College London). There are a number of other buildings in various ownerships, earmarked for redevelopment which are also included within this part of the opportunity area.

1.23 The Imperial West site to the north of the Westway is currently the only site being developed, but further major regeneration schemes are planned for the future. The Imperial West site will contain a range of University academic buildings with student accommodation, offices, hotel, restaurants and retail units. The WCOA is being planned to accommodate circa 4,500 new homes with additional retail, offices, restaurants, leisure and community uses.

1.24 Immediately to the south of the site is the railway viaduct that divides the site. There are also a number of residential streets including Frithville Gardens and Macfarlane Road. Shepherds Bush Market, a mix of shops and stalls which runs next to the Hammersmith and City underground line, is located approximately 600m to the south. Shepherds Bush Common is also located to the south of the site.

1.25 A number of schools and places of worship can be found within the vicinity of the site including the Jack Tizard School; Canberra Primary School; Phoenix High School, Harmony Nursery; St Michael and St George Church; Our Lady Fatima Roman Catholic Church; and Shepherd's Bush Mosque.

### *Listed Building Status*

1.26 The BBC TVC was listed as Grade II in July 2009. It states that the listing includes "the main circular range excluding the spur, the original scenery block [Drama Block, Plot E] and the former canteen [Restaurant Block, Plot D]".

1.27 The reasons for its designation as a heritage asset are set out below:

"The central ring and Studio 1 of the BBC Television Centre is designated for the following principal reasons:

\* It has special historic interest as the country's first purpose-built studio complex devoted to television (in which Britain had a pioneering role), built for, and still used by, the nation's main television broadcaster. Designed in the contemporary style, the distinctive circular drum has a strong period feel, good detailing and a celebrated facade featuring the façade of Studio 1, with its atomic discs and the curved curtain wall on pilotis. The central ring contains art of special interest such as the sculpture of Helios by T.B. Huxley-Jones, and the vibrant John Piper mosaic mural in the entrance hall. This large and busy site has been much expanded and the special interest is confined to the central ring of the main building and Studio 1, excluding the seven peripheral studios and the interior of Studio 1, the scenery block, the canteen and the later extended spur.

1.28 In the English Heritage Advisor's Report dated 14th July 2009, the Secretary of State was not persuaded "that the other studios, scenery block or the canteen are of special interest but he considers that it would be difficult to exclude these buildings from the listing given their structural attachment to the central ring and Studio 1". Neither the other studios, the Drama Block, the Restaurant Block nor 'the spur' (which extends from the central ring northwest towards Wood Lane) are considered to be of special interest.

### *Planning History and Historical Context*

1.29 In 1936, the BBC made the first regular television broadcasts in the world from studios at Alexandra Palace. It was however only in 1949 that the BBC acquired the Television Centre site in White City, when purpose built studios were considered necessary. The listed building report addendum submitted with this application confirms that the BBC TVC was to be designed to be as compact as possible but capable of extension and therefore, it had to be built in phases. As such, there have been a number of planning applications submitted for extensions, alterations and additions to all buildings on the TVC site over the years. The below list of applications relate to those that are of significance to the current applications:

1951/00344/HIST: The development began in 1950 but due to government restrictions on building through its loan sanction and licensing of materials, development was then halted until 1953. When work resumed in 1953, it was on the peripheral scenery block (Drama Block) which was completed with offices as well as workshops so that it could function as an independent building until the main building was completed. Planning Permission was submitted for the scenery block on 9th May 1951 and the application was subsequently approved shortly thereafter.

1954/00521/HIST: In 1954, work then begun on another peripheral building, the original canteen (Restaurant Block) which doubled as a rehearsal space. Planning permission was submitted on the 16th February 1954 for the erection of a four-storey canteen building faced in grey-brown Berkshire hand-made facing bricks (as used on the Scenery Block) and was subsequently granted.

1955/00509/HIST: Planning permission was applied for on 18th November 1955 for the erection of the main circular block to the British Broadcasting Corporation's Television Centre at Wood Lane, Hammersmith including the use of materials for the external finishes and to the formation of three new vehicular access-ways to the site from Wood Lane, and was subsequently approved. Work on the central ring offices and studios began in 1955, and the main phase was completed in 1960. When built, it was the largest purpose built television studios in Europe.

1960/00663/HIST: On the 2nd August 1960, planning permission was applied for, for the erection of the East Block (formerly called the works Block and known as East Tower). A subsequent application for this block (Ref: 1961/00607/HIST) was submitted on 24th May 1961 and was subsequently approved.

1962/00672/HIST: Planning permission for the first part of the Spur was first applied for on 29th June 1962. The development comprised the erection of an eight-storey building with basement, comprising a Television Production Studio, two Television News Studios, together with ancillary technical and office areas, being Stage 4. Subsequent approval for this building was applied for on 24th July 1963 (Ref: 1963/00772/HIST) and was subsequently approved. The spur was completed between 1967 and 1969.

Ref: 1979/01078/FUL: On 1st December 1980, an application for planning permission was granted for the erection of a multi-storey car park.

Ref: 1984/01273/FUL: On 12th November 1984, planning permission was granted for the erection of an extension to the Television Centre (Stage 5) studios and storage space ancillary to the Television Centre. This was completed in 1988.

1992/01371/FUL and 1994/00912/FUL: On 7th February 1994 planning permission was granted for the erection of a part eight part four storey extension (12 090 square metres) incorporating broadcasting and support facilities new reception/entrance hall audience facilities B.B.C. club and offices (Stage 6) with alterations to the inner "horseshoe" ring road incorporating new security building barriers coach and taxi drop-off points and new boundary wall together with related landscaping. A revised scheme for the Stage 6 building was approved on 16th November 1994. Stage 6 was completed in 1998.

1.30 The site has also been the subject of numerous ad hoc applications but of particular relevance is the recent Certificate of Lawfulness of Existing Use or Development (Ref. 2012/01526/CLE) which was granted on 30th July 2012 in respect of most of the site for the following:

"Use as a television centre comprising offices, productions suites, broadcasting spaces, studios for filming and recording sound (Class B1)".

1.31 The MSCP, located to the south east of the site fronting Wood Lane, is separated from the rest of the site by a railway viaduct. Historically it has been intended for users of the BBC TVC but in more recent years it has been used by others.

#### *Current Regeneration Proposals and BBC related developments*

1.32 In 2012, Stanhope acquired the whole TVC site from the BBC with a view to carrying out a comprehensive redevelopment, along with the BBC who would retain a leasehold interest in the land with the retained TV Studios and associated floorspace and Stage 6 which would be used as BBC Worldwide offices.

#### *Stage 6 Proposals*

1.33 The BBC submitted an application in February 2013 (Ref. 2013/00322/FUL) in relation to the Stage 6 building for the following:

"Erection of a four storey side extension at second to sixth floors to accommodate a new escape staircase, an enlargement of the existing plant room enclosure at roof level including replacement plant machinery and air conditioning units and alterations to front entrance doors at street level".

1.34 The works are required to accommodate the relocation of BBC Worldwide from the Media Centre at 201 Wood Lane. Planning permission was granted on 27th March 2013. A number of subsequent minor applications, Non-Material Minor Amendments and conditions have been approved with regards to these works, although they are not of particular significance to this application (to vary the 2013 planning permission) or the corresponding listed building consent.

#### *Studios 1-3 and Associated Floorspace*

1.35 A further application was submitted in April 2013 (Ref. 2013/01834/FUL and 2013/01835/LBC) in relation to Studios 1-3 (within the question mark building) for the following:

"Demolition of the covered bridge access over the ring road between East Tower and Scenery Runway and the eastern peripheral offices at third floor level; construction of a new external plant enclosure at third floor level; removal of the mechanical plant infill to the lightwell beneath the main façade of Studio 1; internal refurbishment works and any other associated works." Planning permission and Listed Building Consent were granted on 8th July 2013.

1.36 A number of subsequent non-material minor amendments, planning conditions and listed building consent variations have been approved with regards to the refurbishment of Studios 1-3, although none of these are relevant to the consideration of this

application (to vary the 2013 planning permission) or the corresponding listed building consent.

1.37 These applications were submitted by the BBC independently of any future works which Stanhope or any other developer might bring forward on the TVC site. The above listed works (to Stage 6 and Studios 1-3) proposed are required by the BBC for its own purposes, to ensure it can operate autonomously, and will be carried out regardless of whether or not the wider refurbishment and redevelopment of the BBC TVC and surrounding land pursuant to the current application are approved. However, the autonomy works have been designed to be complementary to the evolving wider proposals for the remainder of the site.

### *Enabling Works*

1.38 The applicant intends to carry out some early enabling works (to parts of the development site) that will ensure the BBC works to Stage 6 and Studios 1-3 can progress at the same time as the comprehensive development plans. The enabling works comprise minor predominately below ground level works to the local infrastructure (ie: to the water mains, gas, electricity, telephone lines). Such enabling works will allow the BBC development to be connected to the local infrastructure network, and allow preparatory works within parts of the main site, in anticipation of the comprehensive development being implemented. Enabling works can be submitted under condition 5 of main 2013 Scheme planning permission (ref: 2013/02355/COMB), which would allow specified works to take place, by way of partial condition discharges for each phase of enabling works, prior to commencement of works triggering the implementation of the main planning permission (as defined within the 2013 scheme Section 106 Legal Agreement).

1.39 Prior to the 2013 Scheme being approved the applicant submitted the following standalone application for the first enabling works phase [Enabling Works Phase 1].

1.40 On 15<sup>th</sup> July, planning permission was granted (Ref: 2014/01019/FUL) for the installation of utilities principally comprising sub-surface surface water drainage, foul water drainage, power, potable water, gas and telecommunications infrastructure and associated enabling works within the external area surrounding Stage 6 [as set out in the application red line area plan]. This application permitted a no. of ground infrastructure works in order to assist the BBC and Stanhope in separating Stage 6 from the rest of the site (so the BBC can operate this building autonomously from rest of the site). The application also permitted below ground enabling works which enable the comprehensive development (of the remainder of the site) to be connected to the various localised infrastructure sources ie: electricity, gas, water, sewerage, telecommunications etc.

1.41 The following applications to partially discharge condition 5 have been submitted and are pending assessment.

- Ref: 2014/04306/DET: Submission of details to partially discharge condition 5 [Enabling Works Phase 2] of planning permission 2013/02355/COMB granted 9th July 2014.

- Ref: 2014/04882/DET: Submission of details to partially discharge condition 5 Enabling works (demolition of cashier's office) of planning permission 2013/02355/COMB granted 9<sup>th</sup> July 2014.
- Ref: 2014/05006/DET: Submission of details to partially discharge condition 5 (Enabling Works), (East Tower podium toe and scenery shed areas demolition) of planning permission 2013/02355/COMB granted 9th July 2014. Ref:
- 2014/05013/DET: Submission of details to partially discharge condition 5 (Enabling Works), (Dodd's Yard demolitions) of planning permission 2013/02355/COMB granted 9th July 2014.  
Ref: 2014/05460/DET: Submission of details to partially discharge condition 5 (Enabling Works), (Part of Wood Lane boundary wall demolition) of planning permission 2013/02355/COMB granted 9th July 2014.

### *Discharge of Conditions*

1.42 At the time of writing this report, the following planning conditions pursuant to the main 2013 Scheme planning application (ref: 2013/02355/COMB) and listed building consent (ref: 2013/02356/LBC) have been partially or fully discharged.

- Ref: 2014/04199/DET: Submission of details of water supply impact studies pursuant to condition 29 of planning permission 2013/02355/COMB granted 9th July 2013.
- Ref: 2014/04259/DET: Submission of details of archaeology pursuant to condition 12 of planning permission 2013/02355/COMB granted 9th July 2014.[Partial Discharge for Enabling Works Phase 2 and other Enabling Works demolition]
- Ref: 2014/04282/DET: Submission of details of Preliminary Risk Assessment Report pursuant to condition 31 of planning permission 2013/02355/COMB granted 9th July 2014.
- Ref: 2014/04283/DET: Submission of details of Site Investigation Scheme pursuant to condition 32 of planning permission 2013/02355/COMB granted 9th July 2014.
- Ref: 2014/04349/DET: Submission of details of Quantitative Risk Assessment pursuant to condition 33; details of Remediation Method Statement pursuant to condition 34 of planning permission 2013/02355/COMB granted 9th July 2014.[Partial Discharge for Enabling Works Phase 2]
- Ref: 2014/04299/DET: Submission of details to partially discharge condition 17 Arboricultural Method Statement of planning permission 2013/02355/COMB granted 9th July 2014.[Partial Discharge for Enabling Works Phase 2 and other Enabling Works demolition]

1.43 The following conditions are outstanding and are yet to be determined:

- Ref: 2014/04291/DET Submission of details of Sustainable urban drainage system (SUDS) pursuant to condition 27; details of Surface Water Drainage pursuant to condition 30 of planning permission 2013/02355/COMB granted 9th July 2014.
- Ref: 2014/04306/DET: Submission of details to partially discharge condition 5 [Enabling Works Phase 2] of planning permission 2013/02355/COMB granted 9th July 2014.
- Ref: 2014/04882/DET: Submission of details to partially discharge condition 5 (Enabling Works) (cashier's office demolition) of planning permission 2013/02355/COMB granted 9th July 2014.

- Ref: 2014/05006/DET: Submission of details to partially discharge condition 5 (Enabling Works), (East Tower podium toe and scenery shed areas demolition) of planning permission 2013/02355/COMB granted 9th July 2014.
- Ref: 2014/05013/DET: Submission of details to partially discharge condition 5 (Enabling Works), (Dodd's Yard demolitions) of planning permission 2013/02355/COMB granted 9th July 2014.
- Ref: 2014/05460/DET: Submission of details to partially discharge condition 5 (Enabling Works), (Part of Wood Lane boundary wall demolition) of planning permission 2013/02355/COMB granted 9th July 2014.
- Ref: 2014/04725/DLBC: Submission of details of photographic survey pursuant to condition 4 of planning permission 2013/02356/LBC granted 9<sup>th</sup> July 2014.
- Ref: 2014/4964/DCAC: Submission of details of photographic survey pursuant to condition 3 of planning permission 2013/02244/CAC granted 9th July 2014.
- Ref: 2014/05120/DET: Submission of details of contamination pursuant to conditions 33 and 34 of planning permission 2013/02355/COMB granted 9<sup>th</sup> July 2014. [Partial Discharge for Enabling Works Phase 3]
- Ref: 2014/05351/DET: Submission of details of contamination pursuant to conditions 33 and 34 of planning permission 2013/02355/COMB granted 9th July 2014. [Partial Discharge for East Tower Podium toe demolition]
- Ref: 2014/05121/DLBC: Submission of details of schedule of works pursuant to condition 6; details of salvage method statement pursuant to condition 7 of planning permission 2013/02356/LBC granted 9th July 2014. [Partial Discharge for soft strip works].

1.44 Where the details relate to either partial or full discharge of conditions pursuant to the original 2013 permissions (ref: 2013/02355/COMB, 2013/02356/LBC and 2013/02244/CAC), the s73 process would permit carrying over the required conditions, and, where applicable, the new conditions to the new scheme (ie: reference no.s 2014/04720/VAR and 2014/04723/LBC). This will be reflected in the new set of planning conditions.

*Revised Planning Application (Hybrid Outline/Detailed Application and Listed Building Consent) 2014*

1.45 On 28th May 2014, the applicant submitted revised proposals for the redevelopment of the whole site (Ref: 2014/02531/COMB) and corresponding Listed Building Consent (Ref: 2013/02532/LBC). The revised application and new listed building consent include significant design changes to Plot A, Plots B and C, Plot D, Plot E and Plot G, and the forecourt. The revised planning application also proposes an alternative use of Plot D (for Class B1 Offices) and different land uses in Plot A. No changes to Plots F or H are proposed. Plots D and E are now submitted in detailed form (which were in outline form within the 2013 scheme). Plots F and H are to remain in outline form. The description of development for the revised planning application and the new listed building consent are as follows:

Ref: 2014/02531/COMB: Outline/Detailed Planning Permission: Demolition of parts of the former BBC television centre, associated buildings & structures (including boundary walls) to facilitate comprehensive phased redevelopment of the site to provide up to 941 residential units with a range of land uses. Planning permission is sought in detail for works to the main building comprising erection of new 10 storey class B1 (office) building to replace stages 4-5 incorporating a private members club (sui generis),

cinema (class D2) & restaurant (class A3), extensions at roof level, ground & basement levels, refurbishment of facades & change of use of parts of the retained building to provide use class D2 (gym), C1 (hotel); C3 (residential); A1 (shops); A2 (financial & professional services) & A3 (café/restaurants); erection of new 8-10 storey outer ring building replacing studios 4-8 including provision of up to 941sqm class b1 (new BBC offices) next to studio 3, erection of new 6-9 storey office building with ground floor cafe (class A3) to replace the canteen block, erection of new 3-9 storey building replacing the former drama block to provide residential use (class C3) & redevelopment of the east tower to comprise erection of 25-storey building & 2 storey pavilion building to provide residential accommodation (up to 17,670 sqm) with provision of up to 1,363 sqm flexible ground floor uses (classes A1/A3/A4 or B1); provision of car, cycle & motorcycle parking, hard & soft landscaping within new public forecourt & helios courtyard, new shared pedestrian & vehicular routes, installation of new plant machinery & other structures. Planning permission is sought (with all matters to be reserved) for the erection of buildings on the multi storey car park site & land to the rear of the drama block ranging from 3 to 10 storeys to provide class c3 (residential); flexible A1/A3/A4 or B1 uses; provision of car parking; hard & soft landscaping areas; alterations to the vehicular/pedestrian routes & accesses & other associated works.

Ref: 2014/02532/LBC: Listed Building Consent: Internal and external alterations to the former BBC Television Centre buildings to include works to the Inner Ring, Helios and Forecourt area, roof top alterations to the Inner Ring, demolition of Studios 4-8 and the wedge, Stages 4 and 5, the Restaurant Block, the Drama Block, the East Tower connecting bridges and tunnels and erection of replacement structures, demolition of gatehouses, removal of boundary treatment, proposed basement works, access and egress works, associated boundary treatment and landscaping and other associated ancillary works.

*The Development Proposals (subject to the S73 application): Variation of Conditions 3, 8 and 78 of Outline/Full Planning Application (Ref:2014/04720/VAR)*

1.46 This report relates to an application made by BBC/Stanhope for minor material amendments to the permitted development scheme (by way of varying conditions 3, 8 and 78 pursuant to 2013/02355/COMB) and includes a new corresponding listed building consent. The applicant is entitled to apply for an amendment to the 2013 planning permission, under S73 of the Town and Country Planning Act (As Amended).

1.47 Section 73 of the Act can be used, amongst other things, to approve minor material amendments to an existing planning permission by amending a condition (or conditions) upon which the permission was granted. In law, a section 73 application results in the grant of a new planning permission affecting the same site that is subject to the relevant amended conditions.

1.48 This minor material amendment procedure was confirmed by the Government as appropriate in 2009 when it streamlined the procedure for section 73 applications and issued accompanying guidance on how best to achieve flexibility with planning permissions by allowing minor material amendments to planning permissions without the need for the submission of entirely new planning applications. The overriding purpose of the streamlined procedure and guidance was to avoid the burden that would fall on both planning authorities and developers if a fresh planning application had to be submitted every time that a development is materially amended.

1.49 The guidance is now contained in the Department for Communities and Local Government's National Planning Practice Guidance. Amongst other things the guidance states that a minor material amendment is likely to include any amendment whose *scale and/or nature results in a development which is not substantially different from the one which has been approved.*

1.50 The applicant contends that the proposed changes to the development as set out in the S73 proposals (to Plot A) will not in isolation result in a scheme which is substantially different from that which is the subject of the Outline Permission (ref: 2013/02355/COMB). The applicant has evidenced that the changes to Plot A would result in only a small increase in floor space (approximately 1,700 sq. m. GEA), which is less than 1% of the whole scheme approved under the Outline Permission (186,250 sq. m. GEA). Officers will address whether the proposed S73 is the appropriate procedure in the main body of this report. Notwithstanding the above, the description of development as set out in the site notices, press release and neighbour/statutory consultee letters is as follows:

*Variation of conditions 3, 8 & 78 of planning permission (ref: 2013/02355/COMB) 9.09.2014 for demolition of parts of the former BBC Television Centre & associated buildings & structures (including Stages 4&5, Multi-Storey Car Park, Restaurant Block, Drama Block, East Tower, part of outer ring of main building) to facilitate comprehensive redevelopment of site to constitute a mixed use development providing up to 1025 residential units & range of land uses. Planning Permission is sought in detail for works to main Television Centre building to comprise extensions at roof level & basement, refurbishment of facades, provision of up to 40,595 sqm (GEA) new Class B1 (business) floorspace; change of use of parts of the building to provide Class C1 (hotel); C3 (residential) up to 447 units; A1 (shops); A2 (financial & professional services); A3 (restaurant); D1 (non-residential institutions) D2 (assembly & leisure); Private Members Club (Sui Generis) & erection of new 11 storey building & new 8-10 storey outer ring building to provide residential use & B1 (business) floorspace & erection of new 25-storey East Tower & 2 storey pavilion building to provide residential accommodation (up to 17,670 sq m (GEA)) with provision of up to 1,363 sqm (GEA) flexible ground floor uses (Classes A1/A2/A3/B1/D1/D2); provision of car, cycle and motorcycle parking within new basement, hard & soft landscaping within new public forecourt & Helios courtyard, new shared pedestrian/vehicular routes, installation of new plant machinery. (Internal landscaping to inner block & internal layout of tall building to be reserved). Planning Permission is sought (with all matters to be reserved) for erection of 4 x new blocks (4-10 storeys) to provide residential use; & flexible A1/A2/A3/A4/D1/D2 use; provision of car parking; hard & soft landscaping areas; alterations to vehicular & pedestrian routes & accesses and other associated works*

1.51 In accordance with the S73 procedure, the variation of conditions 3, 8 and 78 pursuant to the 2013 planning permission would necessitate the need to issue a new planning permission. The new planning permission would take the same hybrid form as the 2013 scheme, although it would have a new reference no. (Ref: 2014/04720/VA). This application seeks to vary conditions 3, 8 and 78 pursuant to 2013/02355/COMB. The existing conditions read as:

*Condition 3:*

*The planning permission relating to the detailed components of the development hereby permitted (ie: those parts that are not to be subject to reserved matters) shall not be constructed unless in accordance with the approved drawings marked.*

### *Application Area Plans*

11066\_M\_(00)\_100 P02, 11066\_M\_(00)\_101 P02, 11066\_M\_(00)\_102 P02,  
11066\_M\_(00)\_103 P02, 11066\_M\_(00)\_104 P02, 11066\_M\_(00)\_105 P02,  
11066\_M\_(00)\_106 P02. 11066\_M\_(00)\_180 P03, 11066\_M\_(00)\_181 P03

### *Parameters Plans*

11066\_M\_(00)\_107 P02, 11066\_M\_(00)\_108 P03, 11066\_M\_(00)\_109 P04,  
11066\_M\_(00)\_110 P06, 11066\_M\_(00)\_111 P06, 11066\_M\_(00)\_115 P04  
11066\_M\_(00)\_116 P04, 11066\_M\_(00)\_117 P04, 11066\_M\_(00)\_119 P05,  
11066\_M\_(00)\_120 P04, 11066\_M\_(00)\_121 P03, 11066\_M\_(00)\_125 P04,  
11066\_M\_(00)\_126 P04, 11066\_M\_(00)\_128 P04, 11066\_M\_(00)\_130 P04,  
11066\_M\_(00)\_131 P04, 11066\_M\_(00)\_132 P04 11066\_M\_(00)\_133 P04

### *Plot G. Proposed Plans*

11066\_G\_(00)\_129 P03, 11066\_G\_(00)\_130 P03, 11066\_G\_(00)\_139 P03  
11066\_G\_(00)\_140 P03, 11066\_G\_(00)\_211 P03, 11066\_G\_(00)\_212 P03  
11066\_G\_(00)\_311 P03, 11066\_G\_(00)\_312 P03, 11066\_G\_(00)\_625 P02  
11066\_G\_(00)\_626 P02

### *Proposed Plans and Bay Studies Plots A, B + C*

11066\_ABC\_(00)\_128 P04, 11066\_ABC\_(00)\_129 P04,  
11066\_ABC\_(00)\_130 P05, 11066\_ABC\_(00)\_131 P04,  
11066\_ABC\_(00)\_132 P04, 11066\_ABC\_(00)\_133 P04,  
11066\_ABC\_(00)\_134 P04, 11066\_ABC\_(00)\_135 P04,  
11066\_ABC\_(00)\_136 P04, 11066\_ABC\_(00)\_137 P04,  
11066\_ABC\_(00)\_138 P04, 11066\_ABC\_(00)\_139 P04,  
11066\_ABC\_(00)\_140 P04, 11066\_ABC\_(00)\_211 P04,  
11066\_ABC\_(00)\_212 P02, 11066\_ABC\_(00)\_213 P02,  
11066\_ABC\_(00)\_311 P03, 11066\_ABC\_(00)\_312 P02  
11066\_ABC\_(00)\_611 P02, 11066\_ABC\_(00)\_612 P02,  
11066\_ABC\_(00)\_613 P02, 11066\_ABC\_(00)\_614 P03,  
11066\_ABC\_(00)\_615 P02, 11066\_ABC\_(00)\_616 P03  
11066\_ABC\_(00)\_617 P02, 11066\_ABC\_(00)\_618 P02,  
11066\_ABC\_(00)\_619 P02

### *Elevation Studies Plots A + B*

11066\_ABC\_(00)\_656 P02, 11066\_ABC\_(00)\_657 P02,  
11066\_ABC\_(00)\_658 P02, 11066\_ABC\_(00)\_659 P03,  
11066\_ABC\_(00)\_660 P02, 11066\_ABC\_(00)\_661 P03,  
11066\_ABC\_(00)\_662 P02, 11066\_ABC\_(00)\_663 P02,  
11066\_ABC\_(00)\_664 P02, 11066\_ABC\_(00)\_665 P02,  
11066\_ABC\_(00)\_666 P02, 11066\_ABC\_(00)\_667 P02,  
11066\_ABC\_(00)\_668 P03, 11066\_ABC\_(00)\_669 P02,  
11066\_ABC\_(00)\_670 P03, 11066\_ABC\_(00)\_671 P02,  
11066\_ABC\_(00)\_675 P02

### *Demolition Plans Plots A, B + C*

11066\_ABC\_(00)\_148 P03, 11066\_ABC\_(00)\_149 P04,  
11066\_ABC\_(00)\_150 P04,  
11066\_ABC\_(00)\_151 P02 11066\_ABC\_(00)\_151 P03,  
11066\_ABC\_(00)\_152 P02, 11066\_ABC\_(00)\_152 P03,

11066\_ABC\_(00)\_153 P02, 11066\_ABC\_(00)\_153 P03,  
11066\_ABC\_(00)\_154 P02, 11066\_ABC\_(00)\_154 P03  
11066\_ABC\_(00)\_155 P03, 11066\_ABC\_(00)\_156 P04,  
11066\_ABC\_(00)\_157 P03, 11066\_ABC\_(00)\_158 P03,  
11066\_ABC\_(00)\_159 P03 11066\_ABC\_(00)\_221 P02,  
11066\_ABC\_(00)\_222 P02, 11066\_ABC\_(00)\_223 P02  
11066\_ABC\_(00)\_321 P02, 11066\_ABC\_(00)\_322 P02

ARP-TVC-C-100-02 and ARP-TVC-C-200 02

*Landscaping and Trees*

OX4947-P-101-03, OX4947-P-102-03, OX4947-P-103-03  
OX4947-P-104-03, OX4947-P-105-03, OX4947-P-106-03  
OX4947-P-107-03

*Reason: In order 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 2011/Revised Early Minor Alterations to the London Plan (2013) and policy BE1 of the Core Strategy 2011 and policies DM G1, DM G2, DM G3, DM G6, DM G7 of the Development Management Local Plan 2013 and White City Opportunity Area Planning Framework (2013).*

1.52 A new set of drawings (with Plot A amended) have been submitted, in order to vary condition 3.

*Condition 8:*

*The total gross external floorspace (GEA) areas of the development comprising the land uses hereby approved shall not exceed the following:*

*(a) An overall gross maximum floor space of all the development, including parking, servicing, energy centre and plant and storage that shall not exceed 186,250 square metres GEA; and*

*(b) Overall gross maximum floor space (excluding car park and energy centre) by land use, notwithstanding the provisions of the Town and Country Planning (Use Classes Order 1987) (as amended) or (General Permitted development) Order 1995 (as amended) or any subsequent act, shall not exceed the following:*

- Residential (C3): 120,774 sq m*
- Business (B1): 33,217 sq m*
- Retail (A1): 2,500 sq m*
- Retail (A2): 684 sq m*
- Retail (A3): 3,558 sq m*
- Retail (A4): 821 sq m*
- Non Residential Institution (D1): 3,750 sq m*
- Leisure (D2): 3,135 sq m;*

*(c) or such breakdown by Plot and/or Development Area of the overall gross maximum floor space specified in (a) and (b) above as may be submitted to and approved by the Local Planning Authority*

*Reason: To ensure the development carried out does not exceed the cumulative maximum floor space, in accordance with the approved plans and to ensure a suitable mix and distribution of land uses within the development and to ensure the quantum of floor space keeps within the Parameters assessed pursuant to the EIA in relation to the development, in accordance with policies 7.1, 7.2, 7.3, 7.4, 7.5, 7.6, 7.7, 7.8 and 7.9 of the London Plan (2011) policies BE1, WCOA, WCOA 1 of the London Borough of Hammersmith and Fulham Core Strategy (2011) and policies DM G1, DM G2, DM G3, DM G6, DM G7, DM H9, DM D1, DM D2, DM C3, DM B1, DM B2 and DM B3 of the Development Management Local Plan 2013 and White City Opportunity Area Planning Framework (2013).*

1.53 This application seeks to vary condition 8 by way of amending the approved floorspace maximums to include provision of up to 40,595 sqm (Use Class B1( Business)) and up to 2985 sqm (private members club (sui generis)). Given additional floorspace is proposed, the overall maximum floorspace (set out in (a)) would be increased to 187,950 sqm.

*Condition 78:*

*New floorspace constructed on Area 1 pursuant to this permission shall not exceed 109,369 square metres GEA.*

*Reason: To ensure the development carried out does not exceed the cumulative maximum approved, to ensure a suitable mix and distribution of land uses within the development and to ensure the quantum of floor space keeps within the parameters assessed pursuant to the EIA in relation to the development in accordance with policies 7.1, 7.2, 7.3, 7.4, 7.5, 7.6, 7.7, 7.8 and 7.9 of the London Plan (2011) policies BE1, WCOA, WCOA 1 of the London Borough of Hammersmith and Fulham Core Strategy (2011).*

1.54 This application seeks to vary condition 78 by way of amending the maximum floorspace in Development Area 1 to account for the additional floorspace proposed. The application is now seeking approval for up to 111,069 sqm.

1.55 Sufficient details of the new Plot A building have been provided to ensure that the additional impacts can be properly considered within the context of the comprehensive scheme. The proposed amendments to the 2013 permission relate to Plot A which forms part of the listed building. The proposed alterations include demolition of the existing Stage 4 and 5 building and the erection of a new replacement building. This s73 application does not propose to reserve further matters, beyond those set out in the 2013 consent.

1.56 The site has been divided into 8 development plots and the Forecourt, which are referred to throughout this report:

1. Plot A: Stages 4 and 5;
2. Plot B: Inner Ring, Helios;
3. Plot C: Outer Crescent;
4. Plot D: Restaurant Block;
5. Plot E: Drama Block;
6. Plot F: Land to the rear of the Drama Block (proposed townhouses);
7. Plot G: East Tower;
8. Plot H: MSCP;

## 9. Forecourt

1.57 The variation of conditions 3, 8 and 78 will not result in any change to the quantum of residential floorspace or mix, as per the consented scheme. As such, the proposed development would comprise a maximum of 1,025 residential units with 992 units representing the minimum. The proposed residential mix within the outline components (including the unit mix within plot G) has not been detailed. The indicative mix of the minimum unit scheme is as follows:

Plot	Studio	1 Bed	2 Bed	3 Bed Townhouse	Duplex Maisonette	Total
B	14	102	39	38		193
C	4	59	173	18		254
D	2	23	34	12		71
E		33	76	46	12	167
F				20		20
G	31	43	60	28	5	167
H		34	48	33	5	120
Total						992

1.58 The below table identifies the maximum scale of the proposed development which has been amended to reflect the modifications to Plot A. The proposed scale and layout of the outline components is still reserved. As such, the figures provided for the outline plots D, E, F, G and H are indicative figures only:

Plot	Detail/Outline	Existing GEA (sq m)	Proposed GEA (sq m)
A	Detail	39,205	39,400
B	Detail	28,170	28,896
C	Detail	28,704	42,798
D	Outline	4,408	9,833
E	Outline	22,714	28,708
F	Outline	0	3,980
G	Detail (Internal layout Reserved)	14,051	19,033
H	Outline	25,477	15,327
Total		162,729	187,950

1.59 The total floorspace proposed for each individual land use (for all development plots) is subject to control through the maximum limits in the parameters plans (as per condition 3) and by way of conditions 8 and 78 that limit the quantum for each use. Planning approval is sought for the following maximum floorspace across the whole development taking into account both outline and detailed components and the new proposed land uses in Plot A, in relation to each land use:

- o Class A1 (Retail): Up to 2,500 sq m
- o Class A2 (Financial and Professional Institution): Up to 684 sq m
- o Class A3 (Restaurant): Up to 3,558 sq m
- o Class A4 (Bar): Up to 821 sq m
- o Class B1 (Business): Up to 40,595 sqm
- o Class D1 (Non-Residential Institution): Up to 3,570 sq m

- o Class D2 (Leisure): Up to 3,135 sq m
- o Sui Generis (Private Members Club): Up to 2,985 sq m

### *Detailed Elements*

1.60 The application would vary the detailed planning permission (for the works to Plot A) but would retain the same detail for Plots B, C and G. This application comprises a change to the overall development, with new plans submitted for the Plot A building. No changes to Plots B, C or G (the detailed elements) are proposed within this application to vary conditions 3, 8 and 78. As the proposed variation would necessitate a new planning permission, full details (elevations/plans) of the refurbishment and development to be undertaken on Plots A, B and C have been submitted for approval. The detailed design of the elevations of plot G is also applied for in detailed form with the internal layout reserved. Landscaping for the internal courtyards for Plot C and G is also reserved. Irrespective of the format of the other detailed components, the planning assessment set out in this report, focuses on the proposed alterations (to Plot A), and whether these are acceptable within the scope of the original planning permission. The report will also address the impacts (of the altered proposals for Plot A) upon the setting and special character of the Grade II listed building.

#### Plot A: Stages 4 and 5

1.61 A new 11 storey building is proposed on Plot A which replaces the previously consented plans to refurbish and extend the original building. The consented 2013 scheme comprised the retention and refurbishment of the south façade and structure of Plot A and erection of a two storey rooftop extension and a replacement façade to the rear. The previous scheme comprised refurbished (Class B1) office accommodation on the upper floors of the existing building, additional office floorspace within the extensions, and Use Classes A3 (restaurant), D1 (non-residential Institution) and D2 (gym and cinema access) at basement and ground floors. The current proposals substitute these plans with a new scheme for Plot A, which comprises the erection of a new building that necessitates the complete demolition of Stages 4 and 5 above the basement substructure.

1.62 The new replacement building comprises 39,400 sqm (GEA) which is spread across 10 floors (plus use of the roof), above basement levels 1 and 2. This comprises a net increase in 1,700sqm in floorspace, compared to the 2013 consented scheme. The new building would contain Use Classes D2 (cinema) in the basement levels, A3 (restaurants) on the ground floor level, B1 (offices) on the ground to ninth floor levels and a sui generis (private members club) on the eighth, ninth and roof levels. An operator has been identified to manage the private members club (Soho House), who may also manage the hotel rooms (in Plot B) and restaurant in Plot A. The basement level contains plant rooms, refuse storage, cycle storage and loading bay facilities. The rooftop level (floor 10) contains plant equipment within an enclosed structure which forms an integral part of the architecture of the building.

#### Plot B: Inner Ring, Helios and the Forecourt

1.63 No changes are proposed to the consented works to the Inner Ring, which is proposed to be retained and refurbished to provide 193 residential units and a 47 room boutique hotel (Class C1). The interface between Plot A and Plot B will remain as is consented, and no further amendments to Plot B (as consented) are proposed.

#### Plot C: Outer Crescent

1.64 No changes are proposed to the consented works to Studios 4-8 which will be demolished and replaced with a new outer crescent block ranging from 7 to 9 storeys to provide residential accommodation with an enlarged basement level. No alterations or amendments to the interface between Plot C and Plot A are proposed within this application. This Plot will provide 254 residential units

#### Plot G: East Tower and Pavilion

1.65 No changes are proposed to the consented works to Plot G. There are 2 buildings proposed within plot G. Building G1 comprises a two storey pavilion building which would contain flexible uses (A1/A2/A3/B1/D1/D2). The pavilion building would be accessed at the ground level from Wood Lane and is positioned at the north eastern end of the plot adjacent to the forecourt and Wood Lane. Building G2 would comprise the new 25 storey East tower which would be located to the south of the proposed pavilion building. The proposals would involve the demolition of the existing 15 storey East Tower and erection of a new repositioned tower which would be located closer to Wood Lane. There are no interfaces between Plot G and the amended Plot A.

#### *Outline Elements*

1.66 No changes are proposed to the parameters plans for the outline elements of the 2013 planning permission. The parameter plans submitted in respect of the outline elements define the scope and extent of development to be carried out on Plots D, E, F and H and there are no interfaces with Plot A that necessitate any amendments to the parameters plans.

#### Plot D: Restaurant Block

1.67 NO changes are proposed to the approved 2013 scheme. This building would be demolished and replaced with a new block which would have an enlarged basement. The new block would have a maximum of 8 floors and a minimum of 4 floors depending on the typology and composition. This building could provide residential accommodation of approximately 71 units with car parking on the ground floor. The external plot boundaries would be strictly controlled through the parameters plans which permit only inward deviations.

#### Plot E: Drama Block

1.68 No changes are proposed to the approved 2013 scheme. The existing building is proposed to be demolished and replaced with a building that varies from 5 to 8 Storeys (above ground level and lower ground/basement level). The building is intended to be arranged as a perimeter block with a central courtyard. The façade facing the outer crescent is 8 storeys with scope for setting the top floors back and the remaining blocks stepping down in height towards the south. The site has the capacity to accommodate approximately 167 units of residential accommodation. At lower ground/basement and ground floor levels, car parking and cycle storage could be provided.

#### Plot F: Land to the south of the Drama Block (proposed townhouses)

1.69 No changes are proposed to the approved 2013 scheme. All structures and associated outbuildings within the land to the south of the Drama Block would be cleared and replaced with up to 20 townhouses. It is proposed that the block would be set around a new 'village' green.

#### Plot H: MSCP

1.70 No changes are proposed to the approved 2013 scheme. The MSCP is proposed for demolition and would be replaced with two new buildings up to 9 storeys in height. The proposals would create a new public route for pedestrians from Wood Lane through this part of the site under the viaduct to the northern part of the application site, and beyond. The narrowness of the plot to the north requires the northern block to be a linear building. The southern block is configured around a courtyard, opened up to the west by a row of townhouses.

1.71 The building will be a maximum of 9 floors with the top floor set back. The building has the capacity to accommodate between 120-140 residential units with 1,000 sq m of flexible Class A1/A2/A3/D1 and/or D2 uses at ground level.

#### Demolition of Associated Structures:

1.72 The proposed development (as amended) would still result in the demolition of various associated buildings and structures within the site. These include the removal of the front boundary walls and gatehouses adjacent to Wood Lane and structures to the south of the Drama Block (the latter of which are subject to demolition under the full planning application (replacing the previous conservation area consent)). The Listed Building Consent also identifies the various elements of the listed building and parts that are associated/connected to it that are proposed for demolition which now include Plot A (Stages 4 and 5 – within the Spur). A full description of the listed building consent works are set out below.

#### Plot J (Studios 1-3) and Plot K (Stage 6)

1.73 Plots J and K are located within the red line boundary of the site but are the subject of separate applications which the BBC have been managing further to their plans to move back into Stage 6 (Plot K) by 2015 and Studios 1-3 (Plot J) by 2017. These developments have been designed to dovetail in to the overall Masterplan being proposed.

1.74 The applicant has stated their preference to implement the new proposals for Plot A and as such, have sought to fast track the construction and demolitions relating to this plot by lodging the s73 application, whilst the revised planning application for the whole site runs concurrently.

1.75 The proposed works relating to Plots J and K are required by the BBC for its own purposes and will be carried out regardless of whether or not the wider development of TVC and surrounding land comes forward. The applications and subsequent conditions and variations/amendments (relating to these plots) have been approved by LBHF, and will continue to be progressed alongside the main works.

#### *Listed Building Consent (Ref: 2014/04723/LBC)*

1.76 Listed building consent is submitted for the demolition of Stages 4 and 5 and erection of new 11 storey replacement building. This application is recommended to be determined simultaneously with the S73 Variation of Conditions 3, 8 and 78 application. The proposed development works set out in the Listed Building Consent which accompanied the 2013 scheme will still remain in effect, which permit the demolition and other associated works to the listed building. This covers all parts of the development site (subject to LBC) with the exception of the demolition of Stages 4 and 5.

1.77 Should the Minor Amendment application and corresponding LBC be approved, it is recommended that the conditions linking the listed building consent that corresponded to the 2013 scheme subject to ref: 2013/02356/LBC, are amended (by way of a variation of condition under S19 of the Planning (Listed Buildings and Conservation Area ) Act 1990. This would be set out in an informative to the new listed buildings application (ref: 2014/04723/LBC).

### *Phasing*

1.78 No changes are proposed to the phasing plan set out in the consented 2013 scheme. Although the construction period for Plot A is modified to reflect the new proposals being a new building which requires a longer demolition period. This would not have any significant impact on the phasing or overall construction programme which is assessed within the ES.

1.79 The construction and phasing plan reflected in the 2013 application within the Development Area Plans identify three distinct Development Areas (within each, separate phasing plans will be secured). The Areas are listed numerically, although they may not be constructed in a sequential basis. Each Development Area may be developed independently from each other, although due to the infrastructure requirements for the peripheral elements, Area 1 (including Plot A) will come forward first.

1.80 The Development Areas consist of the following:

- Development Area 1: Plot A, Plot B, Plot C, Plot G2 (retail pavilion), front forecourt and the specified parts of the ring road.
- Development Area 2: Plot D and specified part of the ring road/public realm.
- Development Area 3: Plot E, Plot F, Plot G1, Plot H and the specified parts of the ring road and public realm.

1.81 The applicant has undertaken some limited pre-commencement enabling works outside of Stage 6 and the soft strip/fabric removal of parts of the question mark building. In terms of phasing, the applicant will continue implementing the pre-commencement infrastructure works which will be followed by works to the Question Mark Building (Plots A, B , C and G2 and the Forecourt - Development Area 1). Following this, works will be carried out to the Restaurant Block (Plot D - Development Area 2), then the Drama Block (Plot E), East Tower (Plot G1), and MSCP (Plot H) and finally the townhouses (Plot F) - Development Area 3. The phasing plan is set out in the 2013 EIA. The applicant has indicated that there may be potential to bring forward the works to the MSCP (Plot H) within Development Area 3.

1.82 It is still the applicant's intention of the phasing programme to establish the heart of the scheme as early as possible to ensure that the public, residents and other users are not accessing the site when it is in its construction phase.

### *Format of the Application*

1.83 The proposed development (as amended) involves substituting the detailed drawings relating to Plot A, which will remain in detailed form. No other changes to the detailed or outline elements are proposed. As Plot A is shown on the indicative masterplan drawings, the masterplan drawings have also been amended to reflect the changes to Plot A.

1.84 The following documents have been submitted in support of the Section 73 Minor Material Amendment planning application:

- Gerald Eve Planning Statement comprising Cover Letters dated 12/09/2014, 25/09/2014 and 24/10/2014.
- Design and Access Statement Addendum by AHMM
- Planning Drawings by AHMM
- Soho House Report – by Soho House
- Listed Building Assessment Addendum by Tavernors
- Environmental Statement Addendum (to the 2013 Environmental Statement) by URS (dated September 2014)
  - o The ES Addendum by URS is supplemented by an addendum to the 2013 ES Townscape, Conservation and Visual Impact Assessment (dated 25/09/2014), an up-dated 2013 ES Chapter 10 (Sunlight, Daylight, Overshadowing, Light Pollution and Solar Glare) dated 27/10/2014, (this was text in the URS letter rather than an addendum) and an ES Clarifications Letter by URS (dated 27/10/2014).
- Planning Application Forms and Certificates/CIL Forms

1.85 The variation of conditions 3, 8 and 78 will not affect any other element of the planning permission in respect of the approved documentation and format of the planning permission that is being sought, other than those that relate to Plot A (which is to remain in detailed form).

## **2.0 PUBLICITY AND CONSULTATIONS;**

2.1 The minor material alteration application (s73) and listed building consent (LBC) has been advertised by way of site and press notices (dated 7<sup>th</sup> November 2014). The statutory consultation expiry date was 28<sup>th</sup> November 2014. A total of 407 letters were sent (dated 30<sup>th</sup> October 2014) to surrounding commercial and residential properties notifying occupiers of the minor alteration application (s73).

2.2 The application(s) have been advertised as being:

- A Major Development;
- Accompanied by Environmental Impact Assessment;
- Development which may affect the setting, or character and appearance of a Grade II listed building and is within a conservation area.

2.3 Internal and External consultation letters were sent on 10<sup>th</sup> November 2014.

2.4 Three objections have been received in response to the neighbour notification exercise. The main issues raised in the objection responses were as follows:

- Development will harm the character of Hammersmith Park
- 10 storey and 25 storey buildings are too high
- New development should be no higher than existing TVC buildings
- Noise from development
  - Crime and safety concerns from additional visitors and use of Hammersmith Park
- Light pollution;

- Loss of Privacy
- Increased traffic

### *External Consultees*

2.5 Greater London Authority (GLA): No strategic issues. Raise no objections.

2.6 Transport for London (TfL): No objections

2.7 English Heritage (EH): No objections

2.8 Greater London Archaeological Advisory Service (GLAAS): No objections subject to planning condition be imposed that secures a Written Scheme of Archaeological Investigation.

2.9 Environment Agency (EA): No objections

2.10 Thames Water (TW): No objections.

2.11 Natural England (NE): No response

2.12 Royal Borough of Kensington and Chelsea: No response received to this application, but have raised no objection to the previous consented 2013 scheme (ref: 2013/02355/COMB) or the revised 2014 application (ref: 2014/02531/COMB).

2.13 Inner North West London NHS: No response

2.14 Health and Safety Executive: No response.

2.15 London Fire Brigade (LFB): No response.

2.16 Twentieth Century Society (TCS): No response

2.17 Hammersmith Society (HS): Raise objections to the new Plot A building, on the basis of design and the window treatment (adjacent to the forecourt).

2.18 Hammersmith and Fulham Historic Buildings Group (HFHBG): No response

2.19 LBHF Disability Forum: Previous comments to 2013 application apply. No principal objections to the Plot A building.

2.20 White City Neighbourhood Forum (WCNF): No response

2.21 MacFarlane Road Residents Association (MRRA): No response

2.22 Frithville Gardens Residents Group (representing 37 residents and members): FGRG provided observations on the previous scheme supporting the principle for redevelopment of the site but raising concerns with regards to Plots E (Drama Block) and Plots F (Townhouses), the access gates to the site at the end of Frithville Gardens, on-site car parking and the construction processes. The same concerns apply to the amendment to the 2013 permission. FGRG raise no objections to the proposed new 11 storey building on Plot A, or the demolition of the existing building.

### **3.0 ENVIRONMENTAL IMPACT ASSESSMENT**

3.1 Due to the scale, size and form of the development (including the revised Plot A element), the potential environmental effects need to be systematically assessed through an Environmental Impact Assessment (EIA), the results of which are presented in full within the Environmental Statement. Under the previous planning application (Ref: 2013/02355/COMB), to which this current application to vary planning conditions relates, an ES was submitted and assessed by LBHF, as part of the consideration of the planning application. A subsequent Addendum to the ES (dated September 2013) was submitted (during the assessment of the previous application) which assessed the impacts associated with the revisions to the proposals. Further clarifications to the ES and ES Addendum were submitted but these did not form a part of the EIA. Thus, the approved 2013 EIA comprised the ES (Volumes I, II, III and Non-Technical Summary) and ES Addendum (September 2013).

3.2 The variation of conditions 3, 8 and 78 would result in amendments to the approved EIA development. As such, the applicant has submitted further ES Addendums, a supporting letter with clarifications and an updated ES Chapter 10 which appraises the additional impacts of the development beyond that of the 2013 scheme.

3.3 For the purposes of the current application for a minor material amendment to the 2013 planning permission (the 2013 scheme), the resulting EIA is comprised of the following documents which have been considered by LBHF in the assessment of the planning application:

- The 2013 Environmental Statement (ES) by URS made up of:
  - o Non-Technical Summary;
  - o Volume I (Main Text)
  - o Volume II (Townscape Conservation and Visual Impact Assessment)
  - o Volume III (Appendices)
- 2013 ES Addendum (to the 2013 ES) by URS (dated September 2013)
- The following documents comprise the 2014 ES Addendum to which this report also refers to:
  - o 2014 ES Addendum (to the 2013 ES) by URS (dated 12<sup>th</sup> September 2014)
  - o 2014 Plot A Addendum (to the 2013 ES) by Tavernors: Townscape, Conservation and Visual Impact Assessment (dated 25<sup>th</sup> September 2014)
  - o 2014 ES Addendum (to the 2013 ES): Noise Assessment (dated 25<sup>th</sup> September 2014)
  - o 2014 Revised ES Chapter 10 (Sunlight, Daylight, Overshadowing, Light Pollution and Solar Glare) by URS (dated 27<sup>th</sup> October 2014);

3.4 To accompany the above ES documents, in support of the proposed minor material amendment application, the applicant has submitted a further explanatory note (dated 27<sup>th</sup> October 2014 which provides clarification on the submitted ES materials relating to Chapter 8 (Noise) and Chapter 10 (Sunlight, Daylight, Overshadowing, Light Pollution and Solar Glare). For the purposes of this report, the ES Addendum (as referred to in the below paragraphs) relates to the 2014 ES Addendum documents as submitted in support of the minor amendment application.

3.5 The below paragraphs provide a summary of the impacts (of the amended development) within each environmental topic covered in the 2013 ES. The report summarises where the original conclusions of the 2013 scheme ES remain and where the conclusions have changed as a result of the proposed revisions to the development (proposed in this minor amendment application).

3.6 The 2013 ES considered the effects in relation to the refurbishment of Plot A only, and therefore the ES Addendums and Clarifications describe the changes to the ES findings resulting from the proposed changes to Plot A as set out in the revised development subject to the minor material amendment application. The applicants have advised that the demolition and construction activities associated with Plot A will occur at the beginning of the construction programme and would overlap with the other demolition and construction activities associated with the Revised 2013 Scheme.

#### *Socio-economics*

3.7 The ES addendum forecasts that number of construction jobs will increase due to the change from refurbishing Plot A to demolishing and constructing a new building. However, it is considered that this would not lead to changes to the conclusions of the 2013 ES which identified a negligible effect at a regional level from the creation of 486 permanent full time equivalent construction jobs.

3.8 Notwithstanding the proposals resulting in additional employment floorspace, the ES Addendum identifies that the changes proposed in this minor amendment application would result in a reduction in the level of employment which is predicted to be created by the operational phase of the Approved Scheme. This reduction would be in the region of approximately 40 jobs and is a result of the change of use of parts of the upper floors of Plot A (from office to private members club which would employ fewer people). Given the overall employment impact of the 2013 scheme (net increase of 2,165 – 2,320 jobs) this change does not alter the scale or significance of the assessment set out in the 2013 ES.

3.9 Therefore, the ES Addendum concludes that there are no significant changes to the socio economic effects arising from the proposed changes to the consented scheme, as proposed in this application for a material minor amendment to the 2013 scheme.

#### *Traffic and Transport*

3.10 The transport impacts of the proposed changes to Plot A have been reviewed in the context of the 2013 ES. During construction, the ES Addendum states that it is not anticipated that the changes to Plot A will result in a significant difference in the construction traffic flows identified with the 2013 scheme, and therefore there would be no requirement for a further assessment beyond the 2013 ES, which reported negligible effects resulting from demolition and construction activities.

3.11 ES Addendum Appendix A illustrates the changes to the multi-modal trip generation with the minor material amendments to Plot A during operation. This shows that the difference in trip generation is negligible for the majority of modes. The ES Addendum identifies that the greatest increase is in the number of walking trips, which is a sustainable mode of travel. The number of vehicle trips is forecasted to be marginally less, which could have a positive impact on many aspects of the assessment including driver delay, severance and pedestrian delay.

3.12 Therefore, the ES Addendum concludes that there are no significant transport effects arising from the proposed changes to the consented scheme, as proposed in this application for a material minor amendment to the 2013 scheme.

#### *Noise and Vibration*

3.13 The ES Addendum confirms that the proposed changes to Plot A would result in additional demolition and construction activities that were not considered in the 2013 ES, due to the nature of the changes proposed and the potential for cumulative construction effects. The ES addendum assumes that demolition and construction of Plot A at the start of the construction programme will overlap with other demolition and construction activities associated with carrying out the Revised 2013 Scheme.

3.14 As such, the ES Addendum confirms that demolition and construction of Plot A, based on the construction assumptions set out above, would result in increased noise levels at noise receptors during the Plot A demolition and construction period; with Exhibition Close, White City Close, Wood Lane Community Centre, Studios 1-3 and Stage 6 being the closest receptors that will be affected. The increase in noise level at identified receptors will depend on the type of demolition or construction activity taking place and the specific area of the plot in which the activity is taking place (and hence the proximity of the activity to the receptors).

3.15 In the 2013 ES, major adverse demolition and construction noise effects prior to mitigation were predicted at Wood Lane Community Centre and Studios 1-3 and moderate adverse noise effects were predicted at White City Close at the start of the construction period. Due to the cumulative effect of demolition and construction of Plot A in combination with other demolition and construction associated with the Revised 2013 Scheme there is a potential for noise effects to increase from negligible significance (currently identified in the 2013 assessment) at White City Close and Exhibition Close to major adverse during these activities.

3.16 Although new receptors may experience some major adverse noise effects for the duration of demolition and construction activities on Plot A as a worst case scenario, it has been recommended in the 2013 ES that noise mitigation is applied as standard practice across all work sites to reduce demolition and construction noise effects from major adverse to as low as practicable. Consequently, the negligible to minor adverse residual effects associated with construction noise identified in the 2013 ES will not be affected provided mitigation is also applied across the Plot A site.

3.17 The ES Addendum confirms that the number of vehicle trips during operation marginally reduces with the proposed changes to Plot A, which has a slight positive affect on the assessment of road traffic noise set out in the 2013 ES.

#### *Air Quality*

3.18 The ES Addendum confirms that the introduction of additional demolition and construction into the 2013 scheme construction programme has the potential to result in additional dust generation not considered in the 2013 ES (where the effect on nearby receptors from demolition works was considered negligible for timeslices one to four). The ES Addendum confirms that the changes to Plot A result in a higher volume of demolition for the Revised 2013 Scheme - from between 20 000 m<sup>3</sup> and 50,000 m<sup>3</sup> to more than 50,000 m<sup>3</sup>.

3.19 Following the implementation of good site practice and recommended mitigation measures, the ES Addendum predicts that additional demolition and construction works are likely to have a minor adverse effect on short term PM<sup>10</sup> concentrations at receptors located along White City Close, the nearest sensitive receptor to Plot A. The ES Addendum concludes that these effects are not considered to be significant and the conclusions on dust impacts from demolition and construction works would remain the same as set out in the 2013 ES.

3.20 With regards to the energy plant proposed, the ES addendum assumes that the main CHP and boiler requirements for the scheme would be accommodated in Plot A, with additional boilers in Plot H. The 2013 ES predicted a negligible (non-significant) impact on annual mean concentrations of NO<sub>2</sub>, PM<sup>10</sup> and PM<sub>2.5</sub> due to CHP boiler emissions at all selected receptors in the vicinity of the site, at full occupation. Further assessment within the amended ES submitted in support of the concurrent revised hybrid planning application (which allows for the CHP/boiler requirements to be accommodated in Plots A and H as described above) shows a negligible effect at all selected receptors, except for receptors R16 to R18, for which a minor adverse impact with regards to NO<sub>2</sub> is predicted. The ES Addendum submitted in support of the minor material amendment application considers that this remains a non-significant effect overall.

#### *Daylight, Sunlight, Overshadowing, Light Pollution and Solar Glare*

3.21 The proposed Plot A building is of a similar massing to the Approved Scheme and would be 1.1m higher (at the highest parts). However, Plot A is adjacent to a number of residential properties (on Exhibition Close and White City Close) and the ES amended Chapter 10 confirms that an additional 1.1m increase in height will lead to some minor and moderate adverse additional impacts on the levels of daylight and sunlight enjoyed within the properties, beyond that of the approved 2013 scheme. The ES amended Chapter 10 and ES Addendum conclude that the additional impacts are minor as the increase in height (above that of the permitted development) would be relatively modest. In conclusion, the ES amended chapter 10 and ES addendum demonstrate that the changes in VSC (for daylight) and APSH (for sunlight) would not result in worsening the impacts beyond those from the conclusions set out in the 2013 ES.

#### *Wind Microclimate*

3.22 The wind microclimate chapter of the 2013 ES states that during the winter season, conditions across the majority of the Approved Scheme and at off-site locations measured were suitable for sitting, standing/entrance use and leisure walking. Two locations where conditions were windier than desired were identified (suitable for business walking) and one was at the roof level of Plot A. Suitable mitigation measures were proposed which would improve upon the conditions.

3.23 As the general massing of the proposed Plot A building is similar to that of the Approved Scheme, the ES Addendum envisages that the range of wind conditions experienced will be similar to those identified in the 2013 ES assessment.

3.24 The ES Addendum notes that there may be potential localised differences due to the design details of the new building depending on entrance locations and any roof top amenity spaces. However the ES Addendum forecasts that overall, the conclusions of the assessment in the 2013 ES are likely to remain unchanged.

#### *Ground Conditions*

3.25 The ES Addendum confirms that demolition and construction of the proposed Plot A building will largely be undertaken within the existing building footprint and it is proposed to retain the superstructure of the existing building to ground floor level. There will be a proposed extension of the Plot A basement to create new plant rooms beyond the existing building footprint in the Forecourt area. However, the ES Addendum concludes that no additional impacts on ground conditions are anticipated.

#### *Buried Heritage Assets*

3.26 The ES Addendum confirms that demolition and construction of the proposed Plot A building will largely be undertaken within the existing building footprint where any archaeological remains have already been removed by excavation of the existing basements and sub-basement, when Stages 4 and 5 were constructed.

3.27 The proposals will retain the superstructure of the existing building to ground floor level, so the conclusions within the original ES would still apply. However, there will be a proposed extension of the Plot A basement to create new plant rooms beyond the existing building footprint in the Forecourt area. The ES Addendum confirms that this work will cause the truncation or partial loss (a moderate magnitude of change) of any surviving remains associated with the 1908 White City Exhibition Ground (Palace of British Textiles and Chemical Industries). The ES and ES Addendum confirms that these remains, if present, are of low importance and their truncation or partial loss would result in a minor adverse impact (non-significant effect), prior to the application of mitigation measures. With mitigation measures, the ES Addendum advises that the impacts would result in negligible residual effects. The conclusions of the assessment in the 2013 ES remain unchanged.

#### *Water Resources, Drainage and Flood Risk*

3.28 The ES Addendum does not anticipate that the demolition and construction of the proposed Plot A building would alter the assessment of effects on water resources, drainage and flood risk presented in the 2013 ES. Furthermore, following implementation of mitigation measures, the ES Addendum advises that there will be no residual impacts to water resources, drainage or flood risk expected throughout the demolition and construction works. The completed and operational Revised 2013 Scheme is identified as having a minor beneficial residual impact on the volumes of surface water runoff, flood risk and the local TWUL sewer network. The conclusions of the assessment in the 2013 ES remain unchanged.

#### *TV Reception*

3.29 It is noted in the ES Addendum that the introduction of new structures of significant height and bulk into a residential environment or the rearrangement of existing tall structures can cause disruption to digital terrestrial and satellite TV reception. The ES Addendum notes that the proposed Plot A building is of a similar massing to the version of Plot A that is part of the Approved Scheme. The proposed building would be 1.1m higher than in the Approved Scheme, at the highest parts of the building. However, the ES Addendum advises that this increase in height is not sufficient to cause a difference to any potential disruption to digital terrestrial and satellite TV reception as identified for the Approved Scheme. The results as presented in the 2013 ES therefore remain unchanged.

#### *Waste*

3.30 The 2013 ES considered the demolition and construction waste associated with the Approved Scheme. Although the changes to Plot A will result in an increase in

demolition waste due to the demolition of the building above the basement substructure, the ES Addendum proposes that this will not change the conclusions of the ES with regards to the magnitude or extent of the impacts. The ES Addendum confirms that operational waste will not be affected by the proposed changes to Plot A. With regards to the design of operational waste storage areas, mitigation measures will be required (by way of planning conditions) that will ensure that sufficient provisions will be accommodated to support the changes in use class within Plot A (ie: the private members club). Notwithstanding the above, the results presented in the 2013 ES remain unchanged.

### *Ecology*

3.31 The ES Addendum confirms that the demolition and construction work for the proposed Plot A building will potentially result in overshadowing effects on habitats within the adjacent Hammersmith Park Site of Borough Importance for Nature Conservation (SBINC) as a result of construction cranes, as described in the 2013 ES. However, due to the constant moving of cranes during these works the ES Addendum considers the magnitude of impact to be low. Therefore, the overshadowing effect on habitats would remain negligible, consistent with the conclusions set out in the 2013 scheme ES. In addition, the ES reports that the habitats within the SBINC are not sensitive to dust and air pollution. Therefore, considering the temporary nature of the impact, the magnitude of pollution impacts is assessed in the ES Addendum as having a low impact and hence the effect would be negligible.

3.32 During the completed and operational phase, the proposed Plot A building will be of a similar height and massing to the existing building. The ES and ES Addendums do not anticipate there to be any temporary overshadowing effects that would impact on the ecology of the pond in Hammersmith Park SBINC. Therefore, the ES Addendum concludes that there will be no reduction in sunlight levels to or overshadowing effects to the SBINC. The impacts on Hammersmith Park are assessed as being negligible which is consistent with the conclusions in the 2013 scheme ES.

3.33 The 2013 ES identifies that the operation of the Proposed Development would lead to an increase in human disturbance which could affect birds in Hammersmith Park SBINC. It is not anticipated that the changes to Plot A (in terms of the type of floorspace or additional height) would lead to an increase in human disturbance within the SBINC. The magnitude of change is therefore considered to be low and the effect is assessed as being negligible.

3.34 The ES Addendum concludes that ecological effects as presented in the 2013 ES therefore remain unchanged and no further assessment is required.

### *Townscape, Conservation and Visual Impact Assessment (TCVIA)*

3.35 The ES Addendum contends that the proposed Plot A building is similar (in terms of massing, appearance and character) to that in the Approved Scheme. The TCVIA presented in the 2013 ES concluded that where visible, the development would have an entirely positive impact on the settings of designated heritage assets, in particular the listed BBC TVC and the Wood Lane Conservation Area. Furthermore, the TCVIA concluded that the development would enhance the qualities of its immediate location and wider setting, and be beneficial in views into and out of nearby conservation areas and to the character of the Wood Lane Conservation Area in which the development is situated.

3.36 The ES Addendum confirms that the visual effects on the immediate surroundings of Plot A and the setting of the listed building would be significant and adverse during the time of demolition and construction, as they would be for the Approved Scheme. The ES qualifies that the effects would be very localised and short term.

3.37 The ES Addendum provides additional visual images (of the key viewpoints where Plot A would be visible) of the permanent, long-term effects of the operational building and concludes these impacts to be entirely beneficial. The ES Addendum considers that there would be no adverse impacts on the local townscape, conservation areas or heritage assets arising from the proposed changes to Plot A.

## ES Conclusions

3.38 Following a detailed review of the proposals, the ES comprised of the various documents set out in paras 3.3 and 3.4 concludes that the Section 73 application (minor material amendment) to amend Plot A would not make any material difference to the assessments and conclusions presented in the 2013 ES.

3.39 The ES Addendum recommends that no further EIA work or the submission of further environmental information relating to the amendments is required, with the exception of the need for mitigation measures that have been set out in the 2013 ES, some of which are secured by way of planning conditions and s106 obligations to mitigate the impacts of the proposed development. The ES summary concludes that the 2013 ES remains valid and appropriate for the Revised 2013 Scheme taking into consideration the amendments.

## 4.0 PLANNING CONSIDERATIONS

4.1 In terms of an overall planning assessment, the proposed application for minor material amendments to the approved 2013 scheme has been considered on the following basis:

- Whether the proposed variations to conditions 3, 8 and 78 (of the 2013 scheme) likely to result in a materially new planning permission or would the amendments fall within the category of 'minor material' and therefore be appropriate for consideration by way of an 'Application for a Minor Material Amendment' as permitted by Section 73 of the Town and Country Planning Act (As Amended);
- Whether the proposed amendments to the 2013 scheme would ensure that the new development (as amended) is compliant with the Development Plan, and any other material planning considerations.
- Of particular relevance to Plot A are the following issues:
  - o Principle of new land uses
  - o Design and Heritage Impact (including Archaeology)
  - o Amenity Issues (Sunlight/Daylight/Overshadowing/Light Spill)
  - o Transport/Traffic Impacts
  - o Environmental Impacts (Noise/Air Quality/Water/Ground/Flood Risk)
  - o Energy/Sustainability
  - o Accessibility
  - o Equalities

*Principle of Development*

4.2 The 2013 planning permission establishes the principle for the comprehensive redevelopment of the site for a range of mixed uses including the retention and refurbishment of the grade II listed building. The proposed variation to the approved scheme comprises the replacement of Stages 4-5 building with a new building (on Plot A) which will result in the creation of net additional floorspace (circa 1,700 sqm) a private members club on floors 8, 9 and 10 of Plot A. There are no other changes to any other development plots (from the approved 2013 scheme) proposed and this report does not seek to re-assess these principles. In addition to superseding the approved plans (subject to condition 3), the resulting development would require conditions 8 and 78 to be modified to acknowledge the additional floorspace and the amended approved land uses.

4.3 Although the principle of the redevelopment of the site is well established, an assessment of the new Plot A building, within the context of the overall scheme is set out in this report. The first issue which needs to be addressed is to determine whether the proposed replacement building would constitute a material amendment to the approved development subject to the 2013 scheme.

4.4 As is set out earlier in this report, Section 73 of the Act can be used, amongst other things, to approve minor material amendments to an existing planning permission by amending a condition (or conditions) upon which the permission was granted. In law, a section 73 application results in the grant of a new planning permission affecting the same site that is subject to the relevant amended conditions.

4.5 This minor material amendment procedure was confirmed by the Government as appropriate in 2009 when it streamlined the procedure for section 73 applications and issued accompanying guidance on how best to achieve flexibility with planning permissions by allowing minor material amendments to planning permissions without the need for the submission of entirely new planning applications. The overriding purpose of the streamlined procedure and guidance was to avoid the burden that would fall on both planning authorities and developers if a fresh planning application had to be submitted every time that a development is materially amended.

4.6 The guidance is now contained in the Department for Communities and Local Government's National Planning Practice Guidance. Amongst other things the guidance states that a minor material amendment is likely to include any amendment whose *scale and/or nature results in a development which is not substantially different from the one which has been approved.*

4.7 The applicant contends that the proposed changes to the development as set out in the s73 proposals (to Plot A) will not in isolation result in a scheme which is substantially different from that which is the subject of the Outline Permission (ref: 2013/02355/COMB). The applicant has evidenced that the changes to Plot A would result in only a small increase in floor space (approximately 1,700 sq. m. GEA), which is less than 1% of the whole scheme approved under the Outline Permission (186,250 sq. m. GEA) and that the height of the newly proposed Plot A building would increase by 1.1m in contrast to the approved development. Officers accept that the additional 1.1m height and additional 1% floorspace quantum would not correspond to a significant increase in scale, when considered in the context of the whole scheme.

4.8 The applicant has provided a comparison of the consented development elevations and sections with the revised proposals for Plot A and these are sufficient to

demonstrate that the overall heights of both schemes are broadly comparable. It is also considered that it would be imperceptible to judge the difference in height between the consented development and the revised proposals when viewed from the surrounding area, including viewing the site from neighbouring properties. Officers have also given consideration to the proposed plot footprint of the replacement building, which occupies the same footprint than the consented development, bar some minor material adjustments of the building lines.

4.9 In design terms, the proposed architecture of both north and south facing facades in the modified Plot A building are different from the approved scheme. However, the changes to the two facades (including the additional height), within the context of the whole scheme which consists of a number of buildings of varying heights and architectural styles. . The addendum to the Townscape, Conservation and Visual Impact Assessment provides CGIs demonstrating that the impact of the amended Plot A would not have a significant impact on the results of the townscape study, or any change to the magnitude or character of the previous impacts.

4.10 As such, in terms of scale, height, plot-dimensions, design and massing, officers conclude that the alterations to Plot A would not be fundamentally different in scale from the consented development. Consequently, it is necessary to consider whether the proposed development is fundamentally different in nature from the consented development.

4.11 The proposed new Plot A building would provide an additional 1,700 sqm of new floorspace, over and above the amount of consented floorspace within the 2013 scheme. In terms of the additional quantum of development, the proposals would result in less than 1% of the whole scheme being added .

4.12 The proposals include a reconfiguration of the land uses within Plot A which contains a cinema and plant rooms on the basement levels, retail and restaurant floorspace on the ground floor, offices on floors 1-9 and use of the part of the 8<sup>th</sup>, 9<sup>th</sup> and 10<sup>th</sup> floors within the new Plot A building as a private members club. The building plot would contain land uses that are broadly similar, in their nature, with the consented development, with the exception of the proposed private members club. The applicant has provided detailed information about the potential operator of the members club which clarifies operational details of how the club is likely to operate, which would be similar to Shoreditch House in Shoreditch (London Borough of Hackney). The members club would be accessible to members of the public (subject to club membership) with visits taking place throughout the day and late evening. Taking this into account, it would be reasonable to suggest that the members club would operate in similar ways to that of a leisure facility (Class D2), or a non-residential institution (Class D1) and that the uses are of a comparable nature. As the 2013 scheme included provision of D1 and D2 floorspace, officers consider that the nature of the private members club would not be substantially or fundamentally different from the range of land uses consented in the 2013 scheme.

4.13 Taking into account the marginal increase in approved floorspace and the introduction of a new land use that would be broadly comparable with the range of permitted land uses within the 2013 scheme, it is considered that the proposed alterations to Plot A, within the overall context of the comprehensive development, would not be of a fundamentally different nature to the consented 2013 scheme.

4.14 Accordingly, it is the officers view the development proposed (incorporating a revised Plot A), when considered as a whole and as a completed development, would not be substantially or fundamentally different to that which is permitted by the Outline Permission (Ref: 2013/02355/COMB). Officers therefore consider that the proposed changes to Plot A could appropriately be dealt with as a minor material amendment to the Outline Permission using section 73 of the Act.

4.15 In forming this view, officers have taken into account that there are likely to be additional or different environmental effects. The submitted Environmental Statement (ES) Addendums and Clarifications confirm that more extensive demolition and construction works of Plot A could result in additional transport, noise and/or air quality effects during construction. However, officers note that any such additional effects (on demolition/construction) would be temporary and are likely to be minimal when compared to the construction effects of the development as a whole. The ES Addendums confirm that the increase in employment floor space may result in an increase in beneficial socio-economic effects and any other different or additional effects are considered likely to be negligible in scale.

4.16 It is considered that the ES Addendums and Clarifications (to the 2013 ES) submitted in support of the Section 73 Application form a satisfactory basis to assess the amended development proposals and these have identified the extent of any differences in likely significant environmental effects resulting from the proposed changes to Plot A. This report will consider whether any further mitigation measures are necessary to reverse/minimise the impacts and will set out the recommended measures including the mechanisms for how they will be secured.

#### *Land Uses*

4.17 It is considered that the range of land uses proposed within the development (as amended), as a whole, would be broadly consistent with the land uses approved under the 2013 scheme, with the exception of the private members club. There are no proposals to amend the quantum, tenure or mix of housing as approved in the 2013 scheme, or the Class A1-A3, Class D1 or Class D2 uses (set out in condition 8) by way of the proposed minor amendment. The s73 process does not permit the reconsideration of the affordable housing provisions or overall housing mix, unless the original planning permission contains conditions which the minor amendment application is seeking to vary. In this case, the applicant is seeking to vary conditions (from the extant planning permission) that relate to the Class B1 and Sui Generis land uses and the quantum of development only.

4.18 The proposed private members club (sui generis) would provide a new facility for the area that would attract workers from the nearby media and arts industry, which is well established in the area (in part due to the presence of the BBC, Imperial College, Westfield and other media companies). The members club would operate in a similar way from that of a leisure attraction or night club which involves members of the public visiting the facility at all times of day with the peak hours being in the evenings. Subject to the acceptability of the environmental impacts, addressed in section 4 of this report, it is considered that the principle of such a use would be consistent with the mixed uses envisaged for the area within the Council's Core Strategy policy WCOA and the planning guidance in the WCOAPF.

4.19 There are no other changes to the proposed land uses as set out in the 2013 scheme and a re-assessment of these uses and quantum's is not necessary as part of the assessment of the minor amendment application. It is considered that, quantitatively, the additional floorspace (1,700sqm) would not result a significant increase to the approved floorspace (ie: 1%). Therefore, in terms of the land uses, it is considered that the proposals would be broadly in accordance with the policies set out in the Core Strategy (WCOA and WCOA1) and London Plan policy 2.13.

#### *Principle for Regeneration*

4.20 The Core Strategy states that a comprehensive approach to regeneration will be adopted in the Borough by focusing and encouraging major regeneration and growth in the five regeneration areas in LBHF (Strategic Policy A). In Regeneration Areas, the Council aims to tackle the physical nature of places thereby making them better places to live and work. Regeneration is necessary to address high levels of multiple deprivation and achieve decent neighbourhoods.

4.21 It is the Council's core objective (explained in the Core Strategy) to complement physical change with social and economic regeneration, and improve life chances through improved education, health, safety and access to employment and better homes. The regeneration areas including White City represent an opportunity for significant new sustainable place making and will provide the focus for new development in the borough.

4.22 White City is in need of regeneration and the application site presents unique opportunities to contribute towards securing benefits for the wider area due to the proposed land uses, creating a high quality design and by fully opening up the site to the public for the first time since the BBC took occupancy. Through the creation of a major new strategic public open space, consolidation of the TV centre uses, potential provision of a new media experience securing the legacy of the site history, expansion of creative industry offices, provision of additional housing units catering for local and strategic needs, improved linkages with the wider area, provision of improved community and leisure facilities and improved environmental conditions, the proposals (as amended) can make a significant contribution to White City and the Borough. Underpinning the regeneration objectives is the need to create a more sustainable, mixed and balanced community in the Borough and in London which will contribute towards reducing levels of social deprivation.

4.23 The WCOAPF acknowledges the importance of retaining the BBC within the Borough and White City and the consolidation of the facilities is considered to provide a good opportunity to fulfil the aspirations of the strategic policies and adopted planning framework.

4.24 The 2013 scheme contained a Regeneration Report which demonstrated the potential economic benefits to LBHF which would come from the development. It is considered that these regeneration benefits would be safeguarded with the new development (as amended). It is considered that the private members club would increase the range of employment opportunities on the site and potentially improves access to jobs for local residents in the hotel, cinema and restaurants given the club may manage specified units/uses within the site.

4.25 The proposals (as amended) are considered to be in line with the core planning principles in the NPPF which places particular focus of stimulating economic growth. The provision of the enhanced office floorspace and a private members club, the hotel, cinema and restaurant facilities coupled with the retained BBC presence would be considered to encourage economic growth in accordance with the NPPF.

4.26 Connections and Linkages: In light of the significant barriers to east to west movement in the area, the Core Strategy policies WCOA and WCOA 1 seek new development to improve connections to facilitate east to west movement. The site is considered to be strategically important as it represents an opportunity to open up the site (from Wood Lane) to the public and allowing unobstructed views towards the iconic BBC Television Centre. The proposed amendments to the approved 2013 scheme do not result in any alterations to the proposed connections and linkages as set out in the development. Therefore, the previous conclusions as set out in the 2013 planning assessment apply.

4.27 Employment Opportunities: It is considered that the development proposals (as amended) provide new opportunities (particularly from employment in the Members Club and associated facilities) to secure a wider range of employment within a mixed use development which seeks to retain a significant part for TV studio usage, thereby maintaining White City as a location for creative media and television activities.

4.28 The proposals (as amended) have the potential to generate up to 486 full time equivalent jobs during the construction phase of the development (an uplift of 21) and up to 2215 full time equivalent jobs, within the non-TV studio/BBC uses, hotel, retail, leisure, members club and office sectors, during the operational phase of the development. The employment provision constitutes over one quarter of the target employment provision within the Opportunity Area (excluding the BBC based jobs).

4.29 The appropriate s106 controls put in place (within the 2013 scheme) will be extended to ensure new jobs and training initiatives associated with the private members club and its associated uses are accessible to local people, particularly those living in White City and the surrounding area. The applicant and the operator (in its discussions with the council) has expressed a willingness to work with LBHF in fostering a partnership whereby employment training, outreach programmes, skills development, traineeships, apprenticeships, job fairs and workshops are more actively promoted to local people. The applicant has confirmed their commitment (by signing up to appropriate planning obligations) to working with LBHF with regards to business procurement whereby local firms, businesses and practices would have the opportunity to compete for construction contracts as part of a tendering process aimed at assisting local business.

4.30 In summary, the number and range of employment opportunities generated by the development (as amended) are regarded by officers to represent a key contribution to the Opportunity Area, and providing the opportunities are aimed principally at those in the greatest need, the development would bring about significant employment for the borough addressing problems of social deprivation at the same time as stimulating the economy. In conclusion, the proposals (as amended) are considered to be in accordance with both strategic regeneration objectives in the Core Strategy along with the detailed opportunity and regeneration area site policies which aim to deliver regeneration in the Borough.

## *Design, Heritage and Demolitions*

### Policy

4.31 The proposed minor amendments to the consented 2013 scheme have been assessed against London Plan and Further Alterations to the London Plan (2014) (FALP) policies 7.1, 7.2, 7.3, 7.4, 7.5, 7.6, 7.7, 7.8 and 7.12 and policies BE1, WCOA, WCOA1 of the Core Strategy (2011) and policies DM E1, DM E2, E4, DM G1, DM G2 and DM G7 of the Development Management Local Plan (2013). The proposed modified plans for Plot A have also been assessed against the Planning Guidance SPD which contains Design Guidelines for Shopfronts and Conservation Areas and in particular against SPD Design Policies 22, 24, 25, 30, 31, 37, 41, 45, 46, 47 and 49. Consideration has also been given to the following design and conservation based supporting documents:

Wood Lane Conservation Area Character Profile  
Shepherds Bush Conservation Area Character Profile

4.32 In addition to The London Plan and Core Strategy, the NPPF provides further planning guidance which local authorities are obliged to consider when determining planning applications. The NPPF encourages local authorities to support appropriate development proposals which optimise density and deliver wide ranging regeneration benefits to stimulate economic growth. The NPPF requires local authorities to adopt a presumption in favour of sustainable development when assessing applications and that a set of 12 core principles of sustainable development should underpin design making.

White City Opportunity Area Planning Framework (2013)

4.33 The WCOAPF includes provision of further urban design guidance specific to the BBC Television Centre site integrated alongside general guidance throughout the document. The highlighted text within the WCOAPF are relevant to the consideration of the minor amendment application with regards to improving the setting of the listed buildings. The listed building guidance states that:

*The departure of the BBC from the Grade II Listed Television Centre creates opportunities to:*

- open up the large inward looking site;*
- improve the public realm surrounding the site and;*
- provide new high quality buildings that will enhance the setting and views towards the BBC TV Centre.*

4.34 Para 3.129 notes that the refurbishment and redevelopment (of the site) involving the removal of ancillary buildings which are not of special architectural or historic interest could make a better use of the site, improve access and improve the setting of the listed building.

4.35 Para 3.137 advises that the TV Centre could be refurbished to include a mix of new leisure, commercial, academic or institutional uses along with some residential space.

4.36 The minor material amendment application and Listed Building Consent (for the demolition of stages 4 and 5) are accompanied by a Listed Building Assessment Addendum prepared by the applicant's heritage consultant which has assessed the

historical development of the Stages 4 and 5 BBC TV Centre, the significance of the different buildings on the site and the impact of the amendments to Plot A, within the context of the consented 2013 scheme, on the significance of the designated heritage asset.

4.37 The BBC TV Centre was originally conceived by the architect Graham Dawbarn in 1949 as a masterplan for part of the site of the 1908 Franco-British Exhibition which was known as White City for the colour of its rendered buildings. The BBC had purchased the site to establish Britain's first purpose built studio complex devoted to television. The site's buildings are arranged in the shape of a question mark, with an Inner Ring of offices forming the doughnut at the centre and an Outer Ring of Studios to the rear and extending north east towards Wood Lane. Peripheral buildings were built around the edge of the site radiating out from the question mark. The first building to be completed on the site was the Drama Building in 1953 which housed scenery workshops which were first used independently to serve the BBC's Lime Grove Studios. The Restaurant Block was built in 1953-4 and the Inner Ring of offices was not completed until 1960. Studios T1-T8 and Stage 6, the start of the spur towards Wood Lane were built out through the 1960s.

4.38 Stages 5 & 6 the final part of the spur were not completed until 1989 and 1998 respectively. Although not part of the original Masterplan the East Tower and podium was completed in 1964 and the Multi-Storey Car Park (MSCP) in the early 1980s. In 1982 an extension was built to the Drama Building to house a telephone exchange and in 1985 a ring of prefabricated offices was added above the Outer Ring. The character of the site is therefore one of constant adaption and change.

4.39 Significance: The architectural and historic significance of BBC Television Centre was recognised by Council and led to the designation of the Wood Lane Conservation Area in March 1991. In 1994 it was designated as a Building of Merit by the Council and included on the Local Register. English Heritage investigated the building for statutory listing when the BBC announced the proposed sale of the site, which led to it being listed at Grade II by the Secretary of State in 2009.

4.40 The criteria for the listing of post war buildings is set particularly high and the specific areas of the building of special interest that justified the statutory listing was very clearly defined by English Heritage in the listing description:

'This large and busy site has been much expanded and the special interest is confined to the central ring of the main building and Studio 1, excluding the seven peripheral studios and the interior of Studio 1, the scenery block, the canteen and the later extended spur.'

4.41 The Listed Building Assessment addendum identifies the significant communal value of the BBC TV Centre, as the nation's first purpose built studio complex and as the former home of the nation's main broadcaster. In particular the image of the front elevation of the building and the Helios Courtyard will be familiar to national and international audiences from numerous television broadcasts. The Assessment concurs with English Heritage's listing description that the building's special interest is confined to the Inner Ring and Studio 1. The Assessment identifies the strongest elements of significance as being the cylindrical form of the Inner Ring which provides notable spaces internally including the South Hall and Stage Door reception with its John Piper

mural and encloses the Helios Courtyard with its faience tiling, mosaics and the statue of Helios.

4.42 The amended Listed Buildings Assessment confirms that Stages 4 and 5 were not considered to have any heritage value.

Impact of demolition and alterations:

4.43 The amended Listed Building's Assessment concludes that the proposed demolition of stages 4 and 5 and new 11 storey replacement building would ensure that all parts of the special interest of the listed building which hold significant heritage value would be retained and refurbished as part of the amended planning permission. It also states that the impact of the amended proposals on the significance of the listed building and that any loss of significance, if there is any at all, is considered to be less than substantial and substantially outweighed by the benefits of the proposed development.

Conclusion:

4.44 Officers have considered the amended Listed Building Assessment and agree that it correctly assesses the significance of Stages 4-5 on the site and the impact of the proposed changes on the significance of the listed building. Officers consider that the plan form of the site, first created in Dawbarn's question mark sketch in 1949 is very significant, in some cases more so than the design of some of the individual buildings on the site themselves. This is particularly the case with Stages 4 and 5. Officers consider that the demolition of Stages 4 and 5 is justified and would cause less than substantial harm to the designated heritage asset in the event of there being an acceptable proposal for a replacement building on Plot A, as is proposed in this application to vary the consented 2013 scheme.

4.45 The impacts on views and on the character and appearance of the Wood Lane Conservation Area are considered in the Townscape, Conservation and Visual Impact Assessment below.

Design

4.46 Stages 4 and 5 are not part of the special interest of the listed building. The applicant cites the lack of special interest and uneven floorplates for practical reasons why it is preferable to implement a new build scheme rather than a refurbishment. As such, the proposed amended plans for Plot A comprise demolition of the existing building and the erection of an eleven storey building.

4.47 The massing of the proposed building will generally reflect that of the existing building with set-backs at the upper levels and will have a similar architectural style to the existing Stage 4 and 5 building, predominantly comprising brickwork. Both principal façades would be detailed with punched window modules which contain windows with coloured vertical ceramic panels. The upper floors would comprise lightweight materials comprising metal and glazing. The lower floors would contain 'shopfronts' with projecting canopies above the fascia level. The central route through the building will be emphasised in the design through the creation of a double height expressed entrance. It is considered that the proposed building would capture the essence of the previous building in terms of the overall scale, height and materials and as such, the modified proposals would contribute positively to the iconic view of the TVC from Wood Lane .

4.48 The replacement building is considered to provide an opportunity to enhance the aesthetic qualities of the south elevation in the iconic view from Wood Lane. The proposed replacement south elevation will have the same design principles as the existing elevation, but its broad and solid character will be accentuated by uniform brickwork and regular punched windows with deep reveals which will enhance the appearance of this elevation. It is considered that the small increase in height (of circa 1.1m) would not affect the character of the important Wood Lane views.

4.49 The sixth and seventh floors of Plot A will be set back on the northwest side to accommodate a terrace. The seventh floor will also have a small set back balcony on the southeast elevation. A private members club will be located in part of the eighth and ninth floors and roof level (10). The eighth and ninth floors will be stepped back further from the building below. On the eighth floor, these set-backs will result in a short, inaccessible shelf area along the southeast elevation and a shallow balcony on the northwest elevation. A deeper set-back on the ninth floor will accommodate a wide terrace. The roof will contain a swimming pool and pavilion for the club and most of the plant serving Plot A, which will be shielded from view by a screen. The plant screen will be set back from the roof parapet by a minimum of 2.4 metres to restrict its visibility from street level.

4.50 The new Plot A (stages 4 and 5) will have a unified design concept which officers consider will be in keeping with the original Television Centre masterplan design and which will not harm the important views from Wood Lane (see views 23 and 24 of the TVIA). It is considered that there will be no loss to the significance of the listed building through the demolition of the existing Plot A and the new south and north elevations will maintain the form and design principles of the original Television Centre masterplan, thereby enhancing the setting of the retained parts of the listed building.

4.51 In conclusion, it is considered that the proposed amendments to the approved development (to Plot A), subject to the minor amendment application would be of a high quality design and would make a positive contribution to the character and appearance of the White City Opportunity Area, both enhancing the character of the Wood Lane Conservation Area and the character, appearance and setting of the Grade II listed Television Centre building. Officers acknowledge that there is a strong statutory presumption under the Planning (Listed Building and Conservation Areas) Act 1990 and as reflected in recent case law against the grant of planning permission for any development which would fail to preserve the setting of a listed building or the character or appearance of a conservation area. This is because the desirability of preserving the character or appearance of the area is a consideration of considerable importance and weight. Officers have considered the proposals for demolition and have determined that the demolition of Plot A and the erection of the proposed replacement building would not cause any additional harm over that in the original proposals, subject to conditions to avoid premature demolition of Plot A. In the original application Officers concluded that some limited harm would be caused by the loss of the Drama Building and its barrel vaulted roof which were considered to have some local interest and that this was less than substantial harm. Officers have given considerable weight to the fact that some limited harm will be caused by the proposed demolition in reaching a conclusion. Officer's assessment of the likely harm to the setting of the listed building and to the conservation area is a matter of planning judgement and in the view of Officers is less

than substantial. Officers consider the following as important factors which outweigh any harm arising from the amended proposal, Firstly, as identified above, the proposal accords with the development plan. Secondly, the scheme will permit the regeneration benefits as identified in the Core Strategy strategic policy and thirdly officers assess that the harm caused to the character and appearance of the conservation area and the setting of the listed building is less than substantial.

4.52 The resulting scale and massing of the proposed development (as amended), for the detailed element and as defined by the outline parameters plans is also considered to be appropriate. The scale, massing, height, design and relocation of the new East Tower remains as previously consented and is considered to be supported by Core Strategy Strategic Policy WCOA. Although the proposed development including the amended Plot A will be visible and will have an impact on views from within LBHF it is considered that the impact is not one of significant harm to conservation areas or local townscape and the proposed development would positively contribute to the skyline of this part of White City. The proposed development as amended is therefore considered acceptable in accordance with policies 7.1, 7.2, 7.3, 7.4, 7.5, 7.6, 7.7, 7.8 and 7.21 of the London Plan 2011 (and FALP (2014)) and policies WCOA, WCOA1 and BE1 of the Core Strategy 2011 and policies DM G1, DM G2, DM G6 of the Development Management Local Plan 2013, and the Council's Planning Guidance Supplementary Planning Document and White City Opportunity Area Planning Framework (2013).

4.53 The proposed demolition of Stages 4 and 5 and subsequent replacement 11 storey building are considered to be acceptable in the context of the consented 2013 scheme. As such, the development (as amended) in its entirety that comprises internal and external alterations, including the new build additions, to the Grade II listed Television Centre building would be sympathetic and would preserve the elements of highest significance within the building. As such, the alterations and additions (including the new build elements) are considered to preserve the special historic and architectural interest of the heritage asset and the setting of its retained buildings. The proposed demolition of the peripheral buildings, including the MSCP, East Tower, Stages 4 and 5, Drama Block and Restaurant block is deemed acceptable and subject to a condition requiring details to be submitted to the Council of a signed building contract prior to the commencement of demolition works for the erection of replacement buildings on the site between Studio 3 and Stage 6 in accordance with the planning permission granted, would cause less than substantial harm to the character or appearance of the conservation area. The proposed development would be visible from within LBHF and from isolated instances in the Royal Borough of Kensington and Chelsea. The impact of the proposal on the historic significance, visual amenity, character and appearance of these areas, in particular Wood Lane Conservation Area and setting of the Grade II listed buildings in the area, is considered on balance acceptable. The proposed development is therefore considered to be acceptable and would be in accordance with policies 7.4, 7.7 and 7.8 of the London Plan 2011 and FALP (2014), policies BE1 and WCOA 1 of the Core Strategy 2011 and policies DM G1, DM G2, DM G6 and DM G7 of the Development Management Local Plan 2013 and the Council's Planning Guidance Supplementary Planning Document and White City Opportunity Area Planning Framework (2013).

#### *Sunlight, Daylight, Overshadowing and Light*

4.54 The proposed development (as amended) has been assessed against policies 3.5, 3.6, 3.8, 7.3, 7.6, 7.7, 7.14 and 7.15 of the London Plan 2011 and Further Alterations

(2014) and policies BE1, H3 and CC4 of the Core Strategy (2011) and policy DM A9 and DM G1 of the Development Management Local Plan 2013 and the Council's Planning Guidance Supplementary Planning Document and White City Opportunity Area Planning Framework (2013) that relate to sunlight, daylight, overshadowing, privacy and light pollution impacts of development. The above policies require consideration of the above impacts when considering new development proposals and in particular, whether there will be significant impacts, as a result of development, on the amenity of residential occupiers that reside in nearby properties.

4.55 The proposed Plot A building is of a similar massing to the Approved Scheme and would be 1.1m higher (at the highest parts). However, Plot A is adjacent to a number of residential properties (on Exhibition Close and White City Close) and the ES amended Chapter 10 confirms that an additional 1.1m increase in height will lead to some minor and moderate adverse additional impacts on the levels of daylight and sunlight enjoyed within the properties, beyond that of the approved 2013 scheme. The ES amended Chapter 10 and ES Addendum concludes that the additional impacts are minor as the increase in height (above that of the permitted development) would be relatively modest. The changes to the VSC readings demonstrate that the impact changes would be by minuscule amounts and the difference would be imperceptible to the human eye, and non-significant within the context of the overall impact of the whole development. In conclusion, the ES amended chapter 10 and ES addendum demonstrate that the changes in VSC (for daylight) and APSH (for sunlight) would not result in worsening the impacts beyond those from the conclusions set out in the 2013 ES.

4.56 With regards to overlooking and privacy loss, the revised Plot A building would contain a similar extent and number of windows as in the consented development. Therefore, the proposals (as amended) would not result in additional opportunities for overlooking from or to Plot A, or from or to any other part of the development. As such, privacy levels within the nearest adjacent dwellinghouses on White City and Exhibition Close would not be materially affected, or worsened by the proposed replacement Plot A building (as amended), or from other parts of the development (as consented). The impacts on privacy and overlooking are considered to be within acceptable limits, in order for the development not to create any adverse effect on nearby occupiers.

4.57 The materials of both principal facades comprise mainly brick which would be darker and less reflective in terms of light spill. The boulevard elevation of the amended Plot A building would contain less glazing overall, which would reduce the level of light spill penetrating the properties adjacent on White City Close and Exhibition Close. As such, it is considered that the proposals (as amended) would not result in any increase in light spill, beyond that of the consented development. The impacts of light spill were previously reported in the ES as being of negligible significance and these conclusions remain unchanged (as set out in the ES addendum relating to the MMA). The impacts of light spillage/pollution are considered to be within acceptable limits, in order for the development not to create any adverse effect on nearby occupiers.

4.58 With regards to overshadowing on the 4 areas assessed within the 2013 scheme ES, it is considered that the proposed additional height of Plot A would be inconsequential in terms of the overshadowing impacts that were reported in the 2013 scheme ES, which was deemed to have an acceptable impact on nearby parks and amenity spaces. As there would be no change to the previous assessment of the overshadowing impacts, it is considered that the impacts of the proposal would be acceptable. The overshadowing impacts are therefore considered to be within

acceptable limits, in order for the development not to create any adverse effect on nearby occupiers.

4.59 The proposed development (as amended) has been assessed as having no additional impacts upon adjoining properties with regards to daylight, sunlight, over-shadowing, light pollution or privacy. The conclusions set out in the 2013 scheme ES remain as reported previously on all aspects. As such, the proposed development (as amended) is considered to be in accordance with policies 3.5, 3.6, 3.8, 7.3, 7.6, 7.7, 7.14 and 7.15 of the London Plan 2011 and FALP (2014) and policies BE1, H3 and CC4 of the Core Strategy (2011) and policy DM A9 and DM G1 of the Development Management Local Plan 2013 and the Council's Planning Guidance Supplementary Planning Document and White City Opportunity Area Planning Framework (2013)

### *Transport*

4.60 The proposed development (as amended) has been assessed against policies 6.1, 6.3, 6.9, 6.10, 6.11, 6.13 and Table 6.3 of the London Plan 2011 and FALP (2014) and policy T1 of the Core Strategy (2011) and policy DM J1, DM J2, DM J3, DM J4, DM J5 and DM J6 of the Development Management Local Plan 2013 and the Council's "Planning Guidance" Supplementary Planning Document and White City Opportunity Area Planning Framework (2013).

4.61 The site has a Public Transport Accessibility Level (PTAL) of 6a using Transport for London's (TfL's) methodology which represents a high level of accessibility. The site benefits from good links to public transport close to two different underground stations and extensive bus services. The site is within Controlled Parking Zone (CPZ) O, which operates restricted parking Monday to Saturday 9:00am - 5:00pm.

4.62 The previous application (ref: 2013/02355/COMB) was given a resolution to grant by Members in December 2013 and the s106 agreement was finalised in July 2014. Transport Officers advised that the previous planning application was broadly in line with the above transport planning policies.

4.63 An addendum to the Transport Assessment has been submitted with the minor amendment application with additional information that has assisted officers consideration of the MMA. The TA Addendum contains revised trip generation forecasts for the various modes of transport which are compared against the consented development. All other transport and highways provisions that relate to the development will remain the same as the 2013 consented scheme eg: the car/cycle/motorcycle parking levels, vehicle charging points, basement car park provisions, design of site-wide highway/footways, vehicle/pedestrian accesses etc.

4.64 It is noted that the proposed minor amendment application relates to proposed variations to conditions 3, 8, and 78 of 2013/02355/COMB which refer respectively to plans; maximum permitted overall floorspace for the site; and maximum permitted floor space for area 1 of the proposed development. Specifically this relates to the provision of a Members' club (2985 sq. m.) substituting 1,285 sq.m. of the B1 use and resulting in an additional floor area of 1,700 sq. m.

4.65 Transport Officers advise that the trip generation forecasts for the various transport modes set out in the TA addendum show an overall increase in the number of trips. However, it is noted that many of these are walking trips from the local area. Overall

both peak hour car trips and total car trips show a small decrease. Apart from local walking trips changes to peak hour trips are not considered to be significantly different from those predicted for the consented scheme.

4.66 The transport impacts of the proposed changes to Plot A have been reviewed in the context of the 2013 ES. During construction, the ES Addendum states that it is not anticipated that the changes to Plot A will result in a significant difference in the construction traffic flows identified with the 2013 scheme, and therefore there would be no requirement for a further assessment beyond the 2013 ES, which reported negligible effects resulting from demolition and construction activities. ES Addendum Appendix A illustrates the changes to the multi-modal trip generation with the amended Plot A during operation which shows that the difference in trip generation is negligible for the majority of modes. In conclusion, the ES Addendum concludes that there are no significant transport effects arising from the proposed changes to the consented scheme, as proposed in this application for a material minor amendment to the 2013 scheme.

4.67 In light of the above consideration of the limited changes to the trips generated from the amended development, it is considered the transport impacts could be satisfactorily addressed in the raft of conditions and s106/s278 obligations attached to the consented 2013 scheme which would be secured within the amended planning permission. The conditions/s106 would secure an acceptable parking provision for cars, motorcycles, bicycles, along with contributions to mitigate the impact of the additional traffic in the area. Additional conditions are required that would secure the detailed design of the car parks, routes and pathways, taxi drop-offs and set downs, vehicle charging points, car park management plans, construction logistics plan and service delivery plans. No additional conditions are required as a result of the amended proposals subject to this MMA.

4.68 It is considered therefore that the conclusions are the same as that for the consented scheme in that the overall traffic impact of the proposed development which would be less than anticipated in the forecasts undertaken by Transport for London in relation to the Transport Study undertaken for the White City Opportunity Area Planning Framework. As such, the traffic impact would be acceptable and in accordance with Core Strategy Policy T1 and DM Local Plan policy DM J1. The level of car, motorcycle and cycle parking is assessed as being acceptable in accordance with the policies DM J2, DM J3, DM J4 and DM J5 of the Development Management Local Plan 2013 and the Council's "Planning Guidance" Supplementary Planning Document. The site is accessible and well served by public transport, the proposed development would enhance pedestrian and cycle linkages to the north-south and east-west of the site to the benefit of the wider White City Opportunity Area. It is considered that any impacts arising from the development (as amended) would be mitigated by conditions and s106 provision to contribute towards sustainable transport infrastructure measures within the White City Opportunity Area and prevent significant increase in on-street parking pressures in surrounding roads. A car park management, servicing, road safety and travel planning initiatives would be implemented in and around the site to mitigate against potential issues.

4.69 The proposed development as amended by way of the minor amendment application is therefore considered acceptable in accordance with policies 6.1, 6.3, 6.9, 6.10, 6.11, 6.13 and Table 6.3 of the London Plan 2011 and FALP (2014) and policy T1 of the Core Strategy (2011) and policy DM J1, DM J2, DM J3, DM J4, DM J5 and DM J6

of the Development Management Local Plan 2013 and the Council's "Planning Guidance" Supplementary Planning Document and White City Opportunity Area Planning Framework (2013).

### *Environmental Impacts*

4.70 The following environmental impacts relating to Noise, Air Quality, Flood Risk, Water and Drainage, Ecology, Archaeology, Wind, Waste, Socio-Economics have been assessed in the 2013 ES and subsequent Addendums (relating to the S73 Minor Material Amendment Application) and the supporting planning application documents. The following chapter carries out a planning assessment of the additional development impacts, resulting from the amendments to Plot A against adopted planning policies and relevant supplemental guidance notes. This section of the report also clarifies the extent of the environmental impacts which are established through the consented 2013 scheme and does not seek to re-assess their acceptability. The report will identify where impacts have worsened and whether any further mitigation measures are necessary to reverse/minimise the environmental impacts, or whether the additional impacts result in harmful development which contravenes planning policies.

### *Noise*

4.71 The proposed development (as amended) has been considered against NPPF paragraphs 109 and 123, London Plan (7.5) and LBHF's Core Strategy Policy CC4 with regards to assessing noise and disturbance, within the context of planning applications.

4.72 As the principle of the comprehensive redevelopment is established by way of the 2013 planning permission, the following assessment will focus on noise issues primarily concerned with the amended Plot A building. Subject to the acceptability of the proposed amendments, the previous conditions and s106 obligations associated with the original planning permission (2013/02355/COMB) can be attached, which address the noise issues raised with the consented comprehensive scheme.

4.73 The proposed amendments to the approved 2013 scheme include replacing the refurbished Stage 4-5 building with a new 11 storey building connected to Stage 6 and the inner ring block. The new Plot A building will occupy a similar envelope and comprise a similar quantum of floorspace. The principle of the B1 (office), A1 (retail), A3 (restaurant) and D2 (Cinema) uses are considered acceptable, as established through the consented 2013 scheme, subject to the previous set of planning conditions and s106 obligations. In terms of the potential for additional noise generated, the significant amendment to the approved scheme relates to the use of parts of the 8<sup>th</sup>, 9<sup>th</sup> and 10<sup>th</sup> floors as a private members club, which previously did not form part of the refurbished Plot A building.

4.74 In support of the private members club, the applicant has provided a report prepared by the potential occupier/operator of the club. The report contains details of the club membership, a summary of the ethos of the club (ie: for people working in the Media/Arts/Creative Industry), the operational aspects in terms of indicative opening hours, capacity, access arrangements, member event programmes and food/cocktail menus. The report identifies the potential operator of the facility whom manages other members clubs around the UK and other parts of the world. The operator recently opened Shoreditch House (in London Borough of Hackney) which would be a similar facility to what is proposed at Television Centre. The operators are also in discussion

with the applicant about managing the hotel rooms (in Plot B), the restaurants in (in Plot A) and the Cinema (in Plot A) in addition to the members club.

4.75 Notwithstanding the information provided about the operator, the club has the potential to cause noise disturbances given the intended capacity (of circa 1000) and given the proposed hours of operation which would run into the night, if consented with the same opening hours as Shoreditch House in LB Hackney. The club also proposes to play amplified music throughout the day and night and utilise the rooftop terrace area for members, for various functions and events.

4.76 Officers have had due regard to the proposed location of the club at the upper floors rooftop on Plot A which would be within an office building and not directly connected to any proposed or existing residential properties. The flank elevation adjacent to Plots B and C would need to be adequately insulated to ensure that sound from the club does not cause disturbances to the proposed residential units within the development. It is also acknowledged that the rooftop swimming pool area is contained on both sides by plant and machinery, and from a high north facing screen which would prevent views from the club down towards existing residential occupiers within White City Close and Exhibition Close. The combined location and design of the roofplant and screening would ensure that noise breakout is limited. 4.77 However, it is recommended that further planning conditions are added to restrict the use of the external area and noise levels from the use generally. Further conditions are recommended by the EHO which ensures that all doors will be self closing to avoid noise breakout and that a method statement for the controls over the external area at roof level should be submitted to the council to ensure LBHF are satisfied that the terrace would not remain open late at night.

4.78 The Council's EHO officer has reviewed the submitted report and has advised that it would be necessary for the Council to impose further controls on the members club which would set out the opening hours of the club and the use of the external areas (as planning conditions). In light of the nature and frequency of events and functions proposed, it is recommended that the operator will need to provide additional operational information to the council (on a regular basis) to ensure that the appropriate controls can be put in place to monitor the use and ensure that the club does not cause disturbance to its neighbours either adjacent to the site, or within the site proposed as part of the comprehensive development. Such information would also ensure that the Council would retain control over future occupation of the club, for another operator. It is considered that the appropriate mechanism for securing this information would be by way of extending the existing planning obligation for a site-wide operations management plan. The existing s106 agreement contains provisions to assist the Council in ensuring appropriate controls are in place relating to the BBC Television Studio uses in proximity to residential properties.

4.79 It is considered that all of the relevant conditions can be brought forward from the 2013 scheme to satisfy the Council's Environmental Health Officers concerns, and ensure that the development complies with the relevant planning and environmental policies. Additional conditions are recommended, due to the additional environmental effects, with regards to the private members club and the Operations Management Plan (within the s106 agreement) shall be extended to include controls relating to the members club.

4.80 Subject to the imposition of the above conditions and the requirement for the applicant to submit, enforce and monitor an operations management plan for the TV Studios and the Private Members Club, it is considered that the proposals would comply with the full raft of London Plan, Core Strategy and Local Plan policies, in addition to the NPPF with regards to noise.

#### *Air Quality*

4.81 The proposed development (as amended) has been considered against London Plan policy 7.14, Core Strategy Policy CC4 and DM Local Plan policy DM H8 and the WCOAPF with regards to air quality issues.

4.82 The whole Borough is designated as an Air Quality Management Area (AQMA) for Nitrogen Dioxide (NO<sub>2</sub>) and Particulate Matter (PM<sub>10</sub>). An Air Quality Assessment has been carried out (in support of the approved 2013 scheme) which assesses the development's potential impacts on local air quality and also considers the issue of exposure to pollution for residents. The assessment takes account of the potential temporary impacts during the construction phase and the operational impacts caused by increase in traffic flows and emissions from boilers used to provide heating on-site.

4.83 The ES Addendum submitted as part of the minor material amendment application considers the additional impacts of the proposed changes to Plot A, which mainly relate to additional demolition impacts due to the substantial plans to demolish all of Stages 4 and 5 (whereas the 2013 scheme proposed only partial demolition). The ES Addendum notes that the demolition works (relating to Plot A) will overlap with demolition works relating to other parts of the site (eg: with Plots B and C for instance). Therefore, the period of demolition is not anticipated to be extended, irrespective of the additional demolition work being proposed. The impacts on air quality have been considered within the ES Addendum and original 2013 ES, which combine to provide an assessment of the environmental impacts and provide recommendations on the mitigation measures to be secured by way of conditions which would ensure compliance with the public health/environmental best practice guidelines and legislation.

4.84 The ES Addendum confirms that the introduction of additional demolition and construction into the 2013 scheme construction programme has the potential to result in additional dust generation not considered in the 2013 ES (where the effect on nearby receptors from demolition works was considered negligible for timeslices one to four). The ES Addendum confirms that the changes to Plot A result in a higher volume of demolition from between 20 000 and 50,000 m<sup>3</sup> to more than 50,000 m<sup>3</sup>.

4.85 Following the implementation of good site practice and recommended mitigation measures, the ES Addendum predicts that additional demolition and construction works are likely to have a minor adverse effect on short term PM<sub>10</sub> concentrations at receptors located along White City Close, the nearest sensitive receptor to Plot A. The ES Addendum concludes that these effects are not considered to be significant and the conclusions on dust impacts from demolition and construction works would remain the same as set out in the 2013 ES. Mitigation measures are recommended by way of conditions to minimise the demolition and construction impacts, and the additional impacts can be addressed by way of these same conditions.

4.86 With regards to the energy plant proposed, the ES Addendum assumes that the main CHP and boiler requirements for the scheme would be accommodated in Plot A, with additional boilers in Plot H. The 2013 ES predicted a negligible (non-significant)

impact on annual mean concentrations of NO<sub>2</sub> , PM<sub>10</sub> and PM<sub>2.5</sub> due to CHP boiler emissions at all selected receptors in the vicinity of the site, at full occupation. Further assessment (which allows for the CHP/boiler requirements to be accommodated in Plots A and H as described above) shows a negligible effect at all selected receptors, except for receptors R16 to R18 (on Wood Lane), for which a minor adverse impact with regards to NO<sub>2</sub> is predicted. Given the impacts are of a temporary nature, this remains a non-significant effect overall.

4.87 The Council's Air Quality Officers advise that the low emissions strategy be amended to respond to the additional traffic, dust generated and potential additional NO<sub>2</sub> and PM<sub>10</sub> emissions from the amended development. The planning conditions attached to the previous application which requires the submission of a low emissions strategy and demolition method statement are sufficient to satisfy these concerns, and respond to the additional impacts.

4.88 In conclusion, it is considered that the additional air quality impacts can be minimised by implementing the proposed mitigation measures, as set out in the planning conditions. With such measures in place, the development (as amended) is not considered to result in adverse impacts upon occupiers on or off site. It is considered that the development would comply with London Plan policy 7.14, Core Strategy Policy CC4 and DM Local Plan policy DM H8 with regards to air quality issues".

#### *Water Resources, Drainage and Flood Risk*

4.89 The proposed development (as amended) has been considered against Policies 5.12, 5.13, 5.14 and 5.15 of the London Plan (2011)/REMALP (2013) and policies CC1 and CC2 of the Core Strategy 2011 and policy DM H3 of the Development Management Local Plan 2013.

4.90 A water resources, drainage and Flood Risk ES chapter and a Flood Risk Assessment (FRA) were included in the 2013 scheme ES and these assessments also apply to the development (as amended by way of the changes to Plot A). The site is in the Environment Agency's Flood Zone 1 which indicates a low risk to flooding from the Thames. Flood defences such as the Thames Barrier and local river wall defences provide a high level of flood protection to the borough and the site is beyond the reach of flood water from a 1 in 1000 year event.

4.91 The Environment Agency and Thames Water raise no objection to the amended proposals. The Council's Environmental Policy Officer advises that the proposed development (as amended) would not have any additional adverse impacts on flood risk and is not introducing high vulnerability to the site. It is therefore recommended that the conclusions of the impacts for the amended development would be no different from those presented within the 2013 scheme, which concluded that subject to the full details of a detailed foul and surface water drainage scheme for the whole site to be approved and implemented prior to completion of the development, that the impact on surface water would be acceptable.

4.92 In conclusion, subject to the recommended conditions relating to drainage strategy and SUDS, it is considered that the proposed development (as amended) would be acceptable, with regards to flood risk, water conditions and drainage and would be in accordance with Policies 5.12, 5.13, 5.14 and 5.15 of the London Plan (2011)/FALP (2014) and policies CC1 and CC2 of the Core Strategy 2011 and policy DM H3 of the Development Management Local Plan 2013.

### *Ecology*

4.93 The proposed development (as amended) has been considered against London Plan policies 5.11 and 7.19/FALP 2014 policy 7.21, Core Strategy Policy OS1 and DM Local Plan policy DM E3.

4.94 The potential additional impacts on ecology and nature conservation, arising from the demolition, construction and operation of the Proposed Development (as amended) have been considered in the ES Addendum submitted in support of the minor amendment application. The ES Addendum confirms that there will be no changes to the conclusions set out in the 2013 ES relating to the consented scheme. The proposed changes to the development would not, in the view of the Environmental Consultants, and concluded within the ES Addendum create any additional harmful impacts on protected species, or species of conservation importance in nearby habitats. The 2013 ES considered that there will be an improvement in habitat of the existing site at the local scale and this would mitigate for the higher footfall within Hammersmith Park. Given that Plot A is not sited adjacent to Hammersmith Park or any other local habitats, the changes to this part of the development scheme would have a negligible long term impact on the park.

4.95 It is recommended that the Ecological Management Plan (EMP) should be secured by way of planning condition (as it was in the 2013 scheme). This will need to be developed and implemented throughout the first five years post completion of construction of the Proposed Development. This would outline proposed management measures to maintain and increase the biodiversity value of the soft landscaped areas. No changes to the conclusions set out in the previous officer assessment are required and it is considered that the proposed habitat creation and ecological enhancements at the site would be compliant with London Plan policies 5.11 and 7.19/FALP policy 7.21, Core Strategy Policy OS1 and DM Local Plan policy DM O3.

### *Ground Conditions*

4.96 The proposed development (as amended) has been considered against the Borough Wide Strategic Policy CC4 of the Core Strategy and policies DM H7 and H11 of the Development Management Local Plan.

4.97 A ground conditions impact assessment for the whole site was set out in the 2013 scheme ES and this involved the review and collation of information pertaining to the current condition of the soils and groundwater on / beneath the site. Potentially contaminative land uses (past or present) are understood to occur at, or near to, this site. As such, it was recommended that conditions were imposed to ensure that there would be no unacceptable risks are caused to humans, controlled waters or the wider environment during and following the development works.

4.98 The ES Addendum submitted in support of the development (as amended by way of this application for a minor material amendment) confirms that demolition and construction of the proposed Plot A building will largely be undertaken within the existing building footprint and it is proposed to retain the superstructure of the existing building to ground floor level. There will be a proposed extension of the Plot A basement to create new plant rooms beyond the existing building footprint in the Forecourt area. However, the ES Addendum concludes that there are no additional impacts on ground conditions anticipated, beyond those reported in the 2013 scheme ES.

4.99 It is important to note that Conditions 31, 32, 33, 34,35 and 36 were imposed on the 2013 scheme. The conditions imposed required the submission of (31) a preliminary risk assessment as part of a desk top study, (32) followed by a scheme of site investigation, (33) a quantitative risk assessment based on the findings of the site investigation, (34) a remediation method statement which outlines the remediation measures required to treat any contaminants found on the site, (35) a verification report and statement confirming the remediation method statement has been carried out in full and lastly (36) a long-term monitoring methodology report identifying any further remediation necessary and a verification report confirming whether there any residual adverse risks exist. The conditions were worded to allow the development to be constructed on a phased basis.

4.100 Subsequent to the 2013 scheme planning permission being granted, further investigations have taken place. LBHF have since approved a full Preliminary Risk Assessment and a scheme of investigation (for the whole site) pursuant to conditions 31 and 32 of the 2013 scheme. These reports informed the qualitative risk assessment (condition 33) and remediation method statement (condition 34) that relate to specified parts of the site subject to enabling works which have been approved. It is considered that it is still necessary to impose the same conditions on the minor material amendment application, given that the variation of conditions 3, 8 and 78 would result in a new planning permission which must comply with the relevant development plan policies. As such, it is recommended that conditions 31-34 are reworded to acknowledge that the applicant has already fully discharged conditions 31 and 32, and partially discharged conditions 33 and 34.

4.101 Subject to the imposition of the amended conditions, it is considered that the development (as amended) would ensure that there would be no unacceptable risks are caused to humans, controlled waters or the wider environment during and following the development works in accordance with Borough Wide Strategic Policy CC4 of the Core Strategy and policies DM H7 and H11 of the Development Management Local Plan.

### *Archaeology*

4.102 The proposed development (as amended) has been considered against the NPPF policy guidance, Policy 7.8 of the London Plan (2011), LBHF Core Strategy Policy BE1, Development Management Local Plan policy G7 and the WCOAPF that all relate to heritage and conservation.

4.103 The site is not located within an Archaeology Priority Area. The National Heritage List (maintained by English Heritage) records that there are no designated heritage assets (e.g. Scheduled Ancient Monuments, Registered Battlefields, or Registered Parks and Gardens) within the study area. However, a total of 12 non-designated archaeological and historical assets have been identified within the study area, two of which, (Cowley Brick Works and the 1908 Great White City Exhibition Grounds), extend across the Proposed Development site itself.

4.104 The desktop Archaeological Assessment (in the 2013 ES) suggests that areas of the site have previously suffered a high magnitude of impact and would have a limited archaeological potential. Other areas of the site are reported to have previously suffered a medium magnitude of impact and retain a limited potential for the survival of archaeological remains. The desktop report also states that areas of the site which have remained free of extensive 20th century development have some potential for the

survival of archaeological remains of all periods. The parts of the site where the basements of existing buildings have been excavated, also have limited archaeological potential.

4.105 Notwithstanding the above, the proposed amendments to Plot A comprise retaining the original substructure of the basement levels and propose only a small area as part of an enlargement of the existing basement (to be used as plant storage). No other amendments to the 2013 approved scheme, in any other plots are proposed.

4.106 A desktop Archaeological Assessment has been carried out and is set out in the 2013 ES (Chapter 13). The ES confirms that the extent of the impacts would be low and would not result in any changes to the conclusions as set out in the 2013 ES. Although the site is considered to have low archaeological potential, it is recommended that a planning condition is secured (as advised by GLAAS) that secures a written scheme of archaeological investigation (WSI).

4.107 The consented 2013 scheme included such a condition, which the applicant has sought to partially discharge with regards to specified parts of the site, relevant to the enabling works areas (Phase 1 (adjacent to Stage 6) and Phase 2 (the front forecourt)). The enabling works are proposed to allow certain low-impact works to commence prior to the implementation of the comprehensive development. The WSI permits work to commence in these areas subject to compliance with the details set out in the condition (as approved by LBHF). Planning Application Ref: 2014/01019/Ful also allows works to commence in the area adjacent to Stage 6, and a WSI for this area has been approved, as part of the approved planning application. In light of the approved details within the specified areas, it is recommended that the same condition is amended to reflect the details approved to date.

4.108 In conclusion, subject to the above condition (12), the proposals (as amended) are therefore considered to be in accordance with the London Plan policy 7.8, Core Strategy Policy BE1 and DM Local Plan policy DM G7.

#### *Wind Microclimate*

4.109 The proposed development (as amended) has been assessed against London Plan policies 7.6 and 7.7 which state that inter alia buildings and structures should not cause unacceptable harm to the amenity of surrounding land and buildings, particularly residential buildings, in relation to wind and microclimate.

4.110 The 2013 ES confirms that the residual impact is negligible for the demolition and construction phase of the development. For the completed development, the 2013 ES identifies the residual impact would result in minor adverse to moderate beneficial for thoroughfares; negligible to minor beneficial to entrances; negligible to public amenity space; negligible to above ground terraces; and negligible for off-site receptors. Where minor adverse conditions have been recorded, the 2013 ES has concluded that the environment would be suitable for walking, which is considered to be appropriate for the transitory nature of thoroughfares. Two locations where conditions were windier than desired were identified (suitable for business walking) and one was at the roof level of Plot A. Suitable mitigation measures were proposed which would improve upon the conditions.

4.111 As the general massing of the proposed Plot A building is similar to that of the Approved Scheme, the ES Addendum envisages that the range of wind conditions experienced will be similar to those identified in the 2013 ES .

4.112 The ES Addendum notes that there may be potential localised differences due to the design details of the new building depending on entrance locations and any roof top amenity spaces. However the ES Addendum forecasts that overall, the conclusions of the assessment in the 2013 ES are likely to remain unchanged.

4.113 It is concluded that on balance, the proposals (as amended) would consequently have no overall significant adverse impact on the amenity on site or to surrounding land and buildings and is therefore in accordance with London Plan policies 7.6 and 7.7.

#### *TV Interference*

4.114 The proposed development (as amended) has been considered against the NPPF and London Plan Policy 7.7 (Tall Buildings).

4.115 It is noted in the ES Addendum that the introduction of new structures of significant height and bulk into a residential environment or the rearrangement of existing tall structures can cause disruption to digital terrestrial and satellite TV reception. The ES Addendum notes that the proposed Plot A building is of a similar massing to the version of Plot A that is part of the Approved Scheme. The proposed building would be 1.1m higher than in the Approved Scheme, at the highest parts of the building. However, the ES Addendum advises that this increase in height is not sufficient to cause a difference to any potential disruption to digital terrestrial and satellite TV reception as identified for the Approved Scheme. The results as presented in the 2013 ES therefore remain unchanged.

4.116 Notwithstanding the above reported impacts, following implementation of the mitigation measures set out in the 2013 ES, it is considered that there would not be any additional harmful impacts to terrestrial TV aerial installations, as a result of the proposed amended Plot A building. As such, the proposals (as amended) are therefore considered to comply with the planning policy 7.7 of the London Plan and the NPPF.

#### *Socio Economics*

4.117 In accordance with the WCOAPF Chapter 6, all development must contribute to the provision of social infrastructure to support expanded residential and worker population across the OA and this is currently expected to include:

- One form of entry at primary school level.
- Support for early years nursery provision for low income families;
- One form of entry at secondary school level.
- Facilities for up to 5 GPs and possibly dentists.
- Improved physical connections to RBKC to enable access to the local infrastructure in both boroughs which is generally available to each borough's residents and workers.
- Recreational sports and fitness facilities: either by providing new facilities within the area or by improving access to existing facilities, with financial support to enable access for low-income families Local shops and services in White City East.
- Measures to ensure and enhance community safety;

- Target a minimum of 15% of construction jobs to be on a traineeship basis and 10% on an apprenticeship basis.
- Target 15% of all labour used on the development should live within LBHF.
- Raise aspirations and awareness of job possibilities and career paths amongst school age and young people and develop links with educational and learning institutions.
- Improve access to and numbers of work experience trainee and apprenticeship opportunities.
- Initiatives to provide business engagement activities and possible provision of business space to suit different needs, budgets and sectors.
- Maximise procurement opportunities for local businesses both

4.118 It is considered that the proposed development (as amended) would still contribute towards the above socio economic infrastructure through the same provisions in the 2013 scheme s106 agreement which would include financial contributions towards increasing the capacity for primary and secondary schools, healthcare provision, sports and recreational facilities, provision of CCTV and community safety measures, employment and training provisions, business engagement and procurement opportunities.

4.119 The ES Addendum forecasts that the number of construction jobs will increase due to the change from refurbishing Plot A to demolishing and constructing a new building. However, it is considered that this would not lead to changes to the conclusions of the 2013 ES which identified a negligible effect at a regional level from the creation of 486 permanent full time equivalent construction jobs.

4.120 Notwithstanding the proposals resulting in additional employment floorspace, the ES Addendum identifies that the changes proposed in this minor amendment application would result in a reduction in the level of employment which is predicted to be created by the operational phase of the Approved Scheme. This reduction would be in the region of approximately 40 jobs and is a result of the change of use of parts of the upper floors of Plot A (from office to private members club which would employ fewer people). Given the overall employment impact of the 2013 scheme (net increase of 2,165 – 2,320 jobs) this change does not alter the scale or significance of the assessment set out in the 2013 ES.

4.121 Therefore, the ES Addendum concludes that there are no significant changes to the socio economic effects arising from the proposed changes to the consented scheme, as proposed in this application for a material minor amendment to the 2013 scheme.

4.122 It is considered that the employment opportunities generated by the development (as amended) would create additional opportunities for local residents to secure employment within the development relating to the proposed private members club in the new Plot A building. It is considered that the amended provisions in the s106 agreement would represent a useful contribution to the Opportunity Area, and providing the opportunities are aimed principally at those in the greatest need, the development would bring about significant employment for the borough addressing problems of social deprivation at the same time as stimulating the economy.

4.123 The proposals would be considered to provide significant contributions towards the provision of socio economic infrastructure in accordance with strategic regeneration

objectives in the Core Strategy along with the detailed opportunity and regeneration area site policies in the WCOAPF which aim to deliver regeneration in the Borough.

### *Waste*

4.124 The proposed development (as amended) has been considered against London Plan policy 5.16, Core Strategy policy CC3 and DM Local Plan policy DM H5, the NPPF and the relevant planning guidance set out in the Mayor's SPG (Sustainable Design and Construction), the WCOAPF and the London Waste Management Strategy.

4.125 A Waste Strategy was submitted with the 2013 scheme planning application. The Strategy related to detailed elements of the scheme and the potential strategy for the outline elements. The Waste Strategy includes a set of mitigation measures to ensure the construction and demolition impacts outlined in the 2013 ES (Chapter 16) are minimised. The strategy confirms that for both residential and commercial uses, mixed dry recyclables and residual waste will be stored and collected separately. In addition, food waste and glass materials generated by the hotel and café/restaurant uses will be stored separately. The strategy confirms that sufficient storage capacity will be provided should collections be missed. Compactors are also proposed to be used to reduce waste volumes and collection frequencies. The intention for the storage and management strategy of the proposed development is to place emphasis on maximising recycling opportunities and recovering value from waste wherever possible.

4.126 In terms of demolition waste, the ES Addendum confirms that changes to Plot A (as proposed in the minor material amendment application) are forecast to result in an increase in demolition waste due to the demolition of the building above the basement substructure. The ES Addendum states that this will not change the conclusions of the 2013 ES assessment, with regards to the magnitude or extent of the impacts.

4.127 The ES Addendum confirms that operational waste will not be affected by the proposed changes to Plot A. With regards to the design of operational waste storage areas, mitigation measures will be required (by way of planning conditions) that will ensure that sufficient provisions will be accommodated to support the changes in use class within Plot A (ie: the private members club). Notwithstanding the above, the results presented in the 2013 ES remain unchanged.

4.128 The Council's Waste and Recycling Team have previously reviewed the strategy and have raised no objections to the proposals. The details of waste collection and storage facilities for the outline components of the scheme have yet to be designed, and so these would be subject to detailed design at the reserved matters stage.

4.129 As such, it is considered that the development (as amended) would be in accordance with London Plan policy 5.16, Core Strategy policy CC3 and DM Local Plan policy DM H5, the NPPF and the relevant planning guidance set out in the Mayor's SPG (Sustainable Design and Construction), the WCOAPF and the London Waste Management Strategy.

### *Sustainability and Renewable Energy:*

4.130 The proposed development (as amended) has been considered against policies 5.1, 5.2, 5.3, 5.6, 5.7, 5.8, 5.9, 5.11, 5.12, 5.13, 5.14, 5.15, and 7.19 of the London Plan (2011) and FALP (2014), policies CC1, CC2 and H3 of the Core Strategy (2011) and

policy DM H1, DM H2, DM H3, DM H4, DM H5, DM H6, DM H7, DM H8, DM H9, DM H10, DM A2 and MD A9 of the Development Management Local Plan 2013, the WCOAPF and the Council's Planning Guidance Supplementary Planning Document.

4.131 A Sustainability Statement was submitted with the consented 2013 application, as has Code for Sustainable Homes and BREEAM pre-assessments outlining the expected sustainability performance of the new development. No further information has been submitted in support of the proposed amendments to Plot A. However, the new building would need to comply with the BREEAM requirements for new build development, which could be secured by way of condition. The recommendations and design guidance set out in the 2013 Sustainability Statement would still apply to the design of Plot A in any case. Therefore, it is considered there is satisfactory information from which to base an assessment of the minor amendment application.

4.132 A detailed Energy Strategy has been submitted outlining the proposed sustainable energy measures to be integrated in the development. The energy measures across the whole site (including the new Plot A building) would be supplemented by sustainable design measures such as the use of building materials with low environmental impacts where possible, use of water efficient appliances such as WCs, showers and basins, implementation of measures to reduce noise and pollution, use of sustainable drainage measures to manage surface water flows, increasing areas of open space and improving biodiversity levels, managing waste and promoting recycling. Sustainable construction practices for all plots will be used during the project by complying with the Considerate Constructors Scheme. The Code for Sustainable Homes assessment shows that new build dwellings will meet level 4. The commercial elements of the scheme (including those within Plot A) will be targeting the 'Very Good' BREEAM rating, which is securable by way of a planning condition. The dwellings being created by re-furbishing the existing buildings are expected to reach the 'Excellent' BREEAM rating.

4.133 It is considered that the levels of sustainability being designed into the development including the amended Plot A building, subject to conditions ensuring the appropriate standards are met would be in line with the Development Plan requirements in terms of sustainable design and construction.

4.134 It is recommended that post-construction BREEAM/CSH assessments to show compliance with the required sustainability targets are submitted to the council for approval, for each relevant phase, of part thereof. This would include the new Plot A building.

4.135 A detailed Energy Strategy has been submitted with the 2013 application. This sets out the proposed sustainable energy and carbon reduction measures to be implemented on the site within all plots (with the exception of the amended Plot A building). As part of the 2013 scheme Energy Strategy, an assessment of baseline energy use and associated CO<sub>2</sub> emissions for the new development has been calculated to show its expected performance if designed and built to comply with the minimum requirements of the 2010 Building Regulations (Part L).

4.136 The Council's Environmental Policy Officer advises that the proposed changes to Plot A (by constructing a new building rather than refurbishing the existing building and by introducing a different use on 3 floors) could affect the expected energy use and associated CO<sub>2</sub> emissions as reported within the 2013 scheme. However, it is

recognised that integrating sustainable energy measures to cut CO2 emissions would generally be easier for a new build scheme. The applicant's energy consultants have confirmed this within a supplementary energy statement.

4.137 As well as sustainable energy measures, officers are advised that it would also be easier to incorporate sustainable design and construction measures within a new build scheme, rather than a refurbishment scheme. A condition securing a BREEAM rating of Very Good would be imposed with reference to Plot A and the non-residential new build elements of the development. No further conditions relating to energy or sustainability are required, as the 2013 conditions will comprehensively ensure compliance with the relevant planning policies.

4.138 In conclusion, the proposed development (as amended) has been designed to meet Level 4 of the Code for Sustainable Homes and a BREEAM rating of Very Good or Excellent subject to individual tenancy agreements. The proposed development would include a decentralised energy centre, which would provide the heating and hot water requirements to the whole development through Gas fired CHP units. Each building will also provide further renewable energy technologies (such as green/brown roofs and photovoltaic panels) to supplement the provision of gas fired CHP units as appropriate to their carbon reduction target and energy profile. This would result in a significant reduction of CO2 emissions beyond the Building Regulations 2010 compliant level. The proposed development (as amended) including the new build within Plot A is therefore considered acceptable in accordance with policies 5.1, 5.2, 5.3, 5.6, 5.7, 5.8, 5.9, 5.11, 5.12, 5.13, 5.14, 5.15, and 7.19 of the London Plan (2011) and FALP (2014) policies CC1, CC2 and H3 of the Core Strategy (2011) and policy DM H1, DM H2, DM H3, DM H4, DM H5, DM H6, DM H7, DM H8, DM H9, DM H10, DM A2 and MD A9 of the Development Management Local Plan 2013 and the Council's Planning Guidance Supplementary Planning Document.

### *Accessibility*

4.139 The proposed development (as amended) has been considered within the context of London Plan/FALP policies; 1.1, 3.8, 3.16, 4.5, 7.1, 7.2, 7.3 & 7.5; DM Local Plan policies and Core Strategy Policies; B4, H4 & OS1 and the Council's Access policies set out in the Supplementary Planning Document. Policy 7.2 requires new development to embrace the principles of inclusive design. The access section of the Plot A Design and Access Statement report sets out how accessibility considerations have been designed into the amended Plot A development, as it had been for the remainder of the consented scheme. No other changes are proposed to the public realm or other development plots as approved within the 2013 scheme, as part of the s73 application. As such, the below assessment of the accessibility issues focuses on Plot A alone. All other components (submitted as approved) have been previously deemed acceptable subject to planning conditions and s106 obligations which will be brought forward to the amended decision, should the proposals be approved.

4.140 The revised Plot A building provides fully accessible non-residential uses on all floors through the provision of level access thresholds (to be conditioned) and appropriately sized entrances, corridors, lifts and doorways (to be compliant with the Council's and Mayor's SPG). The proposed offices, cinema, private members club, retail and restaurant uses within plot A have been designed to ensure that adequate provision for disabled visitors and workers has been incorporated into the design and layout. For example, accessible wc facilities are provided for each use/premises, along with the

provision for adequate internal manoeuvring space for wheelchairs and convenient access to step-free drop-off points for taxi borne visitors.

4.141 The provision of an on-going commitment to safeguard the inclusive access to all uses and parts of the comprehensive development (including the new Plot A building) is to be secured by way of a planning condition, which requires the applicant to submit an Inclusive Access Management Plan.

4.142 In conclusion, subject to detailed design, it is considered that the S73 proposals to amend the 2013 planning permission with regards to Plot A would result in the provision of an inclusive environment, broadly in accordance with London Plan policies; 1.1, 3.8, 3.16, 4.5, 7.1, 7.2, 7.3 & 7.5; DM Local Plan policies, Core Strategy Policies; B4, H4 & OS1 and the Council's Access policies set out in the Supplementary Planning Document.

#### *Other Planning Matters:*

4.143 The following Planning Issues which do not apply to the proposed Plot A scheme (proposed in this MMA), but apply to the consideration of the development as a whole.

#### *Trees*

4.144 There are no changes to the tree removal strategy as approved in the consented 2013 scheme. Therefore, the proposed development, as amended, would comply with Revised Early Minor Alterations to the London Plan policy 7.21 Trees and Woodlands and Local Plan policy DM E4.

#### *Housing, Residential Quality and Amenity Space/Playspace*

4.145 No changes are proposed to the housing provision, residential quality, amenity areas or playspace provision within the proposed as set out in the 2013 consented scheme. As the minor amendment application is seeking planning permission (under s73 of the Planning Act) for changes to plot A only, no further assessment on the above provisions is necessary. Therefore, the proposed development would be considered to be in accordance with the relevant planning policies, as set out in the previous planning report for application (ref: 2013/02355/COMB).

#### *Density*

4.146 No changes are proposed to the development density as set out in the 2013 consented scheme. As the minor amendment application is seeking planning permission (under s73 of the Planning Act) for changes to plot A only and the resulting new development would comprise no material difference to the density of the previous planning application, no further assessment on the density of development is necessary. Therefore, the proposed development would be considered to be in accordance with the relevant planning policies regarding density, as set out in the previous planning report for application (ref: 2013/02355/COMB).

#### *Equalities*

4.147 The Council's statutory duty under the Equality Act 2010 applies to planning decision making. In the consideration of all planning applications the Council has to have regard to all relevant planning policies available at the time unless material considerations indicate otherwise. The protected characteristics to which the Public Sector Equality Duty (PSED) applies now include age as well as the characteristics covered by the previous equalities legislation applicable to public bodies (i.e. disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, sexual orientation, religion or belief and sex).

4.148 Section 149 of the Equality Act (2010) requires the Council to have due regard to the need to (a) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act; (b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it; (c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it. This means that the Council must have due regard for the impact on protected groups when exercising its functions, and case law establishes that this must be proportionate and relevant, and does not impose a duty to achieve results.

4.149 A full equalities impact assessment is attached to this report as an appendix. In this section of the report, officers will summarise the additional positive and negative impacts, in connection with the amended development scheme. Where applicable, mitigation measures will be sought to address any potential issues to have arisen as a result of the analysis.

4.150 The analysis of equality impacts of the development (as amended by way of the minor amendment to Plot A) on protected groups as defined by the Act shows that generally there are positive impacts on age, disability, pregnancy and maternity, sex, race, religion and belief including non-belief and children in relation to the applicant's proposals to provide new employment, retail, open space and play space, transport improvements, culture and social infrastructure. It is considered that there will be no change to the positive equality impacts, as a result of the amendments to the consented 2013 scheme.

4.151 Additional negative impacts are identified in relation to the accessibility of the private members club which occupies floor area in the 8<sup>th</sup>, 9<sup>th</sup> and 10<sup>th</sup> floors of Plot A. It is considered that due to the strict membership requirements of the club, the facility will not be available to certain equalities groups whom would not be eligible for club membership. This potentially excludes all equalities groups, but not for equalities reasons. At the same time, the club would potentially provide access for all groups, provided the member/club applicant would meet the membership requirements.

4.152 It is considered that there would be negative impacts during the extended demolition and construction phases (on age, disability and pregnancy and maternity) as additional demolition and construction work is required to implement the development (as modified by way of the proposed minor amendments to Plot A). The impacts of construction in terms of traffic, noise and air quality are expected to have varying degrees of negative impacts on age, disability, pregnancy and maternity and children. These impacts are however considered short term and would depend on the measures that are set out in the Construction Management Plan and other conditions aimed to mitigate the impacts. The same conditions which applied to the consented scheme

would be carried over from the previous permission and would extend to the development of the new Plot A building.

4.153 Officers consider that the proposed conditions and amended section 106 agreement should go towards minimising any negative impacts as a result of the development proposals (as amended) though they will not fully eliminate them due to the scale of the redevelopment and the short term impacts identified in some protected groups as identified in the EQIA. Also, members should note that the mitigation measures proposed are not intended to give favourable treatment to any particularly affected group, as officers consider that they are necessary to make the development acceptable in planning terms and will apply to all affected people currently residing on the site and future occupiers.

4.154 In conclusion, it is considered that LBHF has had due regard to section 149 of the Equality Act 2010 in its consideration of this minor amendment application as evidenced by way of the resulting recommendations.

### *Section 106*

4.155 The consented 2013 planning permission was approved subject to a section 106 legal agreement as it was deemed that the provisions of the agreement were necessary to mitigate the effects of the development, were directly related and be related in terms of scale and kind to the development. In summary, it was considered that the s106 obligations were required in order to make the development acceptable in planning terms.

4.156 It is considered that the extent of the potential impacts to arise from the proposed development (as amended) would be broadly similar to those attributed to the 2013 scheme. As such, the planning obligations set out in the S106 attached to the 2013 scheme planning permission would still apply in the event of approving this minor amendment application, which would create a new planning permission to supersede the previous one.

4.157 In light of the above, it is considered that A Deed of Variation of the previous Legal Agreement is necessary in order to secure the necessary infrastructure to mitigate the impacts of the proposed development (as amended) and ensure the proposal (as amended by way of S73) is in accordance with the statutory development plan.

4.158 The applicant has agreed to enter into a Deed of Variation which carries over the provisions of the previous legal agreement (ref: 2013/02355/COMB) under Section 106 of the Town and Country Planning Act 1990 (As Amended) and S278 of the Highways Act 1980 that will relate to the new planning permission (subject to the new ref: 2014/04720/VAR) . The new Legal Agreement will include the same affordable housing and financial contributions towards improvements to local highways, improvements to public transport, improvements to cycle facilities, contributions to health and education and new community facilities and employment and training initiatives. The contribution would be secured to enable any necessary infrastructure to be delivered within the vicinity of the site which is needed to accommodate the level of growth sought within the White City regeneration area, one of the five Regeneration Areas in the Borough. Officers have consulted with the various departments in the Council and TfL to confirm the individual requirements for this scheme. Non-financial contributions are sought to

mitigate the impacts of the development (as amended) and to make the modified scheme acceptable in planning terms. In conclusion, the use of planning obligations, as set out in the provisions of the 2013 scheme s106 agreement coupled with the additional heads of terms set out below, are considered to be in accordance with the London Plan (2011) and FALP policy 8.2, Core Strategy Policies CF1, WCOA and WCOA1 and the White City Opportunity Area Planning Framework (2013).

4.159 The applicant agrees to carry over the same s106 provisions from the consented 2013 scheme and agrees to enter into the additional obligations that are considered to be necessary and related to the revised development scheme as amended by way of this minor amendment application. As this report has identified that there will be additional impacts on local employment opportunities and potentially upon the amenities of adjoining residential properties as a result of the proposed use of parts of Plot A as a private members club (including those within the proposed development site), it is considered that additional obligations are necessary to mitigate these impacts.

4.160 As referenced in the above report, new obligations will be added to the proposed Operations Management Plan (in Schedule 5) and the Employment and Training (Schedule 8) of the 2013 of the signed s106 which will secure:

- With regards to the Operations Management Plan; that the OMP will be extended to require the owner/operator to provide details of how the members club will be operated and managed, with particular information concerning the type/frequency of events and functions, access arrangements, membership details, opening hours, club capacity, door controls and security, live music arrangements, servicing and staff facilities; and:
- With regards to the employment and training obligations; that the private members club operator/owner will be required to submit its own Jobs Employment and Business Strategy (JEBS) which will provide specific obligations on the operator to fulfil when recruiting staff, with a presumption in favour of recruitment from the local area, subject to there being suitably qualified applicants. The JEBS will also include provisions that require the operator for procuring services from the local area (in terms of the construction fit out and operational maintenance of the club).

4.161 It is recommended that the Deed of Variation will consolidate the provisions of the 2013 scheme 106 agreement with the modified provisions as recommended above, creating one legal agreement, and in effect one planning permission which would be implemented.

#### Instalments Plan/Trigger Points

4.162 The proposed s106 payments will be staggered in accordance with the 2013 scheme payment plan set out in Schedule 2 of the signed s106.

#### Monitoring and Professional Fees

4.163 As is standard practice within LBHF, officers will recover the costs involved with the preparation and signing of the Deed of Variation of the section 106 legal agreement. A contribution will be secured by the Council towards the monitoring of obligations of the new section 106 agreement and monitoring environmental and other development impacts during the construction process.

## Mayoral CIL

4.164 The CIL regulations came into effect on 1 April 2012. The proposed development (as amended) will be liable for payment for Mayoral CIL (to go towards Cross rail) in accordance with policies 6.5 and 8.2 of the FALP (2014). The current estimate for this application (as amended) will be approximately £1,078,950million.

### *Conclusions and Recommendations:*

4.165 The proposed variation of conditions 3, 8 and 78 pursuant to the combined outline/detailed planning permission (ref: 2013/02355/COMB) is hereby recommended for approval, subject to section 106 and conditions.

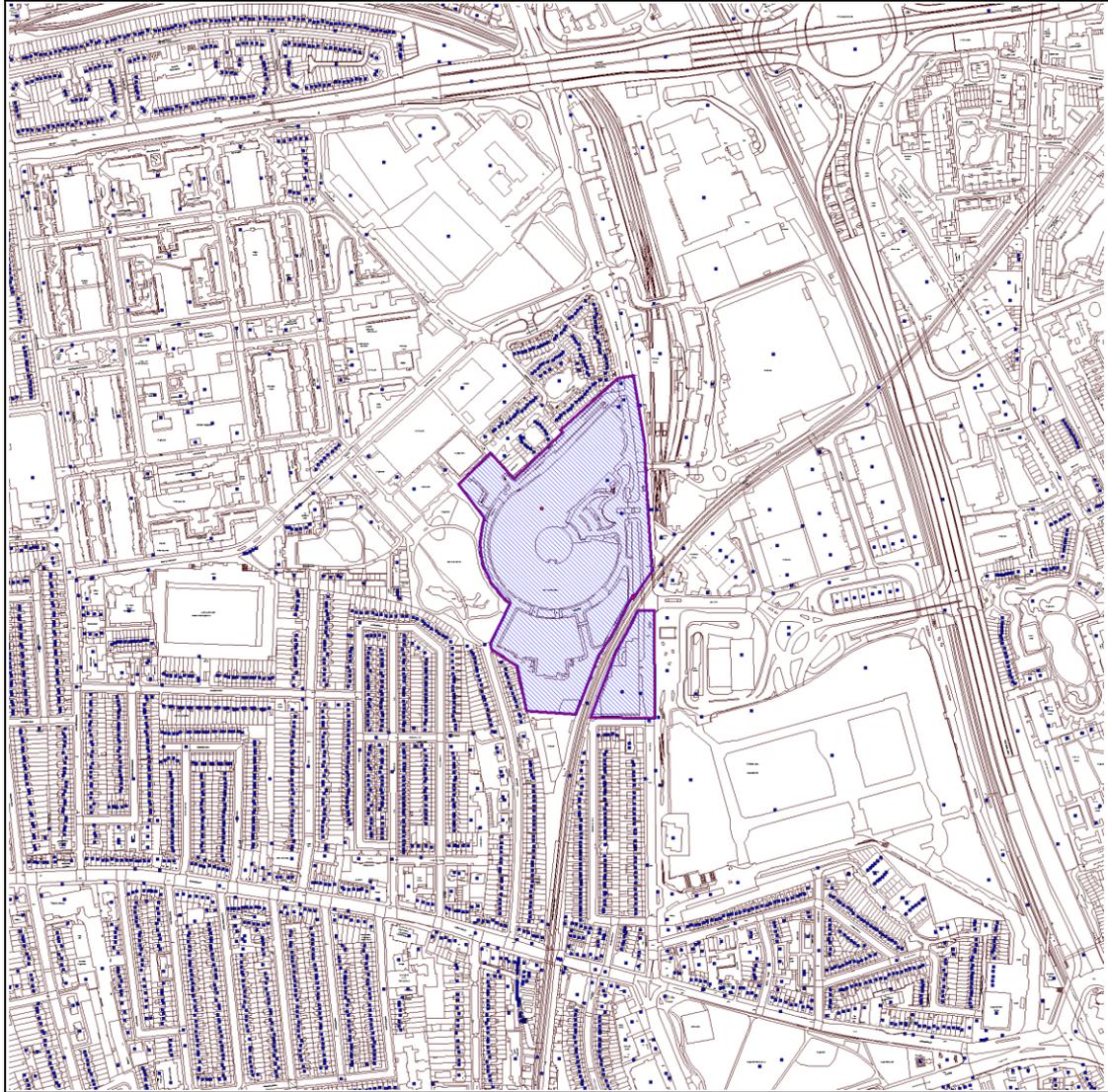
4.166 The proposals which are subject to listed building consent for the demolition of stages 4 and 5 and erection of a new replacement building are also recommended for approval subject to conditions.

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**Ward:** Shepherd's Bush Green

**Site Address:**

Former BBC Television Centre Wood Lane London W12



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**For identification purposes only - do not scale.**

**Reg. No:**  
2014/04723/LBC

**Case Officer:**  
Neil Button

**Date Valid:**  
28.10.2014

**Conservation Area:**  
Wood Lane Conservation Area - Number 42

**Committee Date:**  
10.12.2014

**Applicant:**

BBC And Stanhope Plc  
C/O Agent

**Description:**

Demolition of Stages 4 and 5 and erection of 11 storey replacement building.  
Drg Nos: 11066\_M\_(00)\_100 P02, 11066\_M\_(00)\_101 P02, 11066\_M\_(00)\_102 P02,  
11066\_M\_(00)\_103 P02, 11066\_M\_(00)\_104 P02, 11066\_M\_(00)\_105  
P02, 11066\_M\_(00)\_106 P02, 11066\_M\_(00)\_180 P03, 11066\_M\_(00)\_181  
P03, 11066\_ABC\_(00)\_128 P05, 11066\_ABC\_(00)\_129 P05, 11066\_ABC\_(00)\_130 P05,  
11066\_ABC\_(00)\_131 P05, 11066\_ABC\_(00)\_132 P05, 11066\_ABC\_(00)\_133  
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P05, 11066\_ABC\_(00)\_137 P05, 11066\_ABC\_(00)\_138 P05, 11066\_ABC\_(00)\_139  
P05, 11066\_ABC\_(00)\_140 P05, 11066\_ABC\_(00)\_141 P01, 11066\_ABC\_(00)\_142 P01,  
11066\_ABC\_(00)\_211 P05, 11066\_ABC\_(00)\_212 P03, 11066\_ABC\_(00)\_213  
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P03, 11066\_ABC\_(00)\_612 P03, 11066\_ABC\_(00)\_613 P02, 11066\_ABC\_(00)\_614  
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11066\_ABC\_(00)\_222 P03, 11066\_ABC\_(00)\_223 P03, 11066\_ABC\_(00)\_321  
P03, 11066\_ABC\_(00)\_322 P03

**Application Type:**

Listed Building Consent

**Officer Recommendation:**

That the application be approved subject to the Conditions below:

- 1) The works hereby granted consent shall not commence later than the expiration of 6 years beginning with the date upon which this consent is granted.

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 demolition hereby permitted shall not be undertaken before:
  - (i) details of a demolition phasing plan has been submitted to and approved in writing by the Council, and ;
  - (ii) notice of the proposed demolition for the relevant phase, in writing has been submitted to the Council, and;

(iii) details of all matters which require prior approval before the commencement of demolition works pursuant to planning permission reference 2014/04720/VAR have been submitted to and approved in writing by the Council. The demolition shall be carried out in accordance with the approved details.

To ensure that the demolition does not take place prematurely and to safeguard the character and appearance of the listed building, in accordance with policy DM G7 of the Development Management Local Plan (2013) and policy BE1 of the Core Strategy (2011).

- 3) The demolition of the Stages 4 and 5 hereby permitted shall not be undertaken before a building contract for the redevelopment of Stage 5 (Plot A) in accordance with planning permission reference 2014/04720/VAR has been entered into and a copy of the building contract has been submitted to the Council for approval.

To ensure that the demolition does not take place prematurely and to safeguard the character and appearance of the listed building, in accordance with policy DM G7 of the Development Management Local Plan (2013) and policy BE1 of the Core Strategy (2011).

- 4) No demolition work shall take place until an internal and external photographic survey of the existing buildings where relevant has been submitted to, and approved in writing by, the Council. A copy of the approved photographic survey shall be deposited at the Local Archives prior to demolition works commencing.

To ensure that the demolition does not take place prematurely and to safeguard the character and appearance of the listed building, in accordance with policy DM G7 of the Development Management Local Plan (2013) and policy BE1 of the Core Strategy (2011).

- 5) No demolition shall commence prior to the submission and approval in writing by the Council of details of a scheme for the temporary fencing and/or enclosure of the relevant part of the site, and the temporary fencing/means of enclosure of that part of the site has been constructed in accordance with the approved details.

To ensure that the site remains in a tidy condition during and after demolition works and during the construction phase and to prevent harm to the setting of the listed building, in accordance with policy DM G7 of the Development Management Local Plan (2013) and policy BE1 of the Core Strategy (2011).

- 6) A detailed schedule of works to the parts of the building which have an interface with Plot A (stages 4 and 5) shall be submitted to the Local Planning Authority for approval prior to commencement of work. The work shall be carried out in accordance with approved details.

In order to safeguard the special architectural or historic interest of the building in accordance with policy DM G7 of the Development Management Local Plan (2013) and policy BE1 of the Core Strategy (2011).

- 7) A Method statement for the salvage or protection of, secure storage and reuse of items of historic interest where relevant within and outside Stages 4 and 5 including foundation stone, plaques and signage shall be submitted to the Local

Planning Authority for approval prior to commencement of works. Such work shall be implemented in accordance with approved details and the items shall be permanently retained onsite.

In order to safeguard the special architectural or historic interest of the building in accordance with policy DM G7 of the Development Management Local Plan (2013) and policy BE1 of the Core Strategy (2011).

**Justification for Approving the Application:**

- 1) The proposed demolition of Stages 4 and 5 is considered to be acceptable on the basis that sufficient justification has been provided and that permission exists for a satisfactory redevelopment scheme. Accordingly it is considered that the demolition would not have an unacceptable impact on the character and appearance of the listed building, in accordance with policy DM G7 of the Development Management Local Plan (2013) and policy BE1 of the Core Strategy (2011).

The proposed 11 storey replacement building adjacent to the Grade II listed Television Centre building is considered to be sympathetic and would preserve the elements of highest significance of the main building, including the original plan form of the building. As such, the replacement building is considered to safeguard the special historic and architectural interest of the heritage asset. The proposed development is therefore considered to be acceptable and in accordance with policies 7.4, 7.7 and 7.8 of the London Plan 2011 and Further Alterations to the London Plan (2014), policies BE1 and WCOA 1 of the Core Strategy 2011 and policies DM G1, DM G2, DM and DM G7 of the Development Management Local Plan 2013 and the Council's "Planning Guidance" Supplementary Planning Document and White City Opportunity Area Planning Framework (2013).

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

**All Background Papers held by Andrew Marshall (Ext: 3340):**

Application form received: 22nd September 2014  
Drawing Nos: see above

**Policy documents:** National Planning Policy Framework 2012  
The London Plan 2011 and Revised Early Minor Alterations to The London Plan, 2013  
Core Strategy 2011  
The Development Management Local Plan 2013  
Planning Guidance Supplementary Planning Document July 2013

**Consultation Comments:**

**Comments from:**  
English Heritage London Region  
English Heritage London Region

**Dated:**  
28.11.14  
01.12.14

**Neighbour Comments:**

**Letters from:**

**Dated:**

**Please refer to 2014/04720/VAR for report**