

London Borough Of Hammersmith & Fulham

Planning Applications Committee

Agenda for 18th October 2016

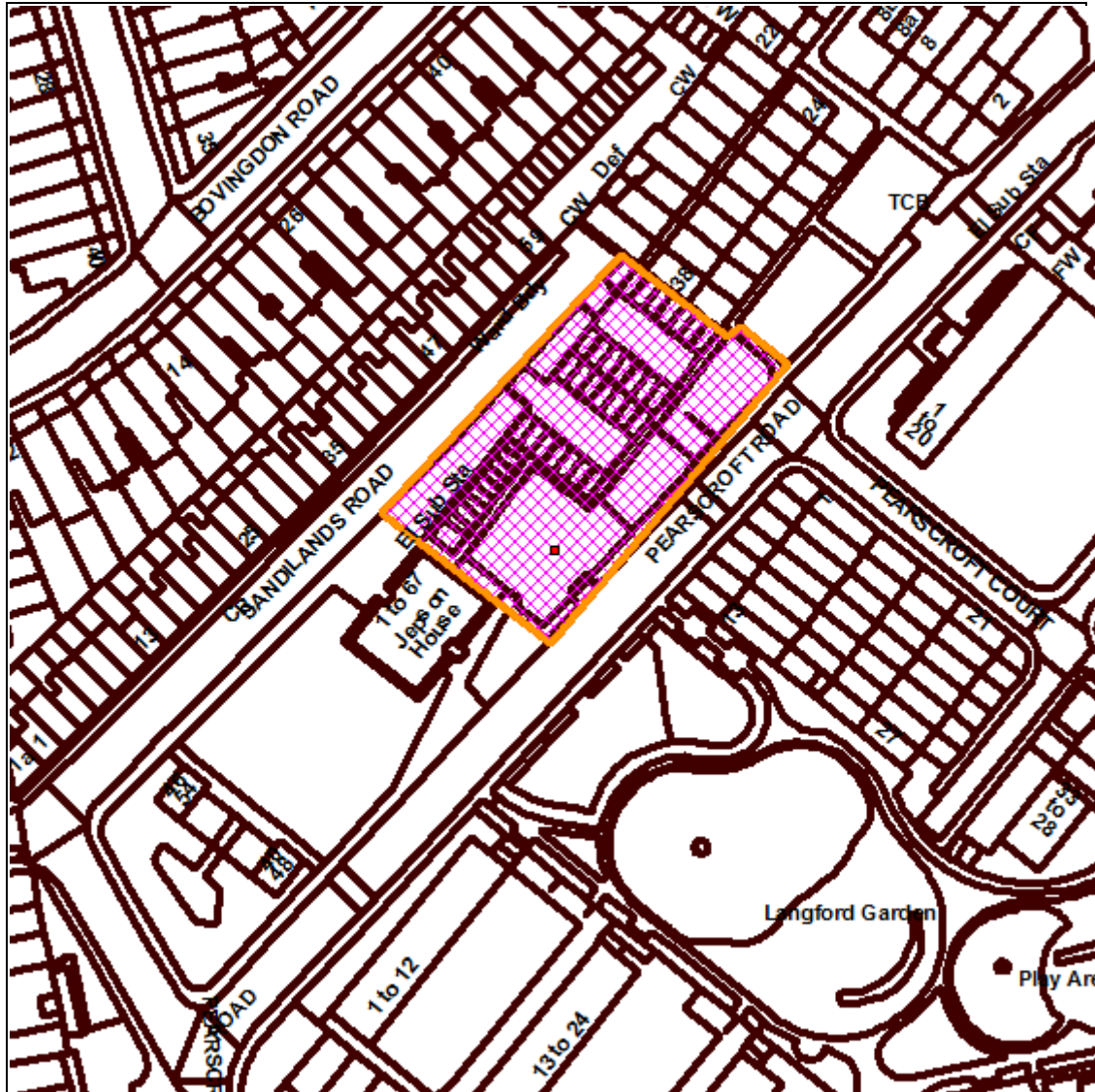
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Town 2015/05055/FUL	Brigade House 8 Parsons Green London SW6 4TN	71
Askew 2016/01233/FUL	1 Gayford Road London W12 9BY	91
Askew 2016/01450/FUL	Emlyn Gardens Tenants Hall Emlyn Gardens London W12 9TH	120

Ward: Sands End

Site Address:

Land Adjacent To Jepson House Pearscroft Road London



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For identification purposes only - do not scale.

Reg. No:
2016/01960/FR3

Case Officer:
Neil Button

Date Valid:
29.04.2016

Conservation Area:

Committee Date:
18.10.2016

Applicant:

Ms Nerissa George
Hammersmith & Fulham Council Town Hall, King Street Hammersmith London
W6 9JU

Description:

Demolition of existing structures and redevelopment of the site to provide 33 affordable (social rent) residential units within a 3 - 5 storey building, including the provision of cycle parking, hard and soft landscaping, access works and reprovision of electricity sub-station. (Revised Description of Development)

Drg Nos: 60440141-000 Rev 1 Location Plan 60440141-001 Rev 1 Site Location Plan 60440141-002 Rev 1 Existing Block Plan 60440141-003 Rev 1 Proposed Block Plan 60440141-100 Rev 1 General Arrangement Ground Floor 60440141-101 General Arrangement First Floor 60440141-102 General Arrangement Second Floor 60440141-103 General Arrangement Third Floor 60440141-104 Rev 1 General Arrangement Fourth Floor 60440141-105 Rev 1 General Arrangement Roof Plan 60440141-120 Rev 1 Landscape Masterplan 60440141-121 Landscape Materials Plan 60440141-122 Landscape Material Details 60440141-122 Landscape Planting Details 60440141-200 Long Section 60440141-201 Rev 1 Short Section 60440141-202 Rev 1 Multiple Building Sections 60440141-302 Rev 1 Proposed Elevation to Sandilands Road 60440141-303 Proposed Elevation to Pearscroft Road 60440141-304 Rev 1 Proposed Elevation to Pearscroft Court 60440141-305 Rev 1 Proposed Elevation to Jepson House 60440141-400 Typical Apartment Layout 60440141-401 Elevation Bay Study 60440141-402 Indicative Details

Application Type:

Full Regulation 3 - LBHF is Developer

Officer Recommendation:

That the application be approved pursuant to Regulation 3 of the Town and Country Planning General Regulations 1992 subject to the condition(s) set out below:

- 1) The development hereby permitted shall not commence later than the expiration of 3 years beginning from 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:

60440141-000 Rev 1 Location Plan
60440141-001 Rev 1 Site Location Plan
60440141-002 Rev 1 Existing Block Plan
60440141-003 Rev 1 Proposed Block Plan
60440141-100 Rev 1 General Arrangement Ground Floor
60440141-101 General Arrangement First Floor
60440141-102 General Arrangement Second Floor
60440141-103 General Arrangement Third Floor
60440141-104 Rev 1 General Arrangement Fourth Floor

60440141-105 Rev 1 General Arrangement Roof Plan
60440141-120 Rev 1 Landscape Masterplan
60440141-121 Landscape Materials Plan
60440141-122 Landscape Material Details
60440141-122 Landscape Planting Details
60440141-200 Long Section
60440141-201 Rev 1 Short Section
60440141-202 Rev 1 Multiple Building Sections
60440141-300 Existing Elevation to Sandilands Road
60440141-301 Existing Elevation to Pearscroft Road
60440141-302 Rev 1 Proposed Elevation to Sandilands Road
60440141-303 Proposed Elevation to Pearscroft Road
60440141-304 Rev 1 Proposed Elevation to Pearscroft Court
60440141-305 Rev 1 Proposed Elevation to Jepson House
60440141-400 Typical Apartment Layout
60440141-401 Elevation Bay Study
60440141-402 Indicative Details

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 and 7.21 of the London Plan (2015) and policy BE1 of the Core Strategy 2011 and policies DM G1 and DM G7 of the Development Management Local Plan 2013

- 3) Prior to commencement of above ground works (excluding demolition), details and samples of materials, paint colours, stonework, brickwork, metalwork and timber including details of bond, colour, mortar mix and mortar colour to be used 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 Development shall be used or occupied prior to the implementation of the approved details. Development shall be carried out in accordance with such details as have been approved and retained thereafter.

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 and DM G7 of the Development Management Local Plan 2013.

- 4) Prior to commencement of above ground works (excluding demolition), details including drawings in section and elevation at a scale of 1:20, where appropriate to show proposed cladding, fenestration, glazing, balconies and doors, shall be submitted to and approved in writing by the Local Planning Authority. The development 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.

- 5) Prior to commencement of above ground works (excluding demolition), details including drawings in plan, section and elevation 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 details shall include confirmation of the use of permeable ground surface materials which should support infiltration, unless otherwise agreed in writing. The development shall be carried out 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.

- 6) Prior to the commencement of above ground works (excluding demolition) details of the proposed hard and soft landscaping, 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. Any tree pits shall be designed to provide surface water run off attenuation in accordance with the approved surface water drainage strategy. 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, 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 policy BE1 of the Core Strategy 2011 and policies DM G1, DM E3 and DM E4 of the Development Management Local Plan 2013 and to ensure the satisfactory management of surface water run-off from the site in accordance with policy 5.13 of the London Plan 2016, policy CC2 of the Core Strategy 2011 and policy DM H3 and DM H4 of the Development Management Local Plan 2013.

- 7) Prior to the commencement of works on the relevant part of the development, details of green roofs, including planting and maintenance schedules and details of the substrate depth and the attenuation volume provided shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the details as approved and thereafter retained.

To ensure the provision of green 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 2016 and policies 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.

- 8) The refuse arrangements including storage, collection and recycling shall be carried out in accordance with the details set out in the Design and Access Statement (Revision 1 dated August 2016) and approved drawings listed in condition 2 and thereafter retained.

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 (2013).

- 9) Prior to commencement of development, a detailed surface water drainage scheme for the site, based on the agreed Revised Flood Risk Assessment (by AECOM) dated 16/06/2016 shall be submitted to and approved in writing by the Local Planning Authority. The drainage strategy shall include surface water storage on site as outlined in the FRA. The scheme shall contain the detailed design of the proposed storage tank which should utilise infiltration (unless otherwise agreed in writing) and shall include details of maintenance programme for all sustainable drainage systems, including timeframes for the planned maintenance measures and confirmation of the maintenance provider. The scheme shall be implemented in accordance with the approved details prior to first occupation of the development hereby approved, and thereafter permanently retained and maintained unless otherwise agreed in writing with the Local Planning Authority.

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 (2016) and policy CC2 of the Core Strategy 2011 and policy DM H3 and DM H4 of the Development Management Local Plan 2013.

- 10) 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.

- 11) 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.

- 12) 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.

- 13) 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.

- 14) 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.

- 15) 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.

- 16) No occupier of the residential units 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. If such a permit is issued to a resident of the development, it shall be surrendered to the Council within seven days of receipt.

In order to ensure that the development does not harm the existing amenities of the occupiers of neighbouring residential properties by adding to the high level of on-street car parking stress in the area, in accordance with Core Strategy (2011) policy T1 and policies DM J2 and DM J3 of the Development Management Local Plan (2013).

- 17) The development 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 of the residential units as labelled on approved plans listed in condition 2 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.

In order that the prospective occupiers of the new residential 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 high level of on-street car parking stress in the area, in accordance with Core Strategy (2011) policy T1 and policies DM J2 and DM J3 of the Development Management Local Plan (2013).

- 18) 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 address of the residential units hereby approved. 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 proposed residential units and thus ensure that the development does not harm the existing amenities of the occupiers of neighbouring residential properties by adding to the high level of on-street car parking stress in the area, in accordance with Core Strategy (2011) policy T1 and policies DM J2 and DM J3 of the Development Management Local Plan (2013).

- 19) Prior to commencement of above ground works (excluding demolition), 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. 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 is not adversely affected by noise, in accordance with Policies DM H9 and H11 of the Development Management Local Plan (2013).

- 20) Prior to occupation, details of the external sound level emitted from plant, machinery or equipment at the development hereby approved shall be submitted to the local planning authority and approved in writing. The sound level shall be lower than the lowest existing background sound level by at least 10dBA in order to prevent any adverse impact and the assessment shall be made in accordance with BS4142:2014 at the nearest and/or most affected noise sensitive premises, with all machinery operating together at maximum capacity.

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

- 21) Prior to operational use, machinery, plant or equipment, extract/ ventilation system 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 are not adversely affected by vibration, in accordance with Policies DM H9 and H11 of the Development Management Local Plan (2013).

- 22) Prior to commencement of the development hereby approved, a Demolition Method Statement (DMS) and Construction Management Plan (CMP) 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 -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. The CMP and DMS shall be assessed based on the criteria set out in the Mayor's SPG 'The Control of Dust and Emissions during Construction and Demolition'. A risk assessment based on this guidance must be undertaken and the identified measures recommended for inclusion into the site specific Demolition and Construction Management Plan. This should include an inventory and timetable of dust generating activities; dust and emission control methods for construction traffic and non road mobile machinery (NRMM). Air quality monitoring of PM10 should be undertaken where appropriate and used to prevent levels exceeding predetermined alert and action levels. The assessment should take into account residential receptors onsite and offsite of the development. Approved details shall be implemented throughout the project period.

To comply with the requirements of the NPPF, Policy 7.14 of the London Plan (2016) and to ensure that the amenity of occupiers of surrounding premises are not adversely affected by noise, vibration, dust, lighting or other emissions from the building site, in accordance with Policies DM H8, H9, H10 and H11 of the Development Management Local Plan (2013).

- 23) Notwithstanding the details in the approved plans, the windows located on the south western elevation on levels 2, 3, 4 and 5 facing Jepson House shall contain obscure or opaque glazing only.

To prevent direct overlooking between facing windows on the development and the adjacent residential dwellings in Jepson House in order to ensure the residential units (in both buildings) will have good levels of privacy, 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.

- 24) Prior to installation, details of the boilers to be provided for space heating and domestic hot water should be submitted to and agreed in writing by the Council. The boilers to be provided for space heating and domestic hot water shall have dry NOx emissions not exceeding 40 mg/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 shall be provided to the council to verify boiler emissions, for approval.

To comply with the requirements of the NPPF, Policy 7.14 of the London Plan (2016) and Policy DM H8 of the Development Management Local Plan (2013).

- 25) Prior to the commencement of development a Construction Logistics Management Plan shall be submitted to and approved in writing by the Council. The method statement/construction 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 highway and 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.

- 26) Prior to commencement of development details of Impact Studies 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 shall be submitted to and approved in writing by the Local Planning Authority.

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 (2016) and policy CC2 of The Core Strategy 2011 and policy DM H3 of the Development Management Local Plan 2013.

- 27) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (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, unless otherwise agreed in writing by the Local Planning Authority.

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.

- 28) Prior to first occupation of the development, a Sustainable Design and Construction Statement shall be submitted to the Local Planning Authority for approval.

(i) The Sustainable Design and Construction Statement shall confirm the details of the measures, in accordance with the approved (relevant) Energy Strategy, Sustainability Statement and Approved Drawings which accompany the planning application that have been implemented on the site that ensures high standards of sustainable design and construction have been achieved in compliance with the Mayor's Supplementary Planning Guidance.

(ii) Where necessary, evidence (e.g. photographs, copies of installation contracts and as-built worksheets prepared under SAP or the National Calculation Method), including evidence that the internal water consumption of the development will not exceed 105l/p/day must be submitted to the Local Planning Authority to demonstrate that the development has been carried out in accordance with the approved energy strategy, and to reduce the consumption of potable water through the use of water efficiency and recycling systems, unless otherwise agreed in writing by the local planning authority.

All measures integrated shall be retained for the lifetime of the development.

In the interests of sustainability, in accordance with policies 5.15 of the London Plan (2016), policy DM H3 of the Development Management Local Plan 2013 and the Mayor's Supplementary Planning Guidance on Sustainable Design and Construction.

- 29) Prior to first occupation of the Development, details of the facilities to be provided for the secure storage of residents' and other users' bicycles shall be submitted to and approved in writing by the Council. Such details shall include the number, location and access arrangements to cycle parking. The development shall not be occupied 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 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 (2016) and Table 6.3 of the London Plan (2016) and policy DM J5 of the Development Management Local Plan 2013.

- 30) Prior to occupation of the Development, details of all proposed external artificial lighting including security lights, shall be submitted to and approved in writing by the Council. The Development 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 (2016), policy BE1 of the Core Strategy (2011) and policy DM G1 of the Development Management Local Plan (2013) and LBHF's Supplementary Planning Document (2013).

- 31) Prior to the commencement of the public realm and landscaping works of the Development a statement of how "Secured by Design" requirements are to be adequately achieved 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 development hereby approved.

To ensure a safe and secure environment in accordance with policy 7.3 of the London Plan (2016), policy BE1 of the Core Strategy and policy DM G1 of the Development Management Local Plan (2013).

- 32) 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 London Plan (2016), policy OS1 of the Core Strategy 2011 and policy DM E4 of the Development Management Local Plan (2013)

- 33) Any works to tree(s) on the site shall be carried out only in accordance with British Standard BS5837:2012 and in accordance with the tree protection measures outlined in the AECOM arboricultural report (dated April 2016).

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 London Plan (2016), policy OS1 of the Core Strategy 2011 and policies DM E3 and DM E4 of the Development Management Local Plan (2013).

- 34) The development shall be carried out in accordance with the approved Revised Energy Strategy (Dated May 2016) prepared by AECOM which would result in a 35.1% reduction in regulated carbon dioxide emissions unless otherwise agreed under the terms of this condition.

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 (2016) 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).

- 35) Flats 02, 03, 05, 14, 23 (labelled as Wheelchair Accessible Units) as shown on the plans hereby approved shall be provided to Building Regulation requirement M4(3)) or adaptable to this standard, unless otherwise agreed in writing by the Local Planning Authority.

All other remaining flats as shown on the plans hereby approved shall be provided to meet Building Regulation requirement M4 (2) 'accessible and adaptable dwellings', unless otherwise agreed in writing by the Local Planning Authority.

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 (2016), 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 (2013).

- 36) The ground floor entrance doors to the Development shall not be less than 1 metre wide and the threshold shall be at the same level to the paths fronting the entrances to ensure level access. Level thresholds shall be provided throughout the development between the residential units and the external amenity/balconies and the main lobbies.

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 (2016) and the Council's Supplementary Planning Document (2013).

- 37) Prior to occupation, an Evacuation Strategy, as required by the approved AECOM Flood Risk Assessment will be submitted to the local planning authority for approval which will detail the measures to be undertaken to secure the safe escape of residents to upper levels, in the event of a flood.

To ensure safety of residents, in the event of a flood, in accordance with policies CC2 of the Core Strategy (2011) and policy DM H3 and DM H4 of the Development Management Local Plan (2013).

Justification for Approving the Application:

- 1) Principle of development: In coming to this recommendation, officers have given due regard to the pressing need for additional housing in London and LBHF, and particularly a need for significant new levels of affordable housing which the development would make a valuable contribution towards. Officers consider the provision of additional social rented housing responds to local housing needs and would outweigh the retention of existing car parking, green space, garages and storage space on the site. This is on the basis that the proposals would provide much needed social rented accommodation to address the local need, the loss of green space would be mitigated by the landscaping improvements secured by way of conditions, and, the loss of garages and storage would have a relatively minor impact on the residential quality which would in part be mitigated by the provision of a new on-site storage facility. Therefore, on balance, the proposed use of the land for residential is considered to be acceptable in principle, and in accordance with policies 3.1, 3.4, 3.5, 3.6, 3.8, 3.9, 3.11 of the London Plan (2016), policies J1, H1, H2, H3 and H4 of the Core Strategy (2011) and policies DM E1, DM A1, DM A2, DM A3, DM A4, DMA9 of the Development Management Local Plan (2013).

Design: It is considered that the proposed development provides a satisfactory design response to the constraints of the site, in terms of limiting impacts on the surrounding built environment, in terms of the scale, height and massing. It is considered that the proposals will deliver a building with good quality architecture which optimises the residential capacity of the site with good quality residential accommodation. The proposals are considered to have no adverse impacts on the character or appearance of the adjacent Studdridge Street Conservation Area. The proposed development is therefore considered acceptable in accordance with

policies 7.1, 7.2, 7.3, 7.4, 7.5, 7.6 and 7.21 of the London Plan (2016) and policy BE1 of the Core Strategy 2011 and policies DM G1 and DM G7 of the Development Management Local Plan 2013, and the Council's Planning Guidance Supplementary Planning Document.

Density: The proposal is of an acceptable density which would optimise the potential of the site and would be compatible with the local character and context and with public transport capacity. The proposal thereby satisfies London Plan Policy 3.4, Core Strategy H3 and policy DM A2 of the Development Management Local Plan 2013.

Built Heritage: The proposed demolition of the site structures is considered to be acceptable given there is a satisfactory proposal for a replacement building. It is considered that the proposed development would not cause harm to the character or appearance of the adjacent conservation area. 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 (2016), policies BE1 of the Core Strategy 2011 and policies DM G1 and DM G7 of the Development Management Local Plan 2013 and the Council's Planning Guidance Supplementary Planning Document.

Affordable Housing: The proposed affordable housing provision is considered to be acceptable with regards to mix, design, size, tenure and quality of accommodation, subject to conditions which would be in accordance with policies 3.1, 3.4, 3.5, 3.6, 3.8, 3.9, 3.11 of the London Plan (2016), policies H1, H2, H3 and H4 of the Core Strategy (2011) and policies DM E1, DM A1, DM A2, DM A3, DM A4, DMA9 of the Development Management Local Plan (2013).

Residential Amenity: It is considered that the proposed development would result in less than significant harm to the amenities of adjoining occupiers in terms of daylight/sunlight, over-shadowing and privacy. Potential impacts in terms of air quality and noise would also be acceptable, subject to conditions. 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 and 7.6 of the London Plan (2016) 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.

Transport: 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 and cycle parking is assessed as being acceptable in accordance with the DM Local Plan policies DM J2 and DM J3 and London Plan (2016) table 6.3. The site is moderately accessible and is well served by public transport. It is considered that any impacts arising from the development would be mitigated by planning conditions. 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 (2016) 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.

Sustainability: The proposed development has been designed to comply with the guidelines in the Mayor's Sustainable Design and Construction SPG equivalent to Level 4 of the former Code for Sustainable Homes subject to detailed design. The proposed energy strategy includes provision for gas boilers, photovoltaic panels in the roof and passive design measures which will contribute towards further CO2 reductions in addition to the incorporation of green roofs. This will result in a reduction of CO2 emissions of 35.1% which will meet the Building Regulations Part L 2013 Target Emissions Rate. 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 (2016) 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.

Accessibility: Subject to conditions, 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 and Shaping Neighbourhoods, Accessible London: Achieving an Inclusive Environment; DM Local Plan Policy DM B2, Core Strategy Policy H4 and the Council's Access policies set out in the Supplementary Planning Document.

Flood Risk and Drainage: Subject to conditions relating to Surface Water Drainage details, maintenance, emergency evacuations and surface materials, the development would therefore be acceptable in terms of flood risk and drainage, in accordance with Policies 5.12 and 5.13 of the London Plan (2016) 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.

LOCAL GOVERNMENT ACT 2000 LIST OF BACKGROUND PAPERS

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

Application form received: 28th April 2016
Drawing Nos: see above

Policy documents: National Planning Policy Framework 2012
The London Plan 2015
Core Strategy 2011
The Development Management Local Plan 2013
Planning Guidance Supplementary Planning Document July 2013

Consultation Comments:

Comments from:
Thames Water - Development Control
Environment Agency - Planning Liaison

Dated:
27.05.16
26.05.16

Natural England	23.05.16
Thames Water - Development Control	27.09.16
Historic England London Region	12.09.16
Historic England London Region	07.06.16

Neighbour Comments:

Letters from:	Dated:
18 Bovingdon Road London sw6 2ap	17.05.16
103a Wandsworth Bridge Road London SW6 2TF	13.05.16
57 Sandilands Road London SW6 2BD	02.06.16
24a Breer Street London SW62AR	22.05.16
25 Sandilands Road London SW6 2BD	05.06.16
25 Sandilands Road London SW6 2BD	02.10.16
67 Jepson House Pearscroft road London SW6 2BG	04.06.16
36 Acfold Road London SW6 2AL	26.05.16
34 Acfold Road Fulham SW6 2AL	27.05.16
NAG	27.05.16
41 Sandilands Road, London SW6	31.05.16
48 Bovingdon Road London Sw6 2AP	31.05.16
21 Jepson house Pearscroft road Fulham SW6 2BG	31.05.16
32 Bovingdon Road London SW6 2AP	11.07.16
32 Bovingdon Road London SW6 2AP	29.09.16
41 Sandilands Road London SW6 2BD	16.09.16
26 Acfold Road London SW6 2AL	21.09.16
Flat 8 Pearscroft Court Pearscroft Road London SW6 2BQ	22.09.16

BACKGROUND

1.1 This Planning report relates to an application for full planning permission to redevelop the garages/storage units and car parking area adjacent to Jepson House, in the Pearscroft Estate, Pearscroft Road, in Fulham. The proposed development would comprise 33 socially rented affordable homes. The applicant is the London Borough of Hammersmith and Fulham.

1.2 The site is situated in south east Fulham to the east of Parsons Green, in the administrative area of the London Borough of Hammersmith and Fulham (LBHF). The nearest London Underground stations are Fulham Broadway to the north and Parsons Green to the west each approximate 10 to 15 minute walking distance. The area is served in closer vicinity by Imperial Wharf Station which operates London Overground and National Rail Southern Services, situated a short eight minute walk to the east. The site benefits from a good range of services and facilities located along Wandsworth Bridge Road, which is only a short two minute walk to the west along Sandilands Road.

1.3 The proposals have been formulated and developed in discussion with LBHF in addition to consultation with planning officers over the course of a series of pre application meetings. This consultation and input from officers informed the development of the proposals.

1.4 A pre-application public consultation process has also been carried out with members of the public and other stakeholders to gather viewpoints and different

perspectives regarding how the development should be delivered. The proposals have been modified pre and post submission, to respond to the consultation responses.

1.5 In accordance with the Town & Country Planning (Environmental Impact Assessment) (England & Wales) Regulations 2011, as amended, this application is not of a scale or significance to require the submission of an Environmental Impact Assessment (EIA). The impacts of the proposed development are therefore considered within the supporting documents and summarised in this statement.

2.0 SITE AND SURROUNDINGS

2.1 The site comprises a 0.2 hectare area of land adjacent to Jepson House situated in south-east Fulham, between Sandilands Road to the north and Pearscroft Road to the south. The site is shown outlined in red on the accompanying Site Location Plan. The site is owned by the Council, London Borough of Hammersmith Fulham.

2.2 The site is occupied by a mix of lock-up garages, storage units and open surface parking. The existing buildings are unsightly and do not make any contribution to the quality of the area. The garages do not comply with contemporary size requirements to comfortably accommodate modern vehicles.

2.3 The site is situated adjacent to the 18-storey Jepson House residential tower located immediately to the south-west. A row of 2-storey terraced houses along Sandilands Road to the north-east. Sandilands Road features street trees which line the footpath including in front of the application site.

2.4 Pearscroft Road on the other side of the site is more mixed in character with various housing developments including 24 - 38 Pearscroft Road (Pearscroft Estate), 1 - 20 Pearscroft Court and 1 - 13 Pearscroft Road.

2.5 Also opposite the site is William Parnell Park, a substantial local green space providing a range of play and recreational opportunities for nearby residents. The park is extensive and includes play areas for 0-5 years, 5-12+ years and a grassy area for informal play and sports

2.6 The nearest tube stations are Fulham Broadway to the north and Parsons Green to the west which are each an approximately 10 to 15 minute walk. The area is also served in closer vicinity by Imperial Wharf Station which operates London Overground and National Rail Southern Services, situated a short 8 minute walk to the east.

2.7 The site is within easy reach of a range of other local amenities consistent with its central London location including a range of convenience stores, retail and various bus routes servicing Wandsworth Bridge Road located a short 2 minute walk to the west of the proposed development site.

2.8 The Environment Agency identifies the proposed development site is located within Flood Zone 3 and the application is therefore accompanied by a (Revised) Flood Risk Assessment and Drainage Strategy. However, it should be noted that the site is within an area benefitting from existing flood defences.

2.9 There are no listed buildings in the immediate vicinity of the site and the site is not identified as being within a Conservation Area. However, the Studdridge Street

Conservation Area boundary runs along Sandilands Road to the north of the proposed development site. The character of the area is described as follows:

Studdridge Street Conservation Area forms part of a large swath of 19th Century residential estate development that covers a significant part of Fulham. It is distinguished from the bulk of it, however, by its uniformity, better than average Late Victorian / Edwardian architecture, size and relatively unspoilt character. Although originally designed and built as two or three storey terraced houses, most have now been substantially extended by the addition of mansard attic floors and basement rooms incorporating large open light-wells with stepped planting in front gardens. Although these changes have doubled the size of the original houses, a general conformity of design has retained their overall cohesive character. There are slight variations in architectural detail of the terraces from street to street depending on their location and the historical circumstances of their development. The north western part of the conservation area, around the ancient Parson's Green open space, is identified as an Archaeological Priority Area (6) in the UDP where there is evidence of Roman, medieval and post-medieval settlement including Peterborough House. (LB Hammersmith & Fulham Conservation Area No.7 - Studdridge Street Character Profile)

Existing Garages and Storage Units

2.10 There are 29 garages currently on the site. The garages are in poor condition with most suffering from leaking roofs. The Council (as the landowner) has undertaken surveys of the garages which have indicated the following.

- 9 are occupied (32%) and are 20 Empty (68%).
- Out of the nine occupants whom own the garages, four are residents of Jepson House, two are residents of the nearby Pearscroft Road, two are residents within the Borough and one is a resident outside of the Borough.

2.11 Of the storage units/sheds, the survey indicated that:

- There are 45 sheds numbered 57 - 101.
- 30 sheds are located on application site;
- 15 sheds are located within Jepson House
- 16 sheds are in use and 7 are not in use.
- There are no details provided on the 22 remaining sheds, although some of these could be in use;
- Three sheds are being used by the Tenants and Residents Association.
- Two sheds are being used by the same resident at Jepson House.
- Out of the remaining 14 sheds all are being used by residents of Jepson House, except one which is used by a resident of Pearscroft Road.

Planning History

2.12 There are no significant extant planning applications or permissions related to the site which might impinge on the development proposals.

2.13 The site was previously considered for development by LBHF under as part of the 'Rational House' development initiative. However, the previous plans were not progressed beyond concept stage and the design team has been instructed by LBHF to consider the design afresh.

2.14 The proposed site area has been used for lock-up storage and garages for many years. Prior to its redevelopment in the mid twentieth century the site accommodated terraced houses and these were cleared for redevelopment. It is notable from the historic map presented in the Design and Access Statement that in contrast to those terraced houses still standing on Sandilands Road for example two rows of houses on the site were located very close to each other and they would not have provided good quality outdoor amenity space or good levels of privacy for the residents. Indeed, the Studdridge Street Conversation Area Character Profile produced by LBHF states:

"Sandilands Road, built in the 1880s was one of the next developments, but because it was made up of simply designed terraced artisan cottages with no front gardens and tiny back yards, it soon became thought of as part of a "region of poverty and squalor". (LB Hammersmith & Fulham Conservation Area No.7 - Studdridge Street Character Profile)

3.0 CONSULTATION

3.1 The application was advertised by way of a site notice (19/05/2016), press release (31/05/2016) and 567 neighbour consultation letters (sent on 19/05/2016). The application has been advertised as being a major development which could affect the character and appearance of the adjacent conservation area. In response, 41 letters of objection (including letters from the same address) were received and a Petition from Jepson House with 10 names listed. The following main grounds of objection are:

- Building is too large, high and overly dominant
- Development will block sunlight and daylight from entering nearby dwellings, including properties on Sandilands Road, Bovingdon Road and in Jepson House;
- Building will create over-shadowing of garden spaces and within facing rooms
- Loss of privacy and increases in overlooking (at existing properties) due to presence of new windows and balconies in development;
- Unacceptable loss of garages and storage spaces for Jepson House residents;
- Development overly dense
- Nuisance from noise and light pollution
- Unacceptable loss of parking spaces (on the site and from loss of on-street car spaces)
- Creation of additional parking pressure
- Unacceptable form of development (two storey terraces preferred by some residents over flatted development)
- No turning spaces for large vehicles (including refuse trucks)
- Loss of views

3.2 Further to the submission of revised drawings and planning application documents, the application was re-advertised by way of a site notice (20/09/2016), press release (20/09/2016) and 567 neighbour consultation letters (sent on 08/09/2016). The expiry date of the second consultation is 11/10/2016. In response, a further 9 representations have been received with the following concerns raised:

- Loss of green space
- Negative impact of building on the character of the area
- Building should be no higher than 3 storeys
- Increased traffic/disturbances and density of the immediate area
- Removal of on-street car parking will cause anti-social behaviour

- Denies residents in Sandilands Road a right of light
- No consideration for local community
- Lack of imagination in architecture
- Local effect on wind
- Traffic and parking concerns
- Over-dense development
- Welcome the revisions including the reduction in building height and provision of turning facility on Sandilands Road;
- Still concerned about the impact on daylight/sunlight levels;
- Height of the building is still too high;
- Revisions to the scheme do not overcome parking/traffic concerns
- Revisions 'generally' do not go far enough to address concerns raised originally;
- The replacement storage facility would not be sufficient to replace the 30 lost sheds;

3.3 Adjacent Ward Councillor Nick Botterill has submitted comments on the original scheme and revised scheme noting that the application should not be granted planning permission as currently envisaged. In particular, while welcoming the planned reduction in 2 housing units, I believe the massing and density of the proposal is still too great and as such will have an adverse impact on the amenity of residents in my ward in both Sandilands and Bovingdon Roads. In particular the light reductions while may be in conformity with guidance will be significant for a number of properties and this does not seem to be materially reduced by the revisions.

External Responses:

3.4 Thames Water: Unable to confirm the waste water requirements of this development. Recommends that a condition requiring a drainage strategy be submitted prior to commencement of development is attached to any approval. Thames Water requests that the Applicant should incorporate within their proposal, protection to the property by installing for example, a non-return valve or other suitable device to avoid the risk of backflow at a later date, on the assumption that the sewerage network may surcharge to ground level during storm conditions. Thames Water recommend the following informatives be attached to this planning permission:

A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Waters Risk Management Team; and;

Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development; and

There is a Thames Water main crossing the development site which may/will need to be diverted at the Developers cost, or necessitate amendments to the proposed development design so that the aforementioned main can be retained. Unrestricted access must be available at all times for maintenance and repair.

3.5 Environment Agency: No objections to the proposed development. Recommend that to improve flood resilience, finished floor levels are set above the 2100 breach level which is 4.6mAOD. Recommend that the council assesses the adequacy of the escape/refuge arrangements.

3.6 Natural England: No comments to make on this application

3.7 Historic England (GLAAS): No comments to make on this application

3.8 Fulham Society: No response

3.9 Health and Safety Executive: No objections

3.10 London Fire Services: No response

3.11 Crime Prevention Officer: No response

3.12 Action on Disability: Raise concerns about the size of wheelchair accessible units 05; 14 and 23 at 70m² which are under-sized. AoD recommend that there should be a compliant layout for wheelchair user dwellings at planning application stage and correct dimensions for lifetime homes standards or wheelchair housing standards marked up on plans; OR correct dimensions for M4 (2) accessible and adaptable housing and M4(3) wheelchair user dwellings marked up on plans; latest guidance is London Housing SPG 2016. AoD also require confirmation of the correct number and dimensions/turning circles/ manoeuvring space/ corridor/ door widths for housing units identified as wheelchair user dwelling units marked on drawings. The following points should also be addressed:

- step free access throughout including balconies and private gardens;
- ground floor private flat entrances are covered and have level landing to meet the standards;
- appropriate storage and transfer space for wheelchairs within dwelling provided close to the entrance lifts compliant with current standards;
- 24/7 lift maintenance contract to ensure no one trapped on upper floors where one lift provided;
- accessible parking bays provided or alternative arrangements identified;
- step free refuse and recycling arrangements to be used independently by a wheelchair user;
- provide accessible arrangements for internet deliveries and post boxes;
- provide storage and charging points for mobility scooters;
- landscaping proposals meet needs of all users including blind and visually impaired people

Internal Consultations

3.13 Transport and Highways: Comments included in the officer assessment (Part 5)

3.14 Conservation and Design: Comments included in officer assessment (Part 5)

3.15 Parks and Culture: No response

3.16 Environmental Policy: Raises no objections to the revised Flood Risk Assessment (FRA) or Sustainable Urban Drainage Strategy (SuDS) subject to conditions

3.17 Environmental Health: No objections subject to conditions;

3.18 Environmental Quality (Air Quality): No objections subject to conditions;

3.19 Environmental Quality (Contamination): Potentially contaminative land uses (past or present) are understood to occur at, or near to, this site. Conditions (1-6) and an informative are 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.

3.20 Refuse and Recycling: No objections to the proposed refuse strategy

3.21 Arboricultural Team: Raises no objection to the proposals if all work is undertaken in accordance with BS5837:2012 and the measures outlined within the Arboricultural Report by AECOM. All work within the Root Protection Areas of the retained trees and the Tree Protection Measures must be supervised by an arboriculturalist.

3.22 Planning Policy Team: No objections. Advises that the main policy issues with this application are the loss of the non-designated public/private open space, the loss of storage units, garages and parking and the suitability of residential in this location. With regard to the residential use, the London Plan (2016) seeks an annual target of 1,031 net additional dwellings for Hammersmith and Fulham. The introduction of 33 additional affordable residential units would contribute towards this target and our affordable housing target as set in the Core Strategy and the London Plan. The applicants appear to have addressed most of the policy requirements in terms of housing supply (DM A1), mix (DM A3) and accessible housing (DM A4). All dwellings comply with London Housing Design standards. In principle the provision of 100% affordable housing units on an underused site is supported, subject to other relevant policies. The London Plan Density matrix and the Mayor's Housing SPG should be carefully considered as should Policy DM A9 in relation to residential amenity and standards. Subject to any proposed development meeting the policies and standards referred to above, there would be no policy objections to the proposed redevelopment of the property.

3.23 Building Control: No response

4.0 PROPOSED DEVELOPMENT

4.1 The proposals comprise a full planning application for the following residential-led development:

Demolition of existing structures and redevelopment of the site to provide 33 affordable (social rent) residential units within a 3 - 5 storey building, including the provision of cycle parking, hard and soft landscaping, access works and reprovision of electricity sub-station.

4.2 The proposed unit mix is as follows:

1 Bed-2 Person Unit x 6
2 Bed-4 Person Unit x 21
3 Bed-5 Person Unit x 4
3 Bed-6 Person Unit x 2
Total: 33 Units

4.3 The applicant has provided the following information in support of the planning application:

- Application Forms and Certificates
- Planning Statement + Revisions Cover Letter
- Design and Access Statement (Revised)
- Landscape Masterplan and Planting Schedules/Drawings
- Flood Risk Assessment and Drainage Strategy (Revised)
- Energy Assessment
- Sustainability Statement
- Acoustic Report
- Air Quality Assessment
- Arboricultural Statement
- Phase 1 Contaminated Land Assessment
- Phase 2 Site Investigation Scheme
- Outline Construction Logistics Plan
- Preliminary Ecological Appraisal and Bat Report
- Transport Statement
- Daylight and Sunlight Assessment + Daylight and Sunlight Update Report
- Statement of Community Involvement
- Architectural Plans (including Revised Drawings)
- Indicative Plan showing potential location of storage facility for Jepson House

Scale and Form

4.4 The development is set between an 18-storey point block and 2-storey terraced housing. The proposed development responds to this condition by stepping up from 3-storeys to 5-storeys. There is also a stepping in the plan form to enable apartments to benefit from dual aspect.

4.5 To mitigate the effects of daylight obstruction to the existing houses on Sandilands Road, the taller blocks of the building are located over 19m away (minimum distance). A feature of the design is the combination of stepping in both plan and section to attempt to establish an inter-play between interlocking blocks, visually articulating the scale of development, and creating individual character to separate homes.

4.6 The applicant contends that the interface of the building with the adjacent streets will help to repair the urban fabric of the immediate neighbourhood. A defensible zone is identified by a low fence on Sandilands Road facade. The residents of the four ground level homes enjoy private gardens yet maintain visual links to the public realm. Resident's communal lobbies (adjacent to Pearscroft Road) are sheltered and clearly defined spaces. The lobbies are designed to allow direct views through from street to street. A public footpath is maintained between the site and the existing Jepson House,

which includes improvements to paving and low level shrubs in a planter. Windows on upper floor flats in Jepson House overlook the footpath, for natural surveillance.

Layout:

4.7 The proposed building comprises 33 flats in a mix of 1-bedroom, 2-bedroom and 3-bedroom types. On upper floors, these are clustered around lift and stair cores. The layout is designed to allow natural light and ventilation to all lobbies. It is also laid out such that each flat has more than one aspect. Corner rooms enjoy windows on two external walls or wraparound glazing.

4.8 As the building steps back on upper floors, terraces are provided for the upper floor dwellings. The highest roofs have photovoltaic panels, concealed from below by the solid parapet. The lower level roofs contain green sedum roofs.

Materials:

4.9 Responding to neighbouring buildings, the development will have brick external walls. As the building steps in plan, this will be emphasised by the use of alternating colours of brickwork.

4.10 Windows are deeply set within precast masonry frames. There is a considered play of light and shade across the facades. Balconies are perforated metalwork, colour coated in a metallic colour that even wraps around the underside.

Proposed Housing Details

4.11 The applicant has provided information on the housing requirements for the proposed affordable (social) housing tenure and rental levels.

The Housing Options Division operates a managed Housing Register identifying households with moderate to severe housing needs. Applicants must demonstrate that they meet specific criteria as set out in the Council's Housing Allocation Scheme. Current demand for permanent social housing is as follows (as at 1st April 2016):

- 1 bed/studio requirement - 315
- 2 bed requirement - 877
- 3 bed requirement - 350
- 4 bed requirement - 98
- 5 bed requirement - 23
- sheltered accommodation requirement - 83

4.12 The above table demonstrates that 2 bedroom properties are the highest demand among applicants in housing need. The applicant advises that the Council has a large proportion of single units. During the last financial year, we are advised that approx. 45% of all allocations were to studio/1 bed accommodation.

4.13 As such, the applicant has submitted this application in order to deliver suitable social housing to meet the evidenced demand and deliver a higher proportion of two bedroomed properties.

4.14 The tenure will be Social Rent and the likely target rent levels are as follows:

- 1 bed - Target Rent - £103.76 pw (2015/16) and £102.72 pw (2016/17)
- 2 bed - Target Rent - £117.28 pw (2015/16) and £116.11 pw (2016/17)
- 3 bed - Target Rent - £137.71 pw (2015/16) and £136.33 pw (2016/17)

4.15 Flats 02, 03, 05, 14, 23 have been designed to be wheelchair accessible units.

Access

4.15 The principal access to the development will be from two shared entrances facing Pearscroft Road. However, individual private access for four ground floor units will be provided from Sandilands Road to help create a high quality and secure street frontage.

4.16 The proposed development will be 'car free' and no additional car parking spaces are proposed. On street car parking will be provided at the edges of the site on street with potential for 'blue badge' parking spaces if required. The development includes the loss of some existing on site car parking spaces.

Flood Risk and Drainage Strategy

4.17 The site is located in an area of London identified as part of the Flood Zone from the River Thames. However, it benefits from existing flood defences. The site is previously developed and therefore its redevelopment should not in principle require significant drainage attenuation works to mitigate the development. However, sustainable drainage is integral to the development strategy so as to ensure that any risk of surface water flooding is minimised. This includes maximising the amount of permeable surface within the confines of the site and providing green roofs.

4.18 More detailed information on the proposed approach to surface water strategy is contained in the Revised Flood Risk Assessment and Surface Water Drainage Strategy which is included in support of the planning application.

Trees and Landscaping

4.19 A landscape strategy for the site has been developed with specialist landscape design input. On Sandilands Road a low wall and railings with hedge planting will establish a clear boundary between private and public areas.

4.20 A tree survey has been undertaken for the proposed development. Trees bordering the site on Sandilands Road have been categorised as being of moderate value (category B) and will be retained. The positioning of the building has been adjusted through the design development work to minimise impact. Tree protection measures will be employed during construction as detailed in the Tree Report.

4.21 Pearscroft Road will be enhanced by the inclusion of new paving with an existing tree considered to be of lower value removed.

Site Waste Management Plan

4.22 The development layout has been designed to accommodate waste and recycling storage areas of the required volumes for the number and size of units proposed within

the building in line with LBHF Planning Guidance. Residents will be required to carry their refuse and recycling to the designated areas within the building at ground floor level. The refuse and recycling will be collected from the designated areas regularly via municipal waste and recycling collection similar to other properties in the vicinity of the site.

4.23 A space for turning and manoeuvring of refuse collection vehicles will be accommodated at the far end of Sandilands Road. This will be improvement on the existing condition where there is no dedicated turning area.

5.0 PLANNING CONSIDERATIONS

PLANNING POLICY FRAMEWORK

5.1 The following policies set the planning policy background which the application has been considered against.

National Guidance

5.2 The National Planning Policy Framework (NPPF) was adopted in 2012. It sets out the Government's approach to planning matters and is a material consideration in the determination of this planning application. A central theme running through the NPPF is a presumption in favour of sustainable development whilst ensuring that heritage assets are conserved.

Statutory Framework

5.3 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the policies of the statutory development plan, unless other material considerations indicate otherwise. The statutory development plan for the site comprises:

- The London Plan (2016)
- Hammersmith and Fulham Local Development Framework Core Strategy (2011)
- Hammersmith and Fulham Local Development Framework Development Management Local Plan (2013).

Planning (Listed Buildings and Conservation Areas) Act 1990

5.4 It is key to the assessment of the application that the decision making process is based on the understanding of specific duties in relation to listed buildings and Conservation Areas required by the relevant legislation, particularly Section 72 duties of the Planning (Listed Buildings and Conservation Areas) Act 1990 set out below together with the requirements set out in the NPPF.' Section 72 of the above Act states in relation to Conservation Areas that: 'In the exercise, with respect to any buildings or other land in a conservation area, of any functions under or by virtue of any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.'

5.5 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 character or appearance of a conservation area. The desirability of preserving the character or appearance of a Conservation Area or its setting are therefore matters to be given considerable importance and weight in the assessment of any development proposals. Officers have considered the proposals and whether any part of the proposed development harms the setting of the Studdridge Street Conservation Area. Officers have concluded that no harm to the setting of heritage assets would be caused by the proposed development. Officers' assessment of the level of harm to the character and appearance of the conservation area is a matter of planning judgement and the following sections will address these matters in detail.

Principle for Residential Development

5.6 The applicant considers that the proposed development represents an important opportunity to make better use of an underutilised and previously developed site in a sustainable urban location where residential uses are already well established. Officers broadly concur with this view, although, the proposed suitability will be considered in detail below. The report will address the principle for new residential use, with respect of the loss of existing car parking spaces, garages/storage spaces and locally accessible green space.

Housing Policy

5.7 At the national level, the NPPF advocates policy that seeks to significantly boost the supply of housing (paragraph 49), and states that: "housing applications should be considered in the context of the presumption in favour of sustainable development".

5.8 The London Plan (2016) policy 3.3 (Increasing Housing Supply) states that there is a pressing need for more homes in London and that boroughs should seek to exceed the minimum target through the intensification of brownfield land. Policy 3.3B states that an annual average of 42,000 net additional homes should be delivered per annum in London. Within this overall aim, Table 3.1 sets an annual target of 1,031 net additional dwellings for Hammersmith and Fulham (excluding an increment in provision in the Earls Court West Kensington Opportunity Area).

5.9 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.

5.10 Core Strategy Policy - H1 Housing Supply requires the council to work with partner organisations and landowners to exceed the proposed London Plan target of 615 additional dwellings a year up to 2021 and to continue to seek at least 615 additional dwellings a year in the period up to 2032. The Core Strategy details an indicative housing target of 1,200 new homes in the borough outside of the five identified regeneration areas during the 10-year period 2012-2022. The Core Strategy envisages 1,000 of these will be delivered by 2017.

5.11 Local Plan DM Policy - DM A1 Housing Supply requires the council will seek to exceed the London Plan housing target by delivering housing on both identified and windfall sites and as a result of change of use.

Loss of Garages/Storage

5.12 There are no planning policies that specifically support retention of on-site residential storage or garages. The thrust of the housing policies at all levels is to make optimum use of land, and the presumption is clearly in favour of delivery of new housing, where it results in optimum use of land.

5.13 Officers consider that the existing garages are unsightly and a number of which are neglected. It has been observed that roofs to a number of units are collapsing. The garages do not conform to modern standards (for cars/vehicles) and many are empty. The storage units on the application site are also considered to be unsightly in appearance and are not properly secured. The hard surfacing around the garages and storage units is also in poor condition and generally, the site does not contribute anything positive to the street scene on Pearscroft Road or Sandilands Road.

5.14 It is recognised that some of the existing storage units are being used by residents of Jepson House. As such, their loss is unfortunate and may inconvenience some occupiers in Jepson House which was noted in the objection letters and petition submitted on behalf of the Jepson House residents. Although the storage space offers an additional function for some residents in addition to their flats, it is noted that the flats in Jepson House are well sized and contain adequate internal storage for domestic purposes. It is also noted that there is some storage space available within the ground floor in Jepson House, which is not fully used, in addition to the under-utilised units on the site.

5.15 The applicant (as the Housing Provider) recognises that the loss of storage space will come at a disadvantage to some residents in Jepson House and that there may be a minor diminishing of the quality of accommodation (ie: loss of storage) for some occupiers. In light of these factors the applicant has agreed to make provision for a replacement storage facility within the adjoining Jepson House grounds. The details of the size, area and location would need to be determined with the engagement of the local tenants and residents association. Officers consider these provisions to address the impacts of the development, by providing some additional storage to compensate for the loss of storage units in the development site.

Loss of Green Space

5.16 There is an existing area of green amenity open space on the site, fronting Pearscroft Road. Therefore, the loss of the non-designated private/public open space should be considered against Policy DM E1 (3rd bullet). The loss of public or private open space will not be permitted where such land either individually or cumulatively has local importance for its open character or as a sport, leisure or recreational facility or for its contribution to local biodiversity or visual amenity. The proposal site is not considered to be of local importance for its open character, or its local biodiversity or visual amenity. However, the loss of green space which forms part of a larger green area, which appears to be poorly integrated into the urban context will need to be addressed by the proposals. Officers will address the impact on the remaining green space in later sections of this report.

Loss of Car Parking

5.17 The other main use of the existing site is off street open car parking. The impact of the loss of the off street spaces has been assessed by officers in the below sections of this report with regard to impact on parking conditions in the area. Subject to the surrounding streets providing capacity to accommodate any displaced parking, the loss of car parking would be acceptable in principle.

Summary on Principle of Development

5.18 Officers consider that the loss of car parking spaces, on-site storage and garages for Jepson House residents (and the other owners) must be weighed up on balance with the benefits that providing 33 new social rented units of accommodation would bring about.

5.19 There is a pressing need for additional housing in London, and particularly a need for significant new levels of affordable housing. Officers consider the need to provide additional housing to override the retention of car parking, garages and storage space in this instance. This is on the basis the proposals would provide much needed social rented accommodation to address the local need and the loss of garages and storage provides a relatively minor impact on the residential quality which would in part be mitigated by the provision of a new on-site storage facility.

5.20 There are no policies which specifically require retention of storage space for residential uses and there are a plethora of policies which require councils to optimise the capacity of sites to provide more housing. Therefore, on balance, the proposed use of the land for residential is considered to be acceptable in planning terms, subject to detailed consideration set out below.

Housing Density

5.21 The NPPF (paragraph 47) states that in order to boost significantly the supply of housing, local planning authorities should set out their own approach to housing density to reflect local circumstances.

5.22 London Plan Policy 3.4 (Optimising Housing Potential) seeks to ensure that development optimises housing output for different types of location taking into account local context and character, design principles and public transport capacity.

5.23 The site has a Public Transport Accessibility Level (PTAL) of 2 and this indicates a guideline density range of 300-450 HR/Ha. The proposed development has a density of 477 HR/Ha and is therefore slightly in excess of the guideline density range as set out in the London Plan but is nevertheless considered to be an appropriate density for the site, given that it is in practice very accessible by public transport and within walking distance of Fulham Broadway (Fulham Town Centre).

5.24 In conclusion, whilst the proposed density is higher than the recommended guide, officers consider the density is acceptable, given the location and transport accessibility of the site and the resultant acceptable quality of the residential accommodation which will deliver social rented homes. The proposed residential density is considered to be acceptable and would broadly accord with London Plan policy 3.4, Core Strategy Policy H3, Local Plan Policy DM A2 and the guidance within the Mayors Housing SPG.

Housing Mix

5.25 The NPPF requires new development to deliver sustainable, inclusive and mixed communities in accessible locations. To achieve mixed communities, the NPPF advises that a variety of housing should be provided in terms of size, type, tenure and price and also a mix of different households such as families with children, single-person households, people with disabilities, service families and older people.

5.26 London Plan Policy 3.8 (Housing Choice) requires new development to offer a range of housing sizes and types. This policy is complemented by the Mayor's Housing Strategy (2014), which emphasises the delivery of family sized affordable homes.

5.27 Borough Wide Strategic Policy H4 of the Core Strategy (Meeting Housing Needs) states that: "there should be a mix of housing types and sizes in development schemes, especially increasing the proportion of family accommodation. The precise mix in any development will be subject to the suitability of the site for family housing in terms of site characteristics, the local environment and access to services".

5.28 Policy DM A3 of the DM LP (Housing Mix) states that: "all new housing provided as part of new major development should provide a mix housing, including family housing. In respect of the social rented provisions which are relevant in the case of this submission, developments should aim to meet the following mix subject to viability, locational characteristics and site constraints being considered on a site by site basis. The policy states that where social rented housing is replacing existing social rented housing the new housing should meet the needs of the relocating tenants. The proposed development proposes 6 x 1 bed units, 21 x 2 bed units and 6 x 3 bed units. The 2 bed units all comprise 4 person units whereas the 3 bed units contain a mixture of 5 person and 6 person units.

5.29 The applicant has provided information from the Borough's Housing Register on the housing requirements for the proposed affordable (social) housing tenure and rental levels set out in paragraphs 4.11-4.14 of this report.

5.30 The Housing Register confirms that 2 bedroom properties are the highest demand among applicants in housing need. As such, it is considered that the proposals would deliver suitable social housing to meet the evidenced demand and deliver a higher proportion of two bed roomed properties.

5.31 In summary, the proposal provides a range of affordable rent unit sizes which are considered to respond positively to the site characteristics and the demand for social rented accommodation for households with moderate to severe housing needs. The proposed housing mix is considered to be acceptable and in accordance with the relevant planning policy.

Affordable Housing

5.32 The London Plan (2016) Policy 3.9 (Mixed and Balanced Communities) states that a more balanced mix of tenures should be sought in all parts of London, particularly in neighbourhoods where social renting predominates and there are concentrations of deprivation.

5.33 Paragraph 3.61 of the London Plan (2016) Policy 3.10 defines affordable housing as: "social rented, affordable rented and intermediate housing (see para 3.61), provided to eligible households whose needs are not met by the market. ..."

5.34 The definitions of each associated tenure type are as follows:

- Social Rented Housing - is owned by local authorities or registered providers, for which guideline target rents are determined through the national rent regime. It may also be owned by other persons and provided under equivalent rental arrangements to the above, as agreed with the local authority or with the Mayor. Social rent is lower than affordable rent.
- Affordable Rented Housing is that which is let by local authorities or registered providers of social housing and is subject to controls requiring a rent of no more than 80% of the local market rent (including service charges where applicable).
- Intermediate Housing - is available for sale or rent at a cost above social rent, but below market levels. These can include shared equity (shared ownership and equity loans), other low cost homes for sale and intermediate rent, but not affordable rent. Households whose annual income is in the range £18,100-£66,000 should be eligible for new intermediate homes. For homes with more than two bedrooms, which are particularly suitable for families, the upper end of this eligibility range will be extended to £80,000. These figures will be updated annually in the London Plan Annual Monitoring Report.

5.35 Policies 3.11 (Affordable Housing Targets) and 3.12 (Negotiating Affordable Housing on Individual Private Residential and Mixed Use Schemes) of the London Plan (2016) set out the approach to negotiating affordable housing. The policy states that the Mayor will, and boroughs and other relevant agencies and partners should, seek to maximise affordable housing provision. Notwithstanding that it is also recognised that regard should be had to a number of factors, including the need to encourage rather than restrain residential development, and that negotiations should take account of individual site circumstances including development viability.

5.36 Part B of Policy 3.12 states that: "Negotiations on sites should take account of their individual circumstances including development viability, the availability of 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".

5.37 Strategic Policy H2 of the Core Strategy (2011) states that 40% of the new housing should be affordable and provides a better overall mix of unit sizes to help alleviate overcrowding in existing accommodation.

5.38 In terms of the split within the affordable housing provision Policy 3.11 of the London Plan seeks that 60% of the affordable housing on offer be for social and affordable rent and 40% be for intermediate rent or sale.

5.39 Part B of Borough Wide Core Strategy Policy H2 (Affordability) is not strictly aligned with this requirement, stating that: "the council would prefer all additional affordable housing to be intermediate and affordable rented housing". Paragraph 30 of

the Inspector's Report on the examination into the Core Strategy states that: "the absence of a direct reference to the "split" in the H2 policy wording is not a critical flaw that renders it unsound or of general conformity with the [London Plan]. In practice, such considerations will inevitably form part of the detailed assessment of planning proposals for larger new housing schemes to be resolved on a case by case basis according to site specific circumstances. The clear strategic impetus towards the provision and promotion of mixed and balanced communities, as in policies 3.10 and 3.12 [of the London Plan], will also have to be borne in mind, alongside the local context whereby some areas in the borough have concentrations of particular housing types".

5.40 The development will deliver 33 new socially rented affordable units with a mix of unit sizes including family sized units with two bedroom unit forming the largest proportion of units. The proposed mix has had regard to the housing mix set out in local policy which includes 2 bedroom units as the largest category. The tenure of the proposed units will be social rented with controlled rent levels so as to be accessible to households on lower incomes. The units will be managed by LBHF and made available to those in need of new affordable housing in the Borough.

5.41 Although the council's policies encourage mixed tenure in new developments, this proposed development is an exceptional opportunity to deliver high quality new socially rented affordable housing to help meet pressing local housing needs on a previously developed council-owned site and contribute to planning policy objectives. The development potential of the site has been carefully optimised to deliver new homes whilst respecting the constraints of the site and surroundings. It is considered that there is a varied mix of market and affordable housing tenures in the locality with the adjoining streets such as Pearscroft Road, Sandilands Rd and Bovingdon Road. The proposals would add to the blend of housing tenures without resulting in the saturation of the social housing tenure in the area.

5.42 In light of the above mix, it is considered that the proposed 100% social rented tenure scheme is acceptable and would be broadly compliant with local housing policies in the Adopted Local Plan along with the London Plan policies which permit new housing to meet local needs.

Residential Quality

5.44 The proposed new homes have been designed to conform to required housing design standards (e.g. London Housing Design Guide) and the latest version of the London Plan including in relation to unit sizes, providing dual aspect units where possible and good internal standards of daylight and sunlight. The 1bed 2 person flats are 53 sqm (with 5sqm external amenity). The 2bed 4 person units are 70 sqm (with 7 sqm external amenity). The ground floor 2 bed 4 person unit is 79 sqm with 25 sqm of external amenity. The 3 bed 5 person units range between 92 sqm (+144 sqm external amenity), 95 (+ 8 sqm external amenity) and 98 sqm (+7 sqm external amenity). The proposed development provides private amenity spaces comprising gardens at ground floor level and balconies at upper floor level which would provide space for residents to personalise their homes. The balconies and gardens have been designed to be usable outdoor spaces which meet or exceed minimum size guidelines. These provisions are considered to be comparable with the standards in a market housing scheme. Therefore, officers consider the quality of accommodation provided would be acceptable in compliance with Policies 3.5 and 3.8 of the London Plan (2016) , 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.

Design

Policy

5.43 The proposals have been assessed against London Plan (2016) policies 7.1, 7.2, 7.3, 7.4, 7.5, 7.6, 7.8 and 7.12 and policy BE1 of the Core Strategy (October 2011); and policies DM G1 and DM G7 of the Development Management Local Plan (July 2013). The proposals have also been assessed against the Planning Guidance SPD Design Policies 22, 24, 25, 30, 31, 37, 41, 45, 46, 47 and 49. Consideration has also been given to the Studdridge Street Conservation Area Character Profile which comprises a design and conservation based supporting document.

5.44 National, regional and local planning policies have been considered when assessing the design, heritage and tall buildings aspects of the development proposals.

National Policy

5.46 The National Planning Policy Framework (NPPF) sets out the Government's economic, environmental, and social planning policies; it identifies that the purpose of the planning system is to contribute to the achievement of sustainable development. In terms of development management, the NPPF advises that the primary objective of development management is to foster the delivery of sustainable development, not to hinder or prevent development. The overarching principle of the NPPF is a presumption in favour of sustainable development, which the Government has advised should be at the heart of the planning system and, which should be seen as a 'golden thread' running through both plan making and decision taking.

5.47 With regard to design, the NPPF emphasises the importance of good design in determining applications. It states that:

"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."

5.48 It further states that:

"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."

5.49 In relation to matters of detailed design, the NPPF states:

"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."

5.50 Turning to built heritage guidance, the NPPF requires that:

"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."

Regional Policy

5.51 Regional policy contained within the London Plan (2016) provides the spatial strategy and policy context to guide development in London. It sets out a wide range of policies relevant to this application, including design and heritage.

5.52 Policy 7.1 seeks to achieve lifetime neighbourhoods by way of creating good quality neighbourhoods. Policy 7.4 relates to local character and seeks to ensure that development has regard to the form, function and structure of an area, place or street and the scale, mass and orientation of surrounding buildings. Policy 7.5 relates to public realm setting out that development should make the public realm comprehensible at a human scale, using gateways, focal points and landmarks as appropriate to help people find their way. Policy 7.6 sets out that architecture should make a positive contribution to a coherent public realm, streetscape and wider cityscape. It should incorporate the highest quality materials and design appropriate to its context. Sub-section B of policy 7.6 sets out the criteria for considering whether proposed architecture makes a positive contribution, including matters relating to (a) architectural quality, (b) appropriately defines public space, (c) details and materials that complement local character, (d) do not cause unacceptable harm to amenity of surrounding land and buildings, (e) incorporate best practice in resource management, (f) provide high quality indoor and outdoor spaces, (g) be adaptable, particularly at ground level, (h) meet principles of inclusive design, and (i) optimise site potential.

Local Policy

5.53 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."

5.54 Development Management Local Plan policies DM G1 (Design of New Build) and DM G7 (Heritage and Conservation) have also been considered in the officers assessment of the proposals. These policies relate to new build development, which is expected to be of a high standard, noting that they have the potential to impact upon heritage assets including conservation areas.

Design Evolution:

5.55 The applicant has engaged with LBHF in a series of design meetings whereby the form of the development has evolved. The resulting design responds to the site constraints and opportunities which are acknowledged to be as follows;

1. Double fronted site: It is noted that the site is effectively double-fronted as it addresses both Sandilands Road and Pearscroft Road.
2. Variation in building heights: There is significant variation in height between the neighbouring buildings. Sandilands Road and the adjacent post-war terrace are 2-storeys, whilst Jepson House is 18-storeys. The buildings on Pearscroft Road comprise 2 storey terraces and 4/5 storey flatted blocks.
3. Adjacent facing windows: There are windows serving habitable and non-habitable rooms to residential developments on all four sides of the site, meaning that the impact of development on daylight and sunlight should be considered.
4. Street trees: Several mature trees are located along the footpath of Sandilands Road.

5.56 The applicant has followed a series of iterative steps which has led to the preferred building form. The applicant has tested whether a reinterpretation of the terrace housing form could be accommodated with two linear blocks and rear back-to-back gardens. However, the design analysis set out in the Design and Access Statement demonstrates that this form was rejected for a number of reasons. Firstly, the proposed residential quality would be compromised as units would be back to back with only a small distance in between. The resulting windows would potentially be enclosed and/or overlooked by the adjacent proposed terrace which could result in low levels of privacy and poor quality outlook. Secondly, the linear block creates a plan form which does not lend itself easily to create a flatted development as the blocks would need to include provision of significant core spaces/stairwells or external walkways which are considered to be an inefficient use of space.

5.57 A number of other forms were tested (as set out in the DAS), but the resulting mansion block form which incorporates a staggered plan and elevation was selected as it is considered to be the optimum solution for the following reasons.

5.58 It is noted that the mansion block was selected as an appropriate typology for housing on the site which is an established typology in Hammersmith and Fulham. The typology is deemed an appropriate form of relatively high-density contemporary housing, with clearly identified secure entrances and flats clustered around communal circulation cores.

5.59 The mansion block form is also flexible enough to respond to the scale of the surrounding buildings stepping up in height from the lower rise 2 storey properties on 24-38 Pearscroft Road towards Jepson House. The resulting building with its set backs and stepped height is considered to provide a successful response to the finer urban grain of the surrounding terraced streets in the Studdridge Street Conservation Area which are lower rise.

5.60 The building form is staggered in both plan and elevation rather than containing the dwellings within a single, orthogonal block. It is considered that the staggered plan form of the building allows the existing trees on Sandilands Road to be retained, whilst daylight and views are respected to the adjacent properties to the north and south. Significantly, this form allows the vast majority of units to be multiple aspect and north-facing dwellings are avoided. This move is considered to ensure the quality of proposed accommodation would be superior to a singular block form with single aspect units and the terraced form which creates poor internal conditions within the block.

5.61 The building has been revised with the upper floors being reduced and set further back. The effect of creating a staggered building elevation ensures that the higher parts of the development are positioned as far as possible from the windows of the terrace housing on Sandilands Road, thereby minimising daylight and sunlight impacts and ensuring an acceptable distance between facing buildings (beyond the minimum 18m standard in SPD Housing policy 8).

5.62 The proposed design can be defined as six interlocking blocks, articulated in plan and elevation that also re-introduces a defined public realm to the neighbourhood on both Sandilands Road and Pearscroft Road. A detailed assessment of the finalised design is set out below.

Layout:

5.63 The development is laid out as a double-fronted mansion block. It addresses both Pearscroft Road and Sandilands Road. There are four garden apartments at ground level. Each has private access from Sandilands Road. The remaining 29 dwellings are accessed from two communal lobbies at ground floor, with direct access from the public footpath on Pearscroft Road. The lobbies are designed to allow clear visibility and circulation from lift and stair to the exterior. The interface of the building with the adjacent streets helps to repair the urban fabric of the immediate neighbourhood. A defensible zone is clearly identified by low brick walls with metal railings and gates. The residents at ground floor level enjoy private gardens yet maintain visual links to the public realm

5.64 The ground floor is carefully designed to ensure that all accommodation is contained within the footprint of the typical floor. Thus, cycle storage, plant rooms, and bin storage are concealed within the overall mass of the building . A new substation is also integrated into the building form at ground level.

5.65 On upper floors, the dwellings are clustered around lift lobbies. Lobby 01 serves five dwellings per floor. Lobby 02 serves four dwellings per floor. Rather than arranging the dwellings along internal corridors, they are clustered around hallways that benefit from natural light and views. This is achieved by a full-height window aligned with the lift lobby. The window overlooks the existing, mature trees and is fitted with a bench seat, encouraging neighbourliness.

5.66 30 of the 33 apartments are configured to enjoy more than one aspect. Only three of the dwellings have a single aspect, and these are south-east facing, one-bedroom flats. Corner rooms benefit from windows on two external walls or wraparound glazing. In this way, the quality of internal space is enhanced by natural light, views, and ventilation.

5.67 Every dwelling has private outdoor amenity space. Ground floor flats have gardens defined by a brick planters, steel railing and gate. All upper level apartments have balconies that project from the face of the building, complete with metal balustrading and concealed drainage. The balcony sizes meet minimum space standards as defined in London Housing Design Guidelines.

Scale

5.68 The project site is set between an 18-storey point block (Jepson House) and 2-storey terraced houses (24-38 Pearscroft Road). In response to this unusual setting, the proposed development steps up from three storeys to five storeys with the fourth floor

set well back from Sandilands Road. There is also a stepping in plan form. This is introduced to enable apartments to enjoy dual aspect.

5.69 The building form is staggered in plan and in elevation in order to optimise the quantum of housing units on the site, whilst minimising the impact on surrounding properties. Although the proposals would have a noticeable effect upon adjoining buildings, the extent of the impacts/level change is considered to be moderate, and would not be harmful to living conditions within the dwellings, most of which experience good levels of daylight/sunlight which are appropriate within an urban setting in London. To mitigate the effects of daylight obstruction to the existing terraced houses on Sandilands Road, the proposed development also steps down in section from Pearscroft Road to Sandilands Road. The taller blocks are located as far as practicable from Sandilands Road. A detailed, technical appraisal of daylight and sunlight has been provided and this has been reviewed by officers in this report.

5.70 Officers consider that the combination of stepping in both plan and section establishes an inter-play between interlocking blocks, visually articulating the scale of development and imbuing separate homes with individual identity.

5.71 The lowest part of the building, towards the north-west of the site, measures 10.45m from ground to top of parapet. The tallest part of the building, towards the south-east of the site, measures 17.75m from ground level to top of parapet. The design is carefully planned such that no components of the building project above parapet level, such as the lift over-run or photovoltaic panels. None of the roofs will be accessible, except for maintenance.

Landscaping

5.72 The landscape context is mainly defined by a row of five mature trees alongside Sandilands Road, within tree pits and surrounded by concrete paving. Species include cherry (*Prunus* sp), manna ash (*Fraxinus ornus*) and raywood ash (*Fraxinus angustifolia* 'Raywood') which are likely to provide a range of autumn colour and late spring flowering. The existing tree pits are uneven and filled with tarmac. Overall, the palette of existing surface materials is dominated by concrete and tarmac, including damaged paving.

5.73 The landscape design concept set out in the Design and Access Statement and supplementary Design Details is based on three main strategies. The strategy aims to retain the existing trees on Sandilands Road, to enhance the public realm with clear identification of uses and to better define private outdoor amenity spaces with clear edges.

5.74 The trees along Sandilands Road will be retained. The footprint of the proposed building provides adequate space for tree root protection area, subject to some pruning adjacent to upper floor balconies. New tree pits surround each tree with permeable resin-bound gravel finish. The existing tree on Pearscroft Road frontage, identified as T8, is a cherry tree that is in relatively poor condition. This will be removed and the arboricultural officers raises no objection to this.

5.75 It is considered that the public realm hardscape would be improved from the kerb line of Pearscroft Road to the kerb line of Sandilands Road, creating a durable, high quality public zone. The surface treatment is new slab paving with running bonds, divided by block (brick) paving that responds to the edges of the staggered architectural

forms. Cycle stands are provided close to the building entrances, for visitor's cycle parking.

5.76 The defensible zone around the building includes the covered porches at the lobbies, the private gardens, access to bin stores and access to plant rooms. The whole surface is finished in resin bound gravel. It is proposed that this ground finish continues into the ground floor lobbies, providing a visual and textural link between outside and inside. The external resin-bound gravel will be permeable to ensure the proposals provide drainage in accordance with the site wide drainage strategy. A condition is recommended to ensure this material has the appropriate performance specifications to facilitate drainage in accordance with the approved drainage strategy.

5.77 It is considered that there is clear identification of enclosure to the private gardens of ground floor apartments. There is a consistent painted steel fence fixed above a 300mm-high continuous wall of stack bonded brickwork. Where this wall addresses the public footpath, it is fronted by a continuous planter, planted with *Lonicera pileata* hedge. As this planting is within the public realm, it will be maintained by the building owner.

5.78 The gardens have hard surfaces of resin-bound gravel, giving a consistency of finish. Residents have opportunities to personalise their gardens with their own plants within plant holders, subject to the terms of their leases. Given the tenure of housing is social rented and there is a significant area of outdoor amenity provided at the ground floors, the landscape proposals have needed to strike a balance between providing high quality landscaped areas and keeping maintenance costs such as service charges to a minimum. Officers consider the landscaping strategy is fairly minimal in intervention, but is utilised where necessary to enhance the setting of the building (ie: the greened site edges). Given there are further opportunities for the residents to personalise their outdoor areas (subject to terms of lease), officers consider the landscaping scheme to be satisfactory.

5.79 It should be noted that there are no communal gardens are not included within the proposals. However, this provision is not necessary as William Parnell Park is immediately opposite the site (on Pearscroft Road). William Parnell Park contains high quality spaces for formal and informal play and it is anticipated that residents will utilise this public amenity.

5.80 Officers have also had regard for the proposed landscaping strategy at upper floor levels which includes six flat roofs at different heights. As identified on the roof plan, four of the roofs include photovoltaic panels. The lower roofs do not have these panels and will be finished with sedum surfaces, thus being green roofs which will be conditioned. It is considered that the proposal maximises the area within the site for landscape enhancement, whilst keeping management/service costs down.

Form

5.81 Officers consider the staggering of the building blocks in both plan and section provides an appropriate and reasonable response to daylight and sunlight criteria and the adjacent building heights in order to provide high quality internal living spaces. This leads to an articulated form of interlocking blocks with individual identities. The applicant notes that a key architectural concept is the emphasis on this individual character within a restrained palette of materials and components. A further expression of this concept is the offsetting of windows and balconies from floor to floor. This establishes a well-defined horizontal rhythm to the elevations, rather than accentuating the vertical. The

proposed windows will be deeply recessed within openings, providing depth to the façades to articulate the building elevations.

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Materials

5.82 The applicant has had regard to the prevailing character of buildings within the surrounding area, in selecting materials for the proposed development. Hence, the study of surrounding built context carried out by the applicant identifies a predominance of brickwork, often offset by details in white-painted render or brick such as the window surrounds on Sandilands Road. It is noted that typically the brickwork is red-coloured stock brick (Jepson House, Wandsworth Bridge Road) or buff-coloured stock brick (Harwood Road, Pearscroft Court). Rather than select either red or buff bricks, both colours are used in an alternating sequence to define the interlocking building "blocks". Brick types and mortars will be selected that characterise a range of colours within the selected hue. Openings within the brick walls are sized to standard brick modules to avoid the use of cut bricks. Generally, stretcher bond is used with soldier courses at parapets. Officers consider this approach to the elevations is considered to be acceptable, subject to the chosen brick(s) being approved by way of planning condition.

5.83 The external elevations also provide a response to the white rendered details within buildings in nearby Fulham, with reconstituted stone surrounds frame the window openings. The window surrounds project from the brickwork walls, which the applicant suggests will reduce the likelihood of staining on the brickwork.

5.84 Windows are double-glazed with clear glass and coated aluminium frames. Typically, they have fixed lower panels and top-hung casements to enable cleaning from inside. Trickle vents provide ventilation. Full height windows enable access to outdoor amenity spaces. The area of glazing to habitable rooms accounts for at least 20% of the floor area of the room.

5.85 As a counterpoint to the traditional texture and colour of brickwork, balconies are clad in expanded metal lathe, powder coated in a reflective, metallic colour. The applicant notes that this finish has been selected because it has a depth and texture that will reflect daylight as it changes throughout the day. Subject to the detailed specification of the material (to be conditioned), it is considered that the proposals would provide light and ventilation to the balconies whilst shielding views onto the private outdoor spaces. The metal finish wraps around the underside of the balconies, where it aligns with the head of windows on the floor below. This is considered to be an appropriate response to ensure the balconies are successfully integrated into the elevational composition.

5.86 There is a limited use of external timber boarding, selected for its natural grain and colour. This is selected for entrance doors and adjacent walls at ground level in order to provide a warm and welcoming approach to the building. Officers consider these provisions to be acceptable, subject to the detailed design (to be conditioned).

Impact on Studdridge Street Conservation Area:

5.87 In light of the detailed design matters set out above, it is considered that the proposed development would have a neutral impact on the adjacent Studdridge Street Conservation Area, which is adjacent to the site. Although the development form differs from the traditional terraced form and finer grain of housing characteristic of the conservation area, the site context to the west and east comprises more irregular

building typologies (ie: Jepson House and the Pearscroft Estate) which the proposed mansion form creates a transition piece between. Officers consider that the proposals have a positive impact on the conservation area boundary and this impact would not adversely affect its overall character or appearance.

Design Summary:

5.88 Officers consider that the proposed design response has evolved following the initial design concept submission. The applicant has tested a number of typologies and forms with varied scale, height and massing which has resulted in the form of the proposed scheme. Officers consider this scheme to be the optimum solution in response to the site constraints which provides 33 high quality socially rented units with a range of dwelling sizes to respond to local housing needs, with simple and efficient landscaped areas, which meet the various environmental requirements relating to flood risk, drainage, sustainability and durability.

5.89 Subject to conditions, the architecture of the building would ensure a good quality design response in order to provide well sized apartments with multiple aspects, amenity spaces for each apartment and active street frontages which contribute to the character of the two adjacent streets. The scale, massing and height of the scheme have been modified to ensure there is sufficient distance between neighbouring buildings (subject to conditions of windows adjacent to Jepson House), and that the daylight impacts on Sandilands Road, Jepson House and Pearscroft Road are minimised. The revised scheme (submitted in August 2016) which comprised setting back the top floor ensures that the daylighting impacts to Sandilands Road properties are broadly only moderate at worst, and the amended design adequately improves upon the original planning submission which resulted in a number of greater transgressions.

5.90 It is considered that the proposed development provides a satisfactory design response to the constraints of the site, in terms of limiting impacts on the surrounding built environment, in terms of the scale, height and massing. It is considered that the proposals will deliver a building with good quality architecture which optimises the residential capacity of the site with good quality residential accommodation. The proposed development is therefore considered acceptable in accordance with policies 7.1, 7.2, 7.3, 7.4, 7.5, 7.6 and 7.21 of the London Plan (2016) and policy BE1 of the Core Strategy 2011 and policies DM G1 and DM G7 of the Development Management Local Plan 2013, and the Council's Planning Guidance Supplementary Planning Document.

Wheelchair User Dwellings

5.91 At least 10% of the units will be wheelchair accessible units (WAU) as noted by the labelling on the application plans in line with the requirements of Policy DM A4 and the London Plan (2016) Policy 3.8 including Building Regulations M4(3). The applicant has identified Flats 02, 03, 05, 14, 23 as being designed to wheelchair accessible units, or units that could be easily adaptable to be wheelchair accessible units, which will be conditioned.

5.92 All units have been designed in line with the latest good practice principles set out in the London Plan policy 3.8 which requires the units to comply with Building Regulation M4(2) 'accessible and adaptable dwellings'. The development is therefore considered to be acceptable in accordance with Policies 3.8, 6.12 and 7.2 of the London

Plan (2016), policy H3 of the Core Strategy 2011 and policy DM A4 of the Development Management Local Plan 2013 and the Council's "Planning Guidance" Supplementary Planning Document.

Ecology:

5.91 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 London Plan (2015) 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.

5.92 The applicant has submitted a preliminary Ecological Appraisal and Bat Report which analyses the on-site conditions and the possible impacts of the proposed development. The preliminary ecological and bat survey found that the potential of the site to support protected species is low which is consistent with the urban character and location of the site. It is therefore considered that ecology does not therefore pose a major constraint for the proposed redevelopment of the site.

5.93 It is considered that there are opportunities for enhancement through the inclusion of green roofs in the building design as well as opportunities for new low level planting as set out on the submitted landscape plans. Given the proposal results in the loss of a small part of the grassed area adjacent to Pearscroft Road which would have a minor adverse impact on biodiversity on this part of the site, the potential impacts could be offset by incorporating the remaining area of grassland (outside the application site boundary but in LBHF's ownership) into the landscape scheme for the site. The applicant has offered to implement a scheme for improvement and integration of this space.

5.94 The landscape strategy has been designed to provide a satisfactory environment that improves the current appearance and ecological value of the site. The boundary conditions include hedge planting and the development will include green roofs. Hard permeable surfacing has been selected for external amenity areas to ensure low maintenance requirements whilst retaining scope for the residents to personalise the spaces with planting in containers. On balance, subject to conditions securing the detailed landscaping design and the enhancement of the grassed area on Pearscroft Road, the ecological impact of the development would be acceptable.

Arboriculture/Trees:

5.95 The applicant has also submitted an arboricultural report which considers the impacts of the various works on the nearby trees within the vicinity of the site, and sets out recommendations with regards to tree protection methods which should be

implemented during and post construction to secure the existence and health of the retained trees.

5.96 Officers consider that the development has been carefully designed to minimise impact on the existing street trees on the boundaries. The proposals have been amended following pre-application discussions with officers and following on from the public consultation process which took place prior to the application submission. The revisions included moving the Sandilands Road elevations further back from the line of street trees on Sandilands Road. It is considered that the proposed development, as revised, can be constructed without the loss of existing trees on Sandilands Road which are considered to be of value. On Pearscroft Road one lesser quality (category C) tree is to be removed. The Council's arboricultural officer raised no objections to the proposals subject to the works being carried out in accordance with BS5837:2012 and the measures outlined within the Arboricultural Report by AECOM.

Daylight/Sunlight/Overshadowing Impacts

5.97 The application is supported by a daylight, sunlight and overshadowing assessment and an updated daylight/sunlight report which accompanied revised plans. The assessment and update consider the potential impacts of the scale and layout of the proposed development upon the daylight and sunlight of surrounding residential properties.

5.98 The results of the BRE tests have been considered in addition to the acknowledged site conditions, in particular, the presence of the line of mature street trees which form a prominent canopy above the street, in front of the existing terraced houses (at numbers 27-59) Sandilands Road which would obscure views of the upper levels of the proposed development.

5.99 Paragraph 17 of the NPPF makes specific reference to securing a good standard of amenity for all existing and future occupiers of land and buildings. 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. There are no specific policies with regard to daylight, sunlight or overshadowing within the Development Management Local Plan or Core Strategy although Policy DM G1 does refer to the principles of 'good neighbourliness'.

5.100 The 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. 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 and policies 7.6 and 7.7 of the London Plan.

Daylight:

5.101 The BRE recommends that a detailed assessment of daylight impacts may be carried out to buildings, once a 'distance check' and 'angular check' has been undertaken. Surrounding properties which pass the distance and angular checks would

not be impacted by the development and would retain an acceptable standard of daylight. Should these checks fail, further assessment is recommended. Including the Vertical Sky Component (VSC) method, the no-sky-line (NSL) method (also known as Daylight Distribution [DD]) and the Average Daylight Factor (ADF) applicant has carried out the NSL and VSC tests to assess the development scheme which is considered acceptable, in most instances.

5.102 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. It should be noted that the BRE guide was written with suburban contexts in mind, and that the context within London, particularly within inner and urban parts are likely to have lower expectations in terms of daylight levels. 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.

5.103 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.

5.104 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.

5.105 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 residential units, 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 have a noticeable effect on daylight if the area within a room receiving direct daylight is less than 80% of its former value.

5.106 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.

5.107 The applicant has identified each window and measured its VSC and NSL,

Distance and Angular Checks

5.108 All properties which pass these checks have been omitted from the detailed daylight assessment (VSC and NSL tests) and these include the properties on Bovingdon Road to the north which fall outside of the angular and distance check;

5.109 The daylight assessment therefore considers the impacts on the following properties:

- Jepson House
- 1-13 Pearscroft Road
- 1-20 Pearscroft Court
- 27-59 Sandilands Road
- 24-38 Pearscroft Road (Pearscroft Estate)

Vertical Sky Component (VSC) Results

5.111 The following summary sets out the key results of the VSC analysis on the tested properties:

Jepson House (Building A);

5.112 Out of the 38 windows tested, the daylight report confirms that there are 23 windows where there would be no noticeable level change in daylight, 1 window with a minor noticeable level change in daylight and 14 windows with level changes that would be more noticeable, although most would still receive good levels of daylight for the London context and serve non habitable rooms or form a secondary window to existing rooms.

27-59 Sandilands Road (Building B);

5.113 Out of the 48 windows tested, there are 21 windows where there would be no noticeable level change in daylight, 22 windows with a minor change in daylight and 5 windows with level changes that would be more noticeable. It is noted that out of the 27 windows which experience a noticeable change, the retained levels of daylight within all of the properties would still be considered good within the urban context in London.

5.114 The level changes of VSC to the identified windows are recorded as being relatively minor and would not, in the view of the officers, be adverse to living conditions within these properties.

5.115 Officers have also had further regard to the presence of the line of mature street trees on Sandilands Road which effectively would obscure views of the upper floors of the development (from the Sandilands Road terrace) for a significant part of the year. It is considered that the street trees would in essence provide further mitigation to minimise the daylighting effects of the proposed development, in addition to ensuring the privacy levels within Sandilands Road properties would be protected.

24-38 Pearscroft Road (Pearscroft Estate) (Building C);

5.116 Buildings C and D in Pearscroft Road would retain adequate levels of daylight to all windows.

1-13 Pearscroft Road (Building E);

5.117 Out of the 23 windows tested, 12 windows would experience no noticeable level change in daylight. The daylight report confirms that the remaining 11 windows would experience moderate reductions which would not justify withholding planning consent.

5.118 No Sky Line (NSL) Results

Jepson House: 8 rooms have been tested, 6 of which retain adequate daylight distribution within the rooms. The 8 rooms tested are all non habitable rooms.

5.119 There are no habitable rooms within Jepson House which fail the NSL test and all habitable rooms benefit from good levels of daylight distribution within, as a consequence of the development.

5.120 Sandilands Road: Out of the 48 rooms tested, the daylight report noted in respect of the NSL test reports that there are 46 rooms where there would be no noticeable level change in daylight distribution within the rooms, 1 room with a minor noticeable level change (at 39 Sandilands Road) in daylight distribution and 1 room with a more noticeable level change (at 31 Sandilands Road).

5.121 Of the 2 rooms where the daylight distributions are potentially noticeable, an alternative assessment has considered the condition within the affected rooms with the rear kitchen door/access doors being left open enabling a further light source penetrating into the living rooms from the rear kitchens. The alternative assessment considers that the level change would be far less (in this scenario) and therefore, the impact of the development on distribution of daylight to the ground floor living rooms would not be noticeable.

5.122 1-13 Pearscroft Road: The tests identify that ground floor rooms within 1-13 Pearscroft Road properties have potential to have their sky view reduced beyond a noticeable level with the development in place. However, as the resulting VSC results conclude that the retained daylight levels would equate to what officers consider to be a good level of internal daylight and the room depths are unknown at present, the NSL impacts are unlikely to be significant.

5.123 The First floor rooms are not expected to have a large change in their potential for sky view and are likely to retain at least 80% or more of their work plane area as having view of the sky under test conditions.

5.124 A NSL analysis for 1-20 Pearscroft Court and 24-38 Pearscroft Road has not been carried out as the VSC results demonstrate that the windows pass the BRE tests, with respect to VSC.

Sunlight and Overshadowing

5.125 To assess loss of sunlight to an existing building, the BRE guidance suggests that all main living rooms of dwellings, and conservatories, should be checked if they have a window facing within 90 degrees of due south. The guidance states that kitchens and bedrooms are less important, although care should be taken not to block too much sun.

5.126 The Annual Probable Sunlight Hours (APSH) predicts the sunlight availability during the summer and winter for the windows of each habitable room that faces 90 degrees of due south for a period of time. The summer analysis covers the period 21 March to 21 September, the winter analysis 21 September to 21 March.

5.127 The BRE guidance states a window may be adversely affected if the APSH received at a point on the window is less than 25% of the annual probable sunlight

hours including at least a 5% of the annual probable sunlight hours during the winter months and the percentage reduction of APSH is 20% or more.

5.128 Where a window does not meet the first criteria, retaining at least 25% total APSH with 5% in the winter months, but the percentage reduction is less than 20% it will experience a negligible impact, as the area receiving reduced levels of sunlight is comparatively small when considering the baseline sunlight levels.

5.129 Buildings A (Jepson House), D (1-20 Pearscroft Court) and E (1-13 Pearscroft Road) contain windows which face within 90 degrees of north and are excluded from the sunlight analysis.

5.130 Building C (24-38 Pearscroft Road) contains windows on opposite facades, one of which faces within 90 degrees of north. The northerly façade for Building C has been excluded from analysis and the southerly façade has been included.

5.131 Sunlight checks are made for facades associated with Buildings B (27-59 Sandilands Road) and the south facades and gardens associated with Building C (24-38 Pearscroft Road). Analysis parameters will reference 21 March, the standard BRE test date with respect to sunlight effects, and sunlight performance for the full year have been considered in the assessment.

5.132 Properties on Bovingdon Road to the north have not been included within the sunlight tests as these properties are outside of the impact area and no changes will occur to the gardens spaces or rooms within these properties.

5.133 The sunlight APSH test was re-run in response to the revised proposals submitted to the council in August 2016. The test results demonstrates that the adjacent properties are projected to receive in excess of 2 hours of sunlight (as measured on 21 March). The probable sunlight hours available to windows throughout the year are expressed as annual probable sunlight hours (APSH) and sunlight available between 21 September and 21 March as winter probable sunlight hours (WPSH).

Sunlight Test Results:

5.134 The following summary sets out the key results of the VSC analysis on the tested properties:

27-59 Sandilands Road (Building B)

5.135 All windows tested achieve 25% or more of the APSH, meeting BRE criteria.

5.136 Where the sunlight report identifies a noticeable level change to space users, the sunlight hours available to windows exceeds the minimum recommended within guidance and it is projected that the APSH will be acceptable.

5.137 All windows tested achieve 5% or more of the WPSH, meeting BRE criteria. Windows on properties 27 - 37 are not expected to experience a large change to their available winter sunlight hours due to the existing obstruction created by Jepson House and orientation of Sandilands terraces.

5.138 Notwithstanding the recorded instances whereby the sunlight impacts may be noticeable to space users, the number of hours available to windows exceeds the

minimum recommended within guidance and it is projected that the WPSH will be acceptable.

24-38 Pearscroft Road (Building C) - South Eastern Façade only

5.139 Sunlight access to facades will remain unchanged during the morning hours and remain similar to existing conditions throughout the majority of the year.

5.140 The sunlight results show that garden areas are expected to experience a larger degree of change in shadowing conditions, primarily affecting south facing gardens. North gardens will be unaffected by new development. The design and orientation of the building will contribute to some self-shading during mid to late afternoon. However all south facing gardens are expected to receive over 4 hours of sunlight over 50% of their area on 21 March. Sunlight access to gardens will meet the good practice guidance benchmarks with the proposed development in place.

Daylight/Sunlight Conclusions

5.141 Officers have carefully studied the resulting projected daylighting and sunlight impacts and consider that broadly, the level of change would not be significant to such a degree as to constitute demonstrable harm to living conditions of the occupiers in surrounding properties.

5.142 Officers also give very considerable weight to the presence of street trees on Sandilands Road which form a highly effective canopy in front of the properties and would to large extent, prevent views from the existing dwellings towards the upper floors of the development.

5.143 Officers also consider that the impacts on the flats within Jepson House are not significant, when acknowledging the existence of living room and bedroom windows within the principle elevations in the tower which will be unaffected and which ensure the dwellings benefit from very open aspects with good access to daylight. In conclusion, officers consider the daylighting and sunlighting impacts, as detailed within the BRE report and BRE report addendum (by AECOM) to be within acceptable tolerances.

Outlook and Privacy:

5.144 In coming to a view on the impacts on privacy and outlook, officers have had due regard for the planning policy guidance set out in the Council's Supplementary Planning Guidance Document SPD Housing Policy 8 (Protection of Amenities) in addition to DM Policies DM G1 and Core Strategy policy BE1 which require new development to respect the principles of good neighbourliness.

5.145 SPD Housing Policy 8 states that new windows should normally be positioned to that the distance to any residential window is not less than 18m as measured by an arc of 60 degrees taken from the centre of the proposed new window.

5.146 As noted in the design section of this report, the applicant has developed the building with a staggered building form, which results in the building lines at the street frontages being varied. The applicant has amended the layout, subject to discussions with officers to ensure that the proposed building does not come within 18m of any

window within the adjacent properties on Sandilands Road and Pearscroft Road. The plans demonstrate that the minimum distance between facing windows would be 19.5m (between 59 Sandilands Road and the development) and 24m (between 13 Pearscroft Road and the development). These distances are considered to be acceptable in order to safeguard privacy in both the development and existing properties and would comply with SPD Housing Policy 8.

5.147 The proposal includes windows on the side elevation which would have oblique views towards Jepson House. This could result in the proposed windows coming approx 5.0m from kitchen and living room (side) windows in Jepson House. The applicant has agreed to install obscure or opaque windows in the side elevation facing Jepson House, which would be secured by way of planning condition 27. Subject to this condition, the proposed development would not result in additional overlooking and will safeguard existing privacy levels thereby demonstrating the principles of good neighbourliness in accordance with the Council's Supplementary Planning Guidance Document SPD Housing Policy 8 (Protection of Amenities) in addition to DM Policies DM G1 and Core Strategy policy BE1.

Transport and Highways

5.148 There are two Controlled Parking Zones(CPZ) operating in the vicinity, that is, zones Z and Q, restricting on-street parking Monday to Saturday from 9AM to 5 PM.

5.149 In total 45 existing car parking spaces will be lost as a result of this proposal, 29 of which are garages and 16 are surface car parking spaces. According to the survey conducted by the applicant, out of the existing 29 garages only 9 are in use, with 4 leased to residents of the Jepson House. In addition, 30 storage sheds will be removed to allow this proposal to be developed.

5.150 The submitted Transport Assessment (TA) evaluates the impact of this proposal, by including the proposed residential units and the effect that removing of car parking spaces, will have in the vicinity.

5.151 The applicant also indicated that there are proposed changes in relation to the public highway. The existing vehicular access to the surface car park is from Pearscroft Road whereas the access to garages is from Sandilands Road.

5.152 The proposed pedestrian access to the new development is from two shared access points on Pearscroft Road, whereas for the four units, separate access points are created from Sandilands Road.

Public Transport Accessibility Level (PTAL)

5.153 Using TfL's WebCAT for base year 2011, the Public Transport Accessibility Level (PTAL), at this address is between 2 or 3. The PTAL level 3 can be described as 'moderate'. The bus routes included on the PTAL 3 score are: 22; 11; 295; 28; C3; 391; 424, whereas on PTAL 2 parts, bus routes 22 and C3 were omitted.

Accident data analysis

5.154 There is a road safety section contained within the TA, which assesses the accident data during the last 5 years, which was obtained from Aug 2010 to July 2015 . The zone selected for analysis included the Pearscroft Road, Wandsworth Bridge Road, Bovingdon Road, Sandilands Road and Bagley's Road.

5.155 Further information was included in the Appendix 3. In total, there are 20 recorded accidents with 19 recorded as slight and one serious. No accidents were recorded on immediate vicinity, thus any increase of traffic movements, as a result of this proposal is unlikely to cause impact.

Trip generation

5.156 The predicted two-way trip generations during morning and evening peaks are 23 and 26, respectively. On the other hand the modal split is: 14 to 16 public transport mode, 4 car and motorcycle and 5 walk and cycle.

5.157 As a result of this proposal, total trips for the day are predicted to be: 223 two-way trips whereas the modal split is: 130 public transport mode, 36 car and motorcycle, 50 walk and cycle.

5.158 Therefore, it was concluded that this development is unlikely to have material highways impact on the public Highway, due to low number of trips forecasted. Therefore, no off-site mitigation is proposed.

Parking

5.159 Parking surveys: No off-street car parking spaces are included in this proposal. The new development is proposed to be 'car free', which means, that it is unlikely that car parking stress will increase as a result of this development.

5.160 In order to evaluate the impact that the removal of car parking spaces will have, several parking surveys were conducted. The initial survey undertaken was on April 2014, which was replicated on March 2016, to establish if the data collated is consistent.

5.161 The parking survey on the surface car park was conducted from 4AM until 7AM. The occupancy levels were recorded with the highest at 4AM with 12 occupied spaces, and gradually decreasing to 7, which represented the lowest occupancy levels recorded at 7AM and 8AM.

5.162 Parking on unmarked spaces was recorded as well and this was varied from 3 to 2 vehicles.

5.163 The conditions of the parking areas were also reviewed. It was concluded that 29 of the garages are in a poor condition. For garages the level of the occupancy was 9, with only 4 leased to residents of Jepson House. For the residents in Jepson House that would lose the potential car parking within the 4 garages, they would be able to secure parking permits for the nearby CPZ ensuring residents could still park close to their home.

5.164 Having considered all parking matters, it was concluded that the existing on-street car parking spaces, should accommodate the loss of parking spaces.

5.165 Parking stress: Analysing the parking stress in the area over the years on the nearby roads, shows that there is spare capacity to accommodate this proposal.

5.166 The below table, shows the weekday night records for parking occupancy, from 2013 until the 2015.

Years	SANDILANDS ROAD	PEARSCROFT ROAD
2013	38% 29 capacity	26% 39 capacity
	59% 27 capacity	56% 50 capacity
2014	35% 14 capacity	50% 36 capacity
	45% 31 capacity	75% 12 capacity
	85% 27 capacity	56% 39 capacity
2015	21% 14 capacity	38% 13 capacity
	40% 30 capacity	43% 44 capacity
	75% 28 capacity	43% 44 capacity

Table 1. Parking stress-weekday night from 2013-2015

5.167 Car Parking provision: In accordance, with the London Plan, policy 6.13 on car parking and strategic direction to facilitate new developments with appropriate levels of parking, the maximum car parking standards for residential developments, in central areas that have PTAL(2 to 4) is, up to one space per unit.

5.168 The Development Management-Local Plan (adopted on the July 2013), Policy - DM J2 includes maximum residential parking standards for developments.

5.169 This proposal does not include car parking for the proposed residential units. It was indicated that the new residents will not have the ability to purchase on-street car parking permits (with the exception of blue badge holders). Officers recommend that this control is secured by way of planning conditions.

5.170 Given the planning policy requirements for disabled parking for the development, it is recommended that this could be provided on-street by making changes to reinstate the footway sections on Sandilands Road and Pearscroft Road, following the removal of the existing access points. It is recommended that the development works to the highway/footway adjacent to the development could result in sufficient space on the street to provide designated parking spaces for disabled users or by converting existing standard spaces to those for disabled users close to the developments entrance points.

Changes to the public highway:

5.171 As noted above, it is necessary that the existing vehicular accesses will have to be removed and the footway re-instated which will form part of the development works. In order to make the necessary changes, the applicant has agreed to reinstate the footway and other changes on the public Highways to enable construction of this proposal.

5.172 The applicant has indicated that there is a public footpath between the enclosed site and that of the existing Jepson House and that this proposal includes improvements, in terms of surface materials and landscaping. Although this footpath is publically accessible, it is not part of the adopted highway and Highways officers advise that it will not become one. The details of hard landscaping in this area would be secured by way of planning condition.

Cycle parking provision

5.173 This proposal includes a total of two secure cycle storage area that can accommodate a total of 56 cycle parking spaces, as well as 8 provided on the ground floor for proposed apartments. In addition, 7 cycle Sheffield stands are proposed to be positioned in Pearscroft Road to accommodate visitors of this development. It is considered that the cycle parking provisions are acceptable subject to detailed drawings of the residential and public cycle parking facilities, within the specified areas.

Travel Plans

5.174 The Transport Assessment contains a section about residential travel plans. This is considered a small development and there are no requirements to submit residential travel plan. Nevertheless, it is encouraging that a travel plan is submitted and that it will be implemented by the applicant.

Refuse/ recycling

5.175 This development site is proposed to be serviced from Sandilands Road. There are two storage areas provided and shown on the submitted proposed drawing. The applicant has revised the ground floor layout and identified provision for a turning facility large enough for a refuse vehicle. The turning facility is located at the north eastern corner of Sandilands Road and requires the boundary wall adjacent to the corner unit to be pulled back in addition to the provision of a dropped kerb adjacent to this area. The barrier on the vehicular access on the opposite side of the street would also need to be moved to ensure adequate turning is possible. Although this solution is shown on the submitted plans, the further details of such facility would need to be agreed with the Borough's Highways Officers as part of the works programme as the works are off-site and it requires the removal of a single car parking space located at the end of this cul-de-sac. Subject to these provisions being made, it is considered that there would be adequate access provided for refuse/recycling to be collected at the site.

Servicing and Deliveries

5.176 To facilitate turnings, a service turning area was originally included on part of the footway. In accordance with the advice from the Highways officer, this provision was removed since the turning area was not considered acceptable, due to safety conflicts and the footway status. The revised proposals include a new turning facility without resulting in conflicts with the highway/footway as set out above. It is considered that this would ensure there is adequate provision for service and delivery vehicles accessing Sandilands Road.

Construction Logistic Plan (CLP)

5.177 The applicant included the outline Construction Logistic Plan, which includes few details related to construction activities. It was indicated that the principal contractor or the number of construction deliveries are not known at this point. However, this will be conditioned so that approval of the detailed CLP is required (from the LPA in writing) prior to commencements of works.

5.178 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 principle of being a car-free development and the level of cycle parking is assessed as being acceptable in accordance with the DM Local Plan policies DM J2 and DM J3 and London Plan (2016) table 6.3. The site is moderately accessible and is well served by public transport. It is considered that any impacts arising from the development would be mitigated by planning conditions. 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 (2016) 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.

Accessibility

5.179 The proposed development has been considered within the context of London Plan policies; 1.1, 3.8, 3.16, 4.5, 7.1, 7.2, 7.3 & 7.5; Shaping Neighbourhoods, Accessible London: Achieving an Inclusive Environment, 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.

5.180 Officers have reviewed the provisions in the Design and Access Statement in addition to the detailed floorplans which demonstrates that all potential users of the building, no matter what their disability, age or sex, will be able to enter the site and move around the building. The proposed unit mix of 1, 2 and 3 bed units is considered to be acceptable as it encourages occupancy of different household sizes, whilst meeting the local housing needs. The level threshold/approach to the lobbies at ground floor and to all apartments (including balcony access) would be secured by way of a planning condition. All apartments are accessible by a lift. The lifts and lift thresholds are adequately sized for wheelchair access. At every floor, the lift door opens onto a clear width of more than 1.5m, with generous hallways of more than 1.7m width. All apartments are single level. Five (5) of the 35 dwellings are designed to be wheelchair accessible, and are identified on the submitted floor plans as W.A.U. These would be secured by way of condition

5.181 It is noted that residents of all dwellings enjoy access to private outdoor amenity space, with level access and flood protection, by means of drainage channels. The DAS states that the glazing in all dwellings is carefully designed to allow reasonable line of sight from seated position. Furthermore, windows providing access to balconies are full height. Other windows to habitable rooms have vision panels that start at 800mm above finished floor level which is considered to be sufficient for wheelchair bound occupiers/visitors.

5.182 The Action on Disability Forum at LBHF were consulted and have submitted representations with two main concerns. The first concern relates to whether Units 05, 14 or 23 are sufficiently sized to be wheelchair accessible or whether they meet the current London Plan policy 3.8 which requires developments to comply with Building Regulations M4(3) in respect of wheelchair accessible units. The second concern relates to the lack of on-site car parking for the wheelchair accessible units. The applicant has provided further information which clarifies these units would meet the appropriate amended space standards and detailed design requirements to be fully wheelchair user accessible in accordance with Building Regulation M4(3). With regards

to car parking, it is considered that the proposed highways works (set out in para 5.170) could provide additional car parking spaces designed to be wheelchair standards, which occupiers in the development could use. Officers consider this would make sufficient provision for car parking for blue badge holders, given the development is car free.

5.183 Notwithstanding the above concerns, it is recommended that the major accessibility provisions have been incorporated into the design of the development, but will be conditioned to ensure full compliance with the London Plan (2016) and relevant local plan policies and policy guidance.

5.184 In conclusion, subject to conditions, 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 and Shaping Neighbourhoods, Accessible London: Achieving an Inclusive Environment; DM Local Plan policies, Core Strategy Policies; B4 and H4 and the Council's Access policies set out in the Supplementary Planning Document.

Refuse and Recycling

5.185 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.

5.186 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.

5.187 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.

5.188 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.

5.189 There are two dedicated collection areas for refuse and recycling bins. One serves the residents of Lobby 1. The other serves the residents of Lobby 2. The residents are provided with access to the bin stores directly from the ground floor, communal lobbies. The stores are accessible to people of all ages and wheelchair users and they are ventilated.

5.190 Each bin store measures 19m², adequate for 3 x 1100 litre refuse bins and 2 x 1280 litre recycling bins. This equates to a total capacity of 11,640 litres of waste and recycling. This more than satisfies the anticipated capacity calculated from the formula listed in LBH&F Planning Guidance Supplementary Planning Document- July 2013.

5.191 The council recommends calculating the required waste capacity based on the following formula:

$$A \times ((B \times C) + 30)$$

Where:

A = number of dwellings (35)

B = volume arising per bedroom (100 litres)

C = average number of bedrooms (1.94)

Thus, total = 35 x ((100 x 1.94) +30) = 7840 litres

5.192 Clearance of bins is from doors providing access to the building exterior facing Sandilands Road. Refuse vehicles will collect the waste from Sandilands Road. As Sandilands Road is a cul-de-sac, the proposals have been amended to include provision of a turning head with dropped kerb on the north-east corner of the site, allowing refuse vehicles to turn around and minimise the need to reverse the length of Sandilands Road.

5.193 Officers consider the refuse provision and arrangements are acceptable subject to a condition requiring the proposed development to be carried out in accordance with the approved details set out in the above waste and recycling strategy. 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).

Flood Risk and Drainage

5.194 The impacts of the Proposed Development on water resources, drainage and surface water run-off 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.

5.195 Policy 5.11 of the London Plan supports the provision of green roofs within development to assist in sustainable urban drainage systems. Policy 5.12 of the London Plan (2015) 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.

5.196 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.

5.197 The site is in the Environment Agency's Flood Zone 3. As required, a Flood Risk Assessment (FRA) has been submitted with the application. As well as being in FZ3, a small part of the site is in the Rapid Inundation Zone (near Sandilands Road). Although the site is well defended from flood risk from the Thames, due to the presence of high levels of protection from the Thames Barrier and local river walls, if these were breached, flood waters could approach the site.

5.198 The proposals do not include a basement level so groundwater and sewer flood risk should not be significant issues. The site is not in a surface water flooding hotspot, although there is a flow path indicated on the maps provided in the council's Surface Water Management Plan along Pearscroft Road.

5.199 References are made in the original FRA to the integration of flood risk mitigation measures but limited detailed information was initially provided. There is a recommendation that finished floor levels should be raised above the residual flood level (4.639m AOD for the 2100 scenario) with an allowance for freeboard (300 mm), but it is unclear if this has been included in the design submitted for approval. As this appears to be the main measure to provide resilience to the ground floor flats in the event of flooding, this will need to be confirmed prior to commencement of works.

5.200 The FRA also states that further consideration should be given to emergency planning, including the provision of safe access and egress above the residual flood levels. The ground floor occupants would have internal access to higher floors, so in an emergency flood situation, it is considered that this would normally be adequate for residents to use to evacuate to safety. In terms of residents leaving the site altogether, there is a commitment in the FRA to develop an evacuation strategy which will be secured by way of a planning condition.

5.201 An updated Flood Risk Assessment and Drainage Report was submitted to respond to the initial comments made by LBHF officers. The updated sustainable urban drainage assessment includes amended discharge rates to fully take into account the permeable surfacing proposed and the newly added combined photo-voltaic panel / green roof system. In addition, further information was provided in relation to flood risk, taking into account the existing Thames flood protection.

5.202 In broad terms, the revised approach in terms of managing surface water run-off at the site is considered to be acceptable by officers. The revised SUDs scheme provides improved discharge rates, increased use of green roofs and permeable

surfaces. Subject to provision the following details, which can be secured by way of condition the proposed drainage strategy and impact on flood risks are considered to be acceptable.

- Green Roofs - It is recommended that a condition is imposed which requires the submission of detailed design of the green roofs, to include details of the substrate depth and conformation of the attenuation volume provided.
- Tree pits/soft landscaping -It is recommended that a general landscaping condition is imposed which contains a specific reference to the inclusion of tree pits that are designed to provide surface water run off attenuation.
- Permeable surface - It is recommended that a condition is imposed which requires the submission of detailed design of the proposed permeable surface, which should use infiltration unless the ground conditions are not suitable.
- Storage tank - It is recommended that a condition is included which requires the submission of detailed design of the proposed storage tank, which should utilise infiltration unless the ground conditions are not suitable.
- Maintenance - It is recommended that a condition is imposed which secures the submission of a maintenance programme for all sustainable drainage systems, including timeframes for the planned maintenance measures and confirmation of the maintenance provider. Details of maintenance provider are sought as officers noted that in the maintenance schedule it states that it is assumed that the council will carry out the SuDS maintenance. Although this might be the case, it would be expected that an RP or other provider may be responsible for maintenance of the SuDs if the applicant/council disposes of the site with the as-built development in situ. Hence, it is recommended that there is some flexibility within the condition to permit another owner/company to carry out the maintenance of the SuDs.

5.203 Subject to conditions, the development would therefore be acceptable and in accordance with Policies 5.12 and 5.13 of the London Plan (2015) 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.

Sustainability and Renewable Energy

5.204 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'.

5.205 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).

5.206 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.

5.207 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.

5.208 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 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 Policy 5.12 and London Plan policy 5.13); minimising water use (Policy 5.15); and protecting and enhancing green infrastructure (Policy 5.10).

5.209 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.

5.210 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.

5.211 The Mayor's Energy Strategy also provides a framework for energy policies within the London Plan. It states that delivery involves the combined approach of:

- reducing London's contribution to climate change by minimising emissions of CO2 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.

5.212 Sustainable Design and Construction The London Plan Supplementary Planning Guidance (2006) also provides detailed guidance and preferred standards for achieving sustainable design and construction.

5.213 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:

"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."

5.214 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.

5.215 The applicant has submitted a Sustainability Statement (SS) which states that the proposal for the new dwellings at this site contributes to sustainable development in relation to the following key sustainability issues:

Re-use of land and buildings

5.216 The proposed development will be on land that has been previously developed in an area that is predominantly residential in character. A significant proportion of the existing use is under-used, redundant or in poor condition. The technical reports indicate that there are no major contaminative or ecological restrictions to redeveloping the site.

Flexibility and adaptation to climate change

5.217 The SS confirms that the ground floor units will cater for the needs of all users, while upper floor units will be adaptable. In addition, the SS notes that the principles of the Lifetime Homes standard will be incorporated into the design, and the facility will be provided for occupants to create a home office space within their dwellings.

5.218 The SS also notes that Climate Change adaptation features incorporated into the design include green roofs, landscaping areas, solar control glazing, solar shading, blinds, energy efficient devices, a water efficient sanitary specification, and water butts. It is considered that these provisions, subject to detailed design, would contribute to mitigating the urban heat island effect, minimising internal summer overheating risk, and responding to water scarcity issues.

Energy

5.219 The Renewable Energy Strategy for the site comprises installation of gas boilers in dwellings, installation of 24.75 KWp of solar PV on the roofs and mitigation of overheating risk through passive measures. The calculations carried out in the Energy Report show total cumulative CO₂ saving of 35.1% is likely to be achieved by the proposed energy strategy.

5.220 The SS confirms that the development would respond to energy policy via a combination of very high fabric and building services energy efficiency (meeting the Building Regulations Part L 2013 Target Emissions Rate - TER); highly efficient gas combi boilers; and the integration of solar photovoltaic panels on the roof for renewable energy generation. The combination of these measures meets the GLA London Plan CO₂ reduction target (35% reduction compared to Part L 2013).

Sustainable use of materials

5.221 The SS contends that the chosen construction method and materials minimise the associated environmental impacts while meeting the development brief. Green Guide ratings for materials will be considered further as the detailed design progresses, with a requirement for an element of recycled content incorporated into the specification as far as possible. The SS states that the contractor will be required to commit to responsible sourcing of materials and to waste minimisation.

Water efficiency

5.222 It is proposed that low water use fittings will be installed such that the calculated water use per person per day is below 105 litres, while water meters and water butts will also help to embed water efficiency into the design.

Sustainable waste management

5.223 The SS notes that sustainable waste management will be considered throughout the demolition and construction phases, with demolition materials recycled where possible and a large proportion of construction waste diverted from landfill. Recyclable and general waste, to the required capacities, as per the LBHF waste and recycling policy.

Sustainable construction

5.224 The SS confirms that the site will be registered under the Considerate Constructors scheme and performance beyond best practice will be targeted, with the contractor engaging with the local community to minimise disruption during the

demolition and construction period. The SS states that best practice pollution policies will be followed to minimise pollution leaving the site. Site energy use, energy use in transport and site water use will be monitored, and the contractor will be required to operate an Environmental Management System.

5.225 Subject to the development works being carried out in accordance with the above directives and provisions, officers consider that the applicant has provided sufficient information in the Energy Assessment and Sustainability Statement to demonstrate that the proposed development has been designed to be sustainable and energy efficient.

5.226 It is noted that the Government has recently altered the legislation in relation to energy standards and sustainability and has removed the requirement to meet the Code for Sustainable Homes. Nevertheless the development includes an extensive range of sustainable design features as detailed, which should be implemented in accordance with the Mayor's Sustainable Construction and Design SPG (subject to planning condition).

5.227 With regard to the latest London Plan energy target of achieving a 35% in regulated carbon emission reduction on building regulations, the development is expected to meet this target through following the energy hierarchy of prioritising a high quality building fabric (including high quality glazing) and including photo voltaic panels on the roof and green roofs (where possible). A condition is recommended to require the submission of detailed design of the green roofs, to include details of the substrate depth and conformation of the attenuation volume provided. Subject to the above conditions, it is considered that the development has been designed to be in full conformity with the London Plan policy.

5.228 In conclusion, the proposed development has been designed to comply with the guidelines in the Mayor's Sustainable Design and Construction SPG equivalent to Level 4 of the former Code for Sustainable Homes subject to detailed design. The proposed energy strategy includes provision for gas boilers, photovoltaic panels in the roof and passive design measures which will contribute towards further CO₂ reductions in addition to the incorporation of green roofs. This will result in a reduction of CO₂ emissions which will meet the Building Regulations Part L 2013 Target Emissions Rate. 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 (2016) 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.

Air Quality

5.229 The proposed development has been considered against London Plan policy 7.14, Core Strategy Policy CC4 and DM Local Plan policy DM H8 with regards to air quality issues. The whole Borough is designated as an Air Quality Management Area (AQMA) for Nitrogen Dioxide (NO₂) and Particulate Matter (PM₁₀). An Air Quality Assessment has been carried out 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.

5.230 The council is required to work towards achieving the air quality objectives for nitrogen dioxide and PM10. Developers must therefore develop appropriate low emissions strategies to reduce the cumulative impact of new developments to ensure that no deterioration in air quality occurs in accordance with Core Strategy policy CC4.

5.231 The Environmental Quality Services Team has considered the submitted AQ Assessment report prepared by AECOM dated March 2016 & the Energy Statement dated April 2016 and raise no objection to the proposed development, subject to conditions which seek to minimize any negative impact on air quality as a result of the development, including as a result of construction works. It is noted that the applicant proposes the installation of Photo Voltaic and Space Heating and Hot Water for the site. As such, conditions requiring details of (1) gas boilers, (2) low emissions strategy and (3) any energy centre flues, plant and chimneys to be submitted for approval (where necessary).

5.232 Subject to conditions, it is considered that the proposed development would be in accordance with the requirements of the NPPF (2012), Policy 7.14 of the London Plan (2016) and Policy DM H8 of the Development Management Local Plan (2013) and Core Strategy Policy CC4 with regards to air quality impacts.

Noise

5.233 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.

5.234 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 (H9 and H11) 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'.

5.235 The Council's Environmental Health officer reviewed the application including the submitted AECOM acoustic report, on behalf of Environmental Protection and does not have any objections to the proposal subject to the following conditions (and informatives). It is recommended that the following four conditions are added (1)

Separation of noise sensitive rooms in neighbouring flats (to be submitted to LBHF for approval), (2) External noise from machinery, extract/ ventilation ducting, mechanical gates, etc, (to be submitted to LBHF for approval) (3) Anti- vibration mounts and silencing of machinery etc and (4) Demolition Method Statement and Construction Management Plan (to be submitted to LBHF for approval). The EHO has requested that approval of the relevant details are required prior to commencement of development 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.

Ground Contamination

5.236 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.

5.237 The applicant has submitted a Ground Contamination Preliminary Risk Assessment and Site Investigation which were prepared in relation to a previous pre-application development scheme. Although the studies involved the review and collation of readily available information pertaining to the current condition of the soils and groundwater on / beneath the site, the documents do not cover the proposed works related to this current scheme. As 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.

5.238 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.

Crime Prevention/Secure by Design

5.239 Development Local Plan Policy DM G1 requires all development to be designed to respect the principles of secure by design. Policy 7.3 of the London Plan (2016) states that boroughs and others should seek to create safe, secure and appropriately accessible environments where crime and disorder, and the fear of crime do not undermine quality of life or community cohesion. It is anticipated that the

development will comply with Secure by Design guidance in respect of New Homes and New Build, and a condition is recommended to ensure the scheme is fully compliant.

5.240 The proposed scheme adopts a number of design measures which are set out in the Design and Access Statement in order to comply with secure by design criteria and create a safe and secure environment. The main measures include the provision of defensible space at the building edges behind low level planters/brick walls, well-lit pedestrian routes, active street frontages with front doors serving lobbies and individual units, entry phones in all dwellings linked to the main entrance door with electronic lock release, audio-visual verification to the access control system, bicycle stores, and communal bin stores and plant rooms integrated into the building envelope rather than being single-storey ancillary buildings.

5.241 In light of the above provisions, and subject to condition, the proposals are considered to be well designed and in accordance with Local Plan Policy DM G1, Core Strategy BE1 and the objectives of Policy 7.3 of the London Plan which requires development to reduce the opportunities for criminal behaviour.

Equality

5.242 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).

5.243 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.

5.244 Officers have summarised the positive and negative impacts of the proposals in the below paragraphs which have been identified and the proposed mitigation measures by way of conditions.

5.245 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, given the provision of socially rented affordable housing tenure which address the local housing need.

5.246 The development proposals contribute towards providing sustainable development within the wider area by delivering new much needed affordable homes including the provision of 5 wheelchair accessible units and improving the biodiversity

value of a run-down and under-utilised site. Lift access is provided in both blocks thus helping to facilitate equality of opportunity between disabled people and non-disabled people.

5.247 The proposed public realm surrounding the building would be designed in a manner which is accessible to all user groups (subject to condition), 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.

5.248 Negative impacts are identified in relation to the loss of storage space for residents in Jepson House and car parking (in the garages and the surface level spaces). There are also negative impacts from 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.

5.249 Officers consider that the proposed conditions and the overall design provisions in the development should go towards minimising any negative impacts as a result of the development proposals though they will not fully eliminate them. 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

5.250 No Borough or Mayoral CIL would be secured pursuant to the proposed development, in light of the proposed housing tenure being socially rented. Social Rented Housing would be subject to CIL exemption from both Mayoral and Borough CIL.

6. CONCLUSION

6.1 The development would deliver 33 socially rented homes which would make a valuable contribution towards the local housing need, increasing the supply of affordable homes in the Borough and London and responding to the housing targets set out in the London Plan (2016) and LBHF's Core Strategy (2011). The provision of new high quality affordable homes, on balance, outweighs the loss of garages, storage spaces and local green space, in planning terms.

6.2 It is considered that the proposed development would comprise a more efficient use of a run-down and poorly utilised site within an urban area with good accessibility. Officers consider that the proposed quantum of residential units would optimise the capacity of the site at an appropriate density which would deliver a high quality bespoke design which effectively responds to the site constraints and opportunities.

6.3 It is considered that the proposed impacts of the development, whilst being perceptible, in terms of daylight and sunlight changes in isolated circumstances, would not be significant or adverse to result in demonstrable harm to occupiers within surrounding properties.

6.4 It is considered that the proposed development would broadly comply with the relevant guidance in the National Planning Policy Framework (NPPF), strategic planning policies in the London Plan (2016) and local planning policies set out in the Core Strategy (2011), Development Management Local Plan (2013) and Supplementary Planning Policy Document (2013).

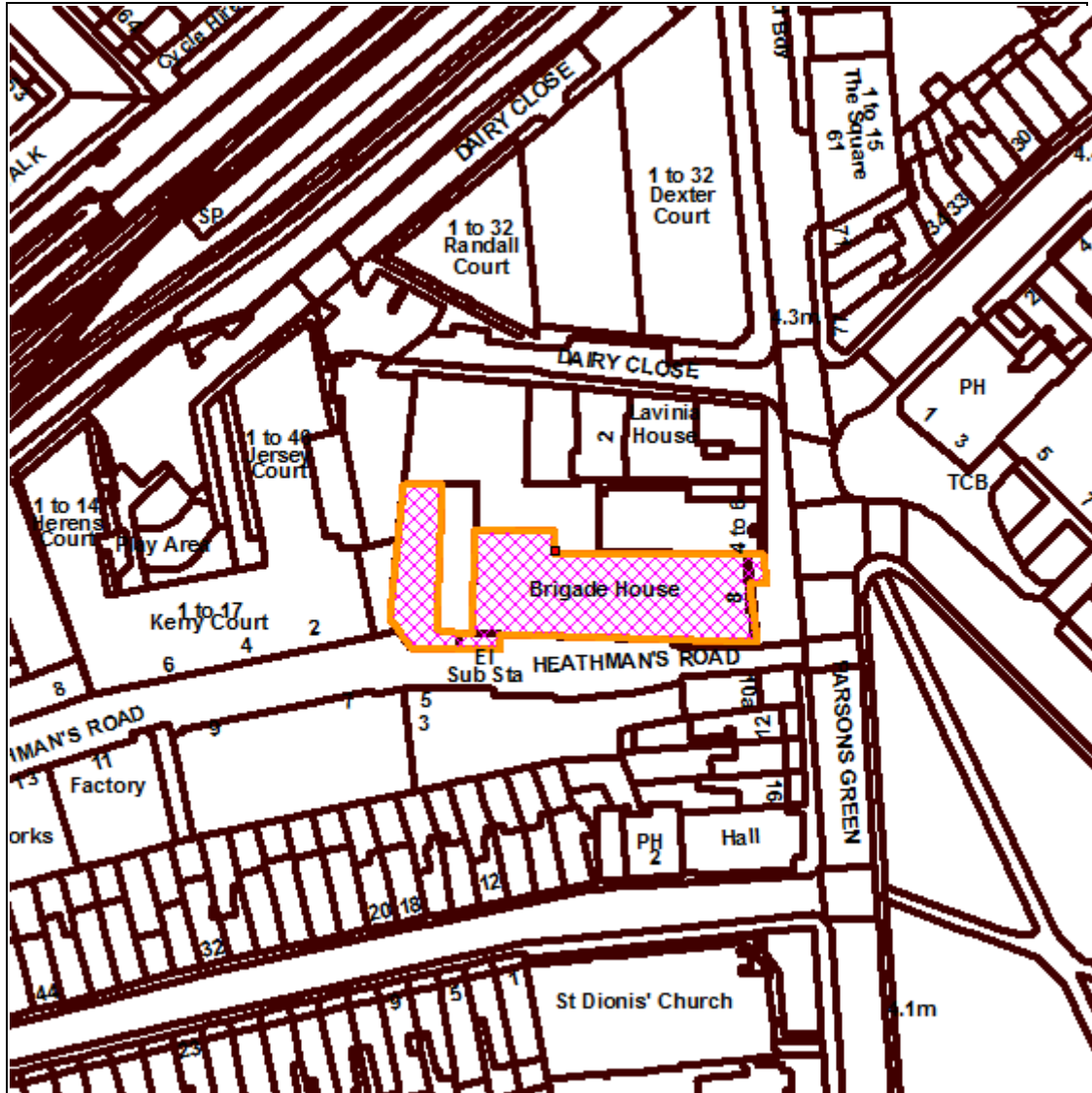
6.5 Officers consider that the proposed development would be appropriate in terms of land use, design and scale, and would not cause demonstrable harm to the amenities of neighbouring residents to justify the refusal of planning permission. The proposal would enhance the existing appearance of the existing street scene and the adjacent Studdridge Street Conservation Area. The development would not have a detrimental impact on the highway network and local parking conditions. Other matters including sustainability, flood risk and contaminated land matters are also considered to be acceptable.

6.6 It is recommended that (i) planning permission be granted pursuant to Regulation 3 of the Town and Country Planning General Regulations 1992 subject to conditions.

Ward: Town

Site Address:

Brigade House 8 Parsons Green London SW6 4TN



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For identification purposes only - do not scale.

Reg. No:
2015/05055/FUL

Case Officer:
Graham Simpson

Date Valid:
26.10.2015

Conservation Area:
Parson's Green Conservation Area - Number 10

Committee Date:
18.10.2016

Applicant:

Mr Mike Probert
45 Clarges Street Mayfair London W1J 7EP
United Kingdom

Description:

Change of use of part of the second, and all of the third and fourth floor levels from office use (Class B1) into residential (Class C3); erection of extensions at second, third and fourth floor levels in connection with the creation of 8 self-contained flats comprising of 2 x three bedroom, 2 x two bedroom and 4 x one bedroom flats; formation of terraces at second, third and fourth floor level; installation of PV panels, and formation of plant and stairs enclosures at roof level; green roofing above the third floor roof; alterations to the external facades.

Drg Nos: 1402 20.202J; 203N; 204M; 205L; 206G; 251E; 252J;253J; 255D; 256F; 257D; 271J; 272K; 273H; 274J; 275D

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 approved drawings.

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 DM G3 and DM G7 of the Development Management Local Plan 2013 and Policy BE1 of the Core Strategy 2011.

- 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 adjoining conservation area, in accordance with Policies DM G3 and G7 of the Development Management Local Plan 2013 and Policy BE1 of the Core Strategy 2011.

- 5) The development hereby permitted shall not commence prior to the submission and approval in writing by the Council of details of the fenestration including materials and means of opening, 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 Policies DM G3 and G7 of the Development Management Local Plan 2013, and Policy BE1 of the Core Strategy 2011.

- 6) 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, including railings and balustrades in connection with the approved terraces 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 Policies DM G3 and G7 of the Development Management Local Plan 2013, and Policy BE1 of the Core Strategy 2011.

- 7) 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 Parsons Green and Heathmans Road elevations.

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

- 8) No plumbing, extract flues or pipes other than rainwater pipes shall be fixed on the Parsons Green and Heathmans Road elevations of the building hereby approved.

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

- 9) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2016 (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 granted.

To ensure that that the visual impact of telecommunication equipment can be considered in accordance with Policies DM G3 and G7 of the Development Management Local Plan 2013, and Policy BE1 of the Core Strategy 2011.

- 10) 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 and to prevent harm to the street scene, in accordance with Policies DM G3 and G7 of the Development Management Local Plan 2013, and Policy BE1 of the Core Strategy 2011.

- 11) 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, G7, H9 and H11 of the Development Management Local Plan 2013, and Policy BE1 of the Core Strategy 2011.

- 12) With exception to the private roof terrace areas shown on approved drawings 1402 20.205 Rev K, 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 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 building 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, G3 and G7 of the Development Management Local Plan 2013, Policy BE1 of the Core

Strategy (2011) and SPD Housing Policy 8 of the Planning Guidance Supplementary Planning Document 2013.

- 13) The residential units hereby permitted shall not be occupied until details of 37 secure cycle parking spaces to be provided in connection with the proposed residential units have been submitted to and approved in writing by the Council, and such details as are approved shall be implemented prior to the occupation or use of the flats and permanently retained thereafter for such use.

In order to promote alternative, sustainable forms of transport, in accordance with Policy DM J5 of the Development Management Local Plan 2013.

- 14) The residential units hereby permitted shall not be occupied until details of 37 secure cycle parking spaces to be provided in connection with the proposed residential units have been submitted to and approved in writing by the Council, and such details as are approved shall be implemented prior to the occupation or use of the flats and permanently retained thereafter for such use.

In order to promote alternative, sustainable forms of transport, in accordance with Policy DM J5 of the Development Management Local Plan 2013.

- 15) No part of the development hereby approved shall be occupied prior to the provision of the refuse storage enclosures, as indicated on the approved drawings. All refuse generated by the development hereby permitted shall be stored within these enclosures, shall only be brought to the front of the premises on the day of collection and shall be permanently retained for these purposes.

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.

- 16) No occupier of the development hereby permitted, and 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 upon receipt thereof.

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 J1 and DM J2 of the Development Management Local Plan (2013).

- 17) The development 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.

In order that the prospective occupiers of the residential 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 J1 and DM J2 of the Development Management Local Plan (2013).

- 18) 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 address of the new dwellings. 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 dwellings 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 J1 and DM J2 of the Development Management Local Plan (2013).

- 19) Prior to the occupation of the development details confirming that water efficient appliances have been installed to help minimise water use shall be submitted to and approved in writing by the Council.

In order to reduce the use of water and minimise current and future flood risk in accordance with Development Management Local Plan (2013) policy DM H3.

- 20) 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 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 are implemented to contain commercial noise within the commercial premises and to achieve the criteria of BS8233:2014 within the dwellings/ noise sensitive 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/ adjacent dwellings/ noise sensitive premises is not adversely affected by noise, in accordance with Policies DM H9 and H11 of the Development Management Local Plan.

- 21) The external sound level emitted from plant, machinery or equipment at the development hereby approved shall be lower than the lowest existing background sound level by at least 10dBA in order to prevent any adverse impact. The assessment shall be made in accordance with BS4142:2014 at the nearest and/or most affected noise sensitive premises, with all machinery operating together at maximum capacity.

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

- 22) Prior to use, [machinery, plant or equipment] [the extract/ ventilation system 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/ surrounding premises is not adversely affected by vibration, in accordance with Policies DM H9 and H11 of the Development Management Local Plan (2013).

Justification for Approving the Application:

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

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

Application form received: 23rd October 2015

Drawing Nos: see above

Policy documents: National Planning Policy Framework 2012
The London Plan 2015
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:

Dated:

18A Parsons Green London SW6 4UH

19.11.15

Associate Asset Manager Aberdeen Asset Management On Behalf Of The Freeholder
Of Brigade House, 8 Parsons Green

16.11.15

16 St Dionis Road London SW6 4TT

19.11.15

Ecosse Films Ltd Brigade House 8 Parsons Green SW6 4TN

19.11.15

OFFICER'S REPORT

1.0 SITE CONTEXT

1.1 Brigade House lies on the corner of Parsons Green and Heathman's Road (north side), opposite Parsons Green public open space and is located within the Parsons Green conservation area. The site is occupied by a part 4, part 2 storey, post-war office building, with a commercial unit on the ground floor and 3 floors of office (B1) accommodation above. The ground floor is a supermarket, following planning permission which was granted for a Waitrose supermarket (2011). There is a small

service yard/car park to the rear (west) of the building, off Heathman's Road, shared by the former car showroom operators and office occupiers. Heathman's Road is a privately maintained cul de sac, made up of mostly commercial buildings.

1.2 The surrounding area is a mix of residential, retail and commercial uses. The western and northernmost boundaries adjoin residential blocks (Jersey and Kerry Court) accessed off Dairy Close. Also to the north (4-6 Parsons Green) is occupied by the YMCA and used as residential accommodation. St Dionis Church, a Grade II listed building is located 50 m to the south on the junction with St Dionis Road.

1.3 The site falls within flood zone 3a for the purpose of PPS25 (Development and Flood Risk) and within a designated Archaeological Priority Area. The site has a Public Transport Accessibility Level 4 (PTAL) using Transport for London methodology, indicating that it has a medium level of accessibility by public transport. Parsons Green underground station is 160m to the north of the site.

1.4 Relevant planning history:

Planning permission was granted in 2011 for the change of use of the second and third floors from Office use (Class B1) to 6 No. Residential Use (Class C3); erection of a part one, part two and part three storey extension; alterations to the existing facade and solar panels to the roof (2011/00284/FUL).

Prior approval was granted in 2013 for the change of use of first and second floor level from offices (Class B1) into 8 self-contained residential flats (2 x one bedroom, 3 x two bedroom and 3 x three bedroom flats (2013/04831/PD56).

Planning permission was refused for the change of use of the second, third and fourth floor levels from office use (Class B1) into residential (Class C3); erection of a part one, part two and part three storey extension at second, third and fourth floor levels in connection with the creation of 8 self-contained flats comprising of 3 x three bedroom, 2 x two bedroom and 3 x one bedroom flats; formation of terraces at second, third and fourth floor level; installation of PV panels, formation of plant and stairs enclosures at roof level; green roofing above the third floor roof; alterations to the external facades (2015/00172/FUL). The reasons for refusal included: visual amenity in terms of design, visual amenity in terms of bulk and massing, residential amenity by reason of sense of enclosure, and lack of cycle parking.

1.5 This application which follows on from the refused scheme in 2015, is for the Change of use of part of the second, and all of the third and fourth floor levels from office use (Class B1) into residential (Class C3); erection of extensions at second, third and fourth floor levels in connection with the creation of 8 self-contained flats comprising of 2 x three bedroom, 2 x two bedroom and 4 x one bedroom flats; formation of terraces at second, third and fourth floor level; installation of PV panels, and formation of plant and stairs enclosures at roof level; green roofing above the third floor roof; alterations to the external facades. The main difference between the current and the previously refused scheme is that the fourth floor has been reduced in depth at the rear, the staircase enclosure at fifth floor level has been set back from the front elevation more, and the windows on the front elevation at first floor level changed to match the windows above.

1.6 There is an application pending consideration next door at 6 Parsons Green (Ensor House) for the demolition of the existing building and redevelopment of the site to include, erection of part one, part four, part five, part six storey building, comprising 9 x self-contained units (2 x 1 bedroom, 4 x 2 bedroom, 3 x 3 bedroom) and associated private roof terraces/balconies at first to fifth floor level, the provision of a nursery (150 sq m) (Class D1) to rear at ground floor level. Each of the two schemes have been designed taking the other into account, particularly at the rear in terms of outlook and daylight/sunlight.

2.0 CONSULTATION RESPONSES (INTERNAL AND EXTERNAL)

2.1 Individual letters were sent to neighbouring properties notifying them of the proposal. Five responses received. Grounds of objection can be summarised as:

- Impact on parking and increased traffic and congestion
- Visual amenity due to height, massing, and poor design
- Impact on the conservation area
- Loss of outlook
- Substandard accommodation
- Increased sense of enclosure
- Loss of employment space
- Overlooking and loss of privacy

3.0 PLANNING CONSIDERATIONS

3.1 The relevant planning issues are the acceptability of the scheme, particularly its land use, design and appearance in the street scene, the impact on traffic and parking, and its impact on amenities of surrounding occupiers.

Land Use:

3.2 The proposal involves changing the use of the office space to residential use in connection with 8 self-contained flats.

3.3 The Council is guided by national policy and the London Plan policies on employment land and residential development, as well as the core strategy policy. These policies specify that employment land and premises should be retained where needed and intensified where appropriate, but unwanted land or premises should be released to provide for increased housing either as a single use or as a mixed use scheme. London Plan (2011) Policy 4.2 states that there should be sufficient office space, of the right kind, to meet local needs. However, the policy recognises that there is a disconnect between employees and office floorspace demand which has led to surplus and vacant units. The supportive text to the policy is clear that Local Planning Authorities should support the conversion of surplus offices to other uses, especially housing. Core Strategy Strategic Policy B states "unused or underutilised employment land may be permitted to change to residential or mixed use if there is no clear benefit to the economy in continued employment use". Strategic Policy LE1 states that premises for employment uses should be retained unless "continued use would adversely impact on residential areas; or an alternative use would give a demonstrably greater benefit that could not be provided on another site; or it can be satisfactorily demonstrated that the property is no longer required for economic purposes".

3.4 The loss of B Class use has already been established as acceptable in principle under the previous application in 2011, and more recently through the prior approval application in 2013, in which it was proposed the change of use of all the office space to residential. The proposed loss office floor space in this application amounts to only 288.5sq.m, retaining 862.5sq m of office space. Whilst it is acknowledged that the existing office space is not underutilised, given that all of the upper floors of the subject site could lawfully be converted to residential, it is considered that the proposed change of use of only part of the office space to residential is on balance acceptable in this instance as a large proportion of the existing office space is to be retained. In these circumstances it is considered that the proposal would be acceptable having regard to the London Plan and Core Strategy Strategic Policy LE1.

Density:

3.5 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.

3.6 The site is located in Public Transport Accessibility Level (PTAL) 4 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).

3.7 Based on the information submitted it the proposed residential development site comprises of 0.073 hectares and would have a total of a 22 habitable rooms, including bedrooms, living rooms, dining rooms and large kitchens. This would result in a residential density of 301hr/ha and the proposal is therefore considered acceptable in terms of density.

3.8 In this case, 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.

Residential:

3.9 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 specify a 10 year minimum target for LBHF of 10,312 dwellings, and an annual monitoring target of 1,031 dwellings.

3.10 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 flats would contribute towards these targets.

3.11 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 DM LP Policy A2 and A9, and SPD Housing Policy 4 and 5 which sets out minimum floor areas and internal room sizes and that new residential development (including conversions), 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. The proposed floorspace for the residential units should be of adequate size to provide an acceptable layout, outlook and sunlight and daylight levels to occupiers of the property in accordance with Core Strategy policy H3 (Housing Quality and Density), and Development Management Local Plan Policies .

3.12 The proposed flats would be range from 61sqm-126sqm meeting the requirements of the above policies. In addition, the new units would be provided with rooms adequate in size for their intended use and occupancy. The proposed floorspace would be of an adequate size to provide an acceptable layout, outlook and sunlight and daylight levels to occupiers of the residential units considering the flats are south facing.

Size and Aspect:

3.13 The new residential building would provide eight self-contained flats. The mix comprises 4 x one bed units, 2 x two bed units and 2 x three bed units. In this instance all of the eight proposed units comply with internal floor space requirements as stipulated within the DCLG Technical Housing Standards. The floorspace of each unit is shown below:

Proposed one bedroom flats (minimum floorspace: 50sqm):

'Flat 2' - 67sqm

'Flat 4' - 61sqm

'Flat 6' - 70sqm

'Flat 8' - 108sqm

Proposed two bedroom flats (minimum floorspace: 70sqm):

'Flat 3' - 86sqm

'Flat 5' - 113sqm

Proposed three bedroom (minimum floorspace: 86sqm):

'Flat 1' - 113sqm

'Flat 7' - 126sqm

3.14 In terms of outlook and aspect, all of the units are dual aspect and have excellent outlook and light. All of the opened planned living/kitchen/dining rooms provide excellent aspect.

3.15 As all the proposed dwellings would exceed the minimum dwelling size requirements of the DCLG Technical Housing Standards 2015, are dual aspect and

provide good levels of light and outlook, they are considered to accord with Policy H3 within the Core Strategy, Local Plan Policy DM A2 and A9 and SPD Housing Policy 8.

Design:

3.16 London Plan policy 7.1 requires that all new development is 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. Policy 7.2 requires that new development embraces the principles of inclusive design. Policy 7.4 of The London Plan requires that new development responds to the surrounding setting and provides a human scale and relationship with street level activity and is informed by the historic context. Policy 7.6 requires development to be of high architectural quality that is of a scale that is compatible with the surrounding area that makes a positive contribution to the immediate, local and wider area.

3.17 Core Strategy policy BE1 requires that all new development creates a high quality, accessible, urban environment that respects the surrounding setting, including heritage assets. Policy DM G3 of the Development Management Local Plan requires development to be of a high standard of design, and be compatible with the scale and character of the existing development and its setting. Development Management Local Plan Policy DMG7 (Heritage and Conservation) aims to protect, restore or enhance the quality, character, appearance and setting of the borough's conservation areas and its historic environment.

3.18 The existing building is part of a block of modern buildings and is of little architectural merit. The proposal to reclad and extend it presents an opportunity to produce a building more sensitive to the character of the conservation area. The proposal would increase the overall height of the building by adding an additional storey to the taller part of the building that fronts on to Parsons Green increasing the overall height from 4 to 5 storeys. An additional 2 storeys would also be added to the rear portion of the building that fronts on to Heathman's Road, increasing its overall height from 2 to 4 storeys.

3.19 Buildings on this side of the street whether they be modern or Victorian are generally between 3 and 4 storeys in height. The tallest townscape feature further south is the tower to the Grade II Listed, St. Dionis Church. The church gable and the gable to the Grade II Listed, Methodist Hall are the next tallest features at approximately 5 storeys in height. To the top of the proposed additional 5th floor, Brigade House would be equivalent in height to the 2 gabled roofs and substantially lower in height than the church tower. Additional plant/lift overrun on the roof would increase its height above the Mission Hall and Church Gables but these features have been set back substantially from the main public elevations and would only be partially visible in the key townscape views from the Green and from the opposite side of the street. The church tower will remain as the tallest townscape feature on this side of the Green.

3.20 The new 5th floor will have a simple, primarily glazed pavilion like structure set back behind a brick parapet which matches the height of the existing buildings concrete and rail balustrade. As a result it will be partially screened in views. It will create a definite top for the building but it will not dominate the host building due to the substantial set back. The roofline on this side of Parsons Green is varied in form and

height due to variety of building types along its length. It is considered therefore, that the height and mass of the building will fit in well to that varied character without dominating the local townscape in this part of the conservation area.

3.21 The southern façade fronts onto Heathmans Road which apart from Brigade House itself is not within a conservation area. Buildings along this street are generally of 2 storeys with varied rooflines. The additional floors on this elevation have been designed so that the 4th storey will be set back from the main elevation in order to maintain a comfortable relationship of scale and enclosure with the rest of the street. The top floor will be glazed to give it a more lightweight appearance compared the brick facade below it. Stock brick is the primary facade material for the principal elevations to reflect the brick built context of the Parsons Green conservation area. The key west elevation and the parts of the south elevation that will be visible from the Green will be of brick to the top of the parapet. The piers to the ground floor shopfronts will be re-clad in brick to unite the bottom and middle portions of the principal elevations. The wide glazed entrance to the flats will be emphasised with a stone band surround. Overall, the ground floor onto Parsons Green will retain a pattern of glazed openings with brick piers supporting the façade above.

3.22 The middle portion of the principal elevations will be expressed to have a distinct character from the ground floor with a bay like effect created from brick layering and stacked window arrangement. The first floor windows to the offices will be less deep than the 2nd and 3rd floor residential windows that will have full height glazing and Juliet balcony features. However, the windows will be grouped to create vertical bays that will be emphasised by setting them into recessive brick panels set back from the main brick elevation. This will help to articulate the facades by creating depth and shadow. This will be further emphasised with deep, brick lined reveals windows to the residential windows. The top floor will have a very simple pavilion like structure clad with clear glazing or glazed insulated units where internal privacy is required.

3.23 The existing building has elevations comprised of expressed concrete piers that frame a cladding system of obscured glazed panels and spandrels set out in grid form. It has an incongruous appearance within the conservation area that does not reflect the local materiality or fenestration pattern. In contrast, the proposal will have a more conventional brick façade on principal elevations facing the conservation area with clearly expressed groups of windows that have vertical proportions more reflective of the local pattern. Whilst the detailing of windows and facades will be more modern in appearance, the materiality and proportions will be sympathetic to the locality. The scale and massing of the building will be increased slightly it has been sensitively designed to respect the varied roofline of the local townscape. The proposal is compliant with Policy DM G3 as the alterations to the building are well integrated into the existing structure and will achieve a high quality of design. The proposal is also compliant with Policy DM G7 as it will replace incongruous facades with more sensitively designed elevations and a form that will enhance the appearance of the conservation area.

Residential Amenity

3.24 Policy DM A9 of the Development Management Local Plan states that proposals must respect the principles of good neighbourliness. Policy DM H9 seeks to prevent noise and disturbance to neighbours. Planning Guidance SPD Housing Policy 8 is concerned with the outlook and loss of privacy to occupiers of adjacent properties.

3.25 The effect of the development upon the amenities of the surrounding residential occupiers is one of the key issues relating to this proposal. The scale and proximity of the development in comparison with the height of the existing buildings/boundary walls, relative to the proximity of surrounding properties, is central to this assessment.

3.26 In this case the situation here is unusual in that the application site partially wraps around a series of inward looking properties including the YMCA at 4-6 Parsons Green, Lavinia House, 2 Parsons Green and the Dairy Residential Development with buildings of varying forms and heights, overlooking the subject site. These buildings are located to the north and north west of the subject site.

3.27 In terms of the existing views from the Dairy properties, these apartments look out onto the subject site, the proposal will provide a green roof which will improve the outlook from these properties.

3.28 SPD Housing Policy 8(i) relates to loss of outlook and states that 'a building's proximity can have an overbearing and dominating effect, detrimental to the enjoyment by residential occupiers of their properties'.

3.29 The proposed extensions would be of a comparable scale to the adjoining properties and has been designed to avoid impacting upon the adjoining buildings. With regard to the walls of the properties on the western and northern elevation officers consider that the building would not be any closer to neighbouring occupiers than the existing building, and as such the increase in height and bulk would not result in any significant manner in terms of being overbearing when viewed from neighbouring buildings on those sides.

3.30 Although the resultant proposed building would be taller in some areas, the perception of the increase in height and bulk on the rear boundary would in fact be reduced with the setbacks and the breaking down of the mass along western boundary which would benefit the residents at the Dairy Development. The northern elevation of the north west section of the second floor level has been setback 1.8m from the boundary, it is considered that this would sufficiently reduce any sense of enclosure for the proposed extended YMCA building which would have habitable room windows in close proximity to the north elevation of Brigade House, notably the bedrooms at first, second and third floor levels in the west elevation, adjacent to the boundary with Brigade House. In particular the proposed fourth floor has been significantly reduced in depth to overcome the previous reason for refusal regarding loss of outlook/sense of enclosure. Officers consider that the impact of the development would be such as to no longer result in an unacceptable sense of enclosure, aspect and outlook such as to justify refusing planning permission. In this respect the proposed development is judged to be acceptable in the context of SPD Housing Policy 8(i). In addition, the proposed residential development next door at Ensor House has also been altered to take into account this issue by rearranging room layouts. It is therefore considered that the proposal would be acceptable in this regard.

3.31 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.

3.32 The proposed windows on the rear (western) elevation at second to fourth floor level would be setback 18-39m from residential windows of the Dairy Development, complying with SPD Housing Policy 8(ii).

3.33 The proposed windows on the side (northern) elevation at the second, third and fourth floors level would include obscured glazing which would be conditioned. The proposed development is therefore considered to be acceptable in the interests of residential amenity, complying with Policy DM A9 and DM G1 of the Development Management Local Plan 2013 and SPD Housing Policy 8 (ii).

3.34 The proposed windows on the side (southern) elevation would overlook the commercial buildings on Heathmans Road whilst the windows to the front (east) elevation would overlook Parsons Green.

3.35 The development would incorporate terraces to the rear and southern side at third floor level and front, southern side and rear on the roof. The terraces on the rear would be setback 28.5m and 36m on the third and fourth floor respectively from the Dairy Development. The terraces on the south side elevation would overlook offices and the terraces on the eastern front elevation would overlook the streetscape. It is considered that the proposed windows and terraces would not result in any significant additional opportunity for overlooking or loss of privacy to justify withholding planning permission on those grounds and would be consistent with SPD Housing Policy 8(ii).

Noise and disturbance

3.36 Policy DM H9 of the DM LP considers noise levels both inside the dwelling and in external amenity spaces while 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.'

3.37 It is difficult to predict with any accuracy the likely level of noise/disturbance that would be generated by the use of the proposed roof terrace. However, on balance, having regard to the significant distance of separation from residential properties 30m to the west (rear elevation) and 20m to the north (side elevation) , together with the relationship with adjoining properties of commercial premises to the south (side elevation) and with Parsons Green to the east (front), it is not considered that its 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 a degree that would justify refusing planning permission. The proposal is therefore considered to be acceptable under Policy DM H9.

Sunlight and daylight

3.38 The proposed development could potentially impact residential windows at the proposed development next door at Ensor House, 2015/05715/FUL which is a material consideration.

3.39 In considering this, 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. Further, Section 2.3 takes account of adjoining development land where it is noted that from a 'daylighting standpoint it is possible to reduce the quality of adjoining development land by building too close to the boundary.' The justification continues stating 'a well-designed building will stand a reasonable distance back from the boundaries so as to enable future nearby residents to enjoy similar access to daylight.'

3.40 As a result and at the request of the Council, the agent has submitted a daylight/sunlight report using the Building Research Establishments (BRE) guidelines for Sunlight and Daylight which takes into account the proposed development at Ensor House, 2015/05715/FUL.

3.41 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 and has been assessed against all the nearest adjacent properties (6 Parsons Green Lane to the side and The Airy building to the rear). 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. Indeed, neither site circumstances nor the extent of the proposed extensions have altered in any significant manner since the previously approved scheme in 2011. It is on balance considered that the proposal would therefore not have any significant impact on the daylight/sunlight to the neighbouring properties to any degree as to warrant the refusal of planning permission.

3.42 In terms of the separate application submitted for next door at No. 6 Parsons Green (Ensor House) and the previously refused scheme, of the 16 closest windows next door on the west and south elevations, two bedrooms at first floor level only attained ADF levels of 0.9% and 0.8%, where the target for a bedroom is 1%. These levels were therefore very close to the criteria. The scheme has subsequently been reduced, omitting the part of the fourth floor adjacent to the affected windows. The amendments would therefore result in the affected rooms continuing to receive good levels of daylight, in excess of the BRE criteria. In addition, in terms of the proposal at Brigade House having impact on the potential to develop next door at Ensor House further than proposed, it is considered that the envelope of the proposed building at Ensor House is at the maximum in the form proposed, stepping away from the shared boundary to the minimum in order to provide windows to all habitable room windows to that site. It is therefore considered that the envelope of the proposed building at Brigade House would not jeopardise any additional potential to develop at Ensor House.

3.43 The proposal would also provide adequate daylight/sunlight to the proposed residential units of Brigade House, especially as all the units would have large unobstructed south facing windows.

Highways Matters

3.44 Borough Wide Strategic Policy T1 of the Core Strategy seeks to improve the transport network by amongst wider public transport improvements, also promoting cycling and ensuring that car parking meets the essential needs of the development, without impacting on the quality of the urban environment. The proposal is considered a

'change of use' so DMLP Policy - DM J2 and DM J3, and SPD Transport Policies 3 & 5 apply.

Impact of building works:

3.45 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.

Car Parking

3.46 The site has a PTAL score of 4 using Transport for London's methodology, indicating that it is very accessible by public transport. Therefore, the proposed residential units will need to be designated Car Permit Free, which will be secured through conditions.

3.47 There are 10 existing car parking spaces with 9 to be retained including 1 disabled space. The office unit will have 1 space and the remaining 7 spaces will be for the residential dwellings. It is also noted that the disabled space will be shared between the residential and office uses. Technically therefore there will be 1 space per residential unit which is unacceptable. Blue badge holders can park for free on the Highway network and there is no specific disabled parking policy. Therefore the residential car parking should be reduced by 1 space. However, given the previous planning history on the site an objection could not be sustained to the car parking subject to all the residential dwellings being car permit free. If Committee were minded to grant planning permission this would be secured by condition.

Cycle Parking

3.48 Policy J5 of the DMLP requires 1 space per 50sqm of B1 office use and 1 space per 1-2 bed dwelling and 2 spaces per 3 bed dwelling. The applicant is providing 37 cycle spaces for the development and this is acceptable. Further details of how these cycle parking spaces would be provided would be secured through condition.

Refuse and Recycling

3.49 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. Officers are satisfied that there is sufficient space within the designated area for the satisfactory storage of refuse, although if

officers were minded to grant planning permission a condition would be attached to ensure the refuse storage is implemented before the use is occupied and is maintained for the life of the development.

Travel Plan

3.50 The outline travel plan has been submitted. The proposal is primarily to convert part of the office space to residential use, and the provision of 8 flats. The submission of the travel plan is welcomed, but as the proposal relates to existing office space and the provision of only 8 residential units, it is not considered necessary to secure further funding for monitoring of the travel plan in this instance, or attach conditions for further details by reason of the scale of the proposal.

Flood Risk

3.51 Site located within Flood Zone 3a area, however the proposed works relate to the upper levels of the property so flood risk is not a significant issue for the application. Indeed, the proposal does not propose any significant changes to the ground floor level which could be the only level potentially affected by flooding issues.

3.52 An Energy and Sustainability report has been submitted. This outlines the energy efficiency and low/zero carbon measures to be implemented in the scheme. Passive design and energy efficiency measures such as use of improved insulation, better airtightness, low energy lighting and use of a communal air source heat pumps and gas fired boiler systems, as well as solar PV Panels are calculated to reduce energy use sufficiently to cut CO2 emissions by 27% compared to the 2013 Building Regulations requirements. This level of carbon reduction is acceptable given that this site is not a major application. The implementation of the measures outlined in the Energy and Sustainability Report would be secured through condition in the event of planning permission being granted.

3.53 The same report also includes information on wider sustainable design and construction issues. The assessment shows that the current expected design would implement measures such as water efficient fittings and appliances, use of environmentally friendly materials, promotion of sustainable waste behaviour and recycling, reducing pollution impacts etc. This level of performance is considered adequate. The implementation of the sustainable design and construction measures outlined in the Sustainability Statement would be secured through condition in the event of planning permission being granted.

3.54 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 is not likely to be feasible but water efficient fixtures and fittings should be specified as part of the planned works to help reduce water use and reduce foul water flows from the site. A condition would be attached to any approval to this effect.

Air Quality:

3.55 London Plan Policy 7.14, Core Strategy Policy CC4 and Policy DM H8 of DM LP seek to reduce the potential adverse air quality impacts of new major developments by

requiring all major developments to provide an air quality assessment that considers the potential impacts of pollution from the development on the site and on neighbouring areas and requiring mitigation measures to be implemented to reduce emissions where assessments show that developments could cause a significant worsening of local air quality or contribute to exceedances of the Government's air quality objectives.

3.56 Considering the need for the whole house installation with mechanical ventilation due to the exceedance of NO₂ and the use of individual low NO_x boiler in addition to the use ASHP and Photovoltaic technology as alluded in the applicant consultancy AQ and Energy report, there will be a need to minimize any negative impact of the development during the construction and operational phase due to onsite construction vehicle emissions and dust generation as well as to ensure that the proposed end user are not exposed to poor Air Quality.

Energy and Sustainability

3.57 As the development consists of fewer than 10 residential dwellings, it is not necessary for it to meet the sustainability and carbon reduction requirements (40%) specified in the London Plan, nor is detailed supporting information required with the application outlining the sustainable design and construction measures to be included in the new building. However the Council would encourage sustainability issues to be considered at the design stage, e.g. in terms of energy use, water use, use of materials etc.

MAYORAL CIL:

3.58 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. The amount charged will contribute towards the funding of Crossrail, and further details are available via the GLA website www.london.gov.uk. The GLA expect the Council, as the Collecting Authority to secure the levy in accordance with the London Plan Policy. 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.

3.59 The Council has also set a CIL charge. The Council's Community Infrastructure Levy (CIL) is also a charge levied on the net increase in floorspace arising from development in order to fund infrastructure that is needed to support development in the area. The Council's CIL runs alongside Section 106 Agreements (S106s) which will be scaled back but will continue to operate. The CIL Charging Schedule was presented to Council and approved 20 May and has formally taken effect since the 1st September. An estimate of £297,520 based on 743.8 sqm of additional floorspace has been calculated.

4.0 Conclusion and Recommendation

4.1 The proposed development would create well-designed dwelling units that would complement its setting. The proposed level of demolition is acceptable given that the

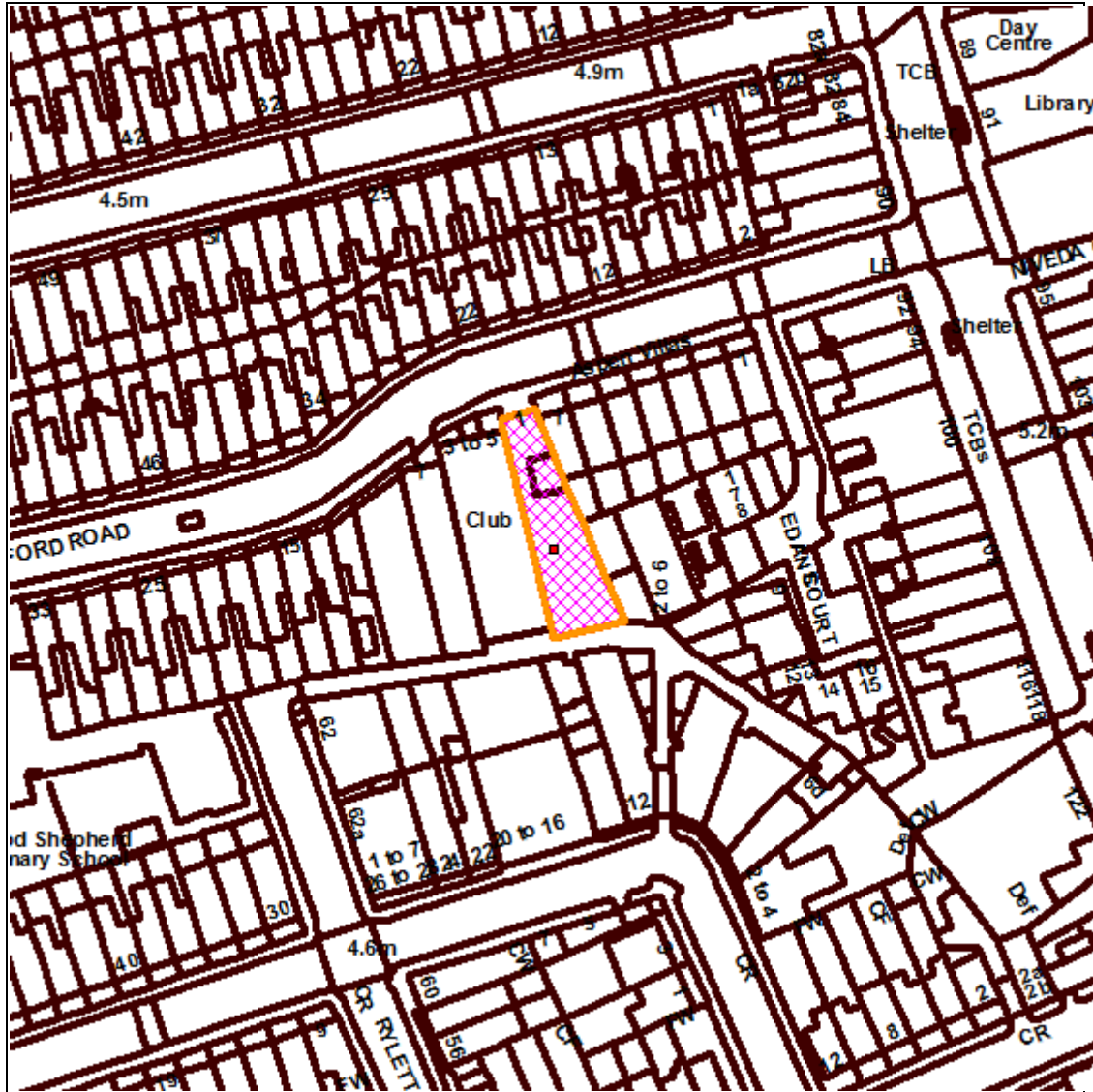
parts of the building being demolished are not of architectural merit, or listed. The proposal would improve the appearance of the site and the surrounding area. The scheme would not have a harmful impact on local services and employment. The development has an acceptable impact on neighbouring living and working conditions. The impact of the development subject to conditions would not have a significant impact on the highway, parking, flooding or the environment. As such the proposal is considered to be in accordance with relevant national guidance, London Plan policies, the Core Strategy, DM LP and Planning Guidance Supplementary Planning Document Policies.

4.2 It is recommended that the application be approved subject to conditions.

Ward: Askew

Site Address:

1 Gayford Road London W12 9BY



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For identification purposes only - do not scale.

Reg. No:
2016/01233/FUL

Case Officer:
Barry Valentine

Date Valid:
23.03.2016

Conservation Area:

Committee Date:
18.10.2016

Applicant:

Palladian Development Limited
C/o Rolfe Judd Planning

Description:

Demolition of existing buildings and erection of two replacement buildings; a three storey high building with basement level facing onto Gayford Road, and a two storey high building at the rear; to create six self-contained flats (3 x 1 beds and 3 x 2 beds)
Drg Nos: 066-P-325 Rev B, 326 Rev B, 327 Rev B, 355 Rev C, 356 Rev A, 455 Rev A, 066-P-456

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 only in accordance with the approved drawings:
066-P-325 Rev B, 326 Rev B, 327 Rev B, 355 Rev C, 356 Rev A, 455 Rev A, 066-P-456

To ensure that the proposal accords with the Council's policies as outlined in the Core Strategy (2011) and the Development Management Local Plan (2013).

- 3) The development hereby permitted shall not commence until particulars, details and samples of materials as appropriate to be used in the external faces of the buildings, has 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 prior to first use, and thereafter permanently retained in this form.

To ensure a satisfactory external appearance, in accordance with Policies DM G1 and DM G3 of the Development Management Local Plan 2013 and Policy BE1 of the Core Strategy 2011.

- 4) Prior to commencement of the development hereby permitted drawings of a typical bay in plan, section and elevation at a scale of no less than 1:20 shall be submitted to and approved in writing by the council. The development shall not be occupied until the scheme has been carried out in accordance with the approved details, and it shall thereafter be permanently retained as such.

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

- 5) None of the residential units hereby permitted shall be occupied until the highway works (removal of the dropped kerb to the front of the site, reinstatement of the pavement and parking bay) have been completed in accordance with a scheme (under S278 of the Highways Act) which shall have first been submitted to and approved in writing by the Council.

To ensure that the proposal has an acceptable impact on pedestrian safety and on the operation of the highway and in the interest of visual amenity, in accordance with Core Strategy Policy T1 (2011) and Policies G1 and G3 of the Development Management Local Plan (2013).

- 6) Prior to commencement of the development hereby approved, a Demolition Logistics Plan shall be submitted to, and approved in writing by, the Council. The details shall include the numbers, size and routes of demolition vehicles, provisions to ensure that all vehicles associated with the demolition 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 works do not adversely impact on the operation of the public highway, in accordance with policies DM J1 and DM J6 of the Development Management Local Plan (2013).

- 7) Prior to the commencement of the development hereby permitted, a Demolition Management Plan (including a Demolition Method Statement) shall be submitted to, and approved in writing by, the Council. Details shall include control measures for dust, emission, 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. Approved details shall be implemented throughout the project period.

To appropriately mitigate the impact of the development during demolition in terms of noise, vibration, dust, lighting or other emissions from the building site, in accordance with policies DM H5, DM H8, DM H9, DM H10 and DM H11 of the Development Management Local Plan (2013), Core Strategy 2011 Policy CC4 and London Plan (2015) Policy 7.14.

- 8) Prior to the commencement of the development hereby permitted, a Construction Logistics Plan shall be submitted to, and approved in writing by, the Council. The details shall include the numbers, size and routes of construction vehicles, provisions 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 construction works do not adversely impact on the operation of the public highway, in accordance with policies DM J1 and DM J6 of the Development Management Local Plan (2013).

- 9) Prior to the commencement of the development hereby permitted, a Construction Management Plan shall be submitted to, and approved in writing by, the Council. Details shall include control measures for dust, emission, 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. Approved details shall be implemented throughout the project period.

To appropriately mitigate the impact of the development during construction in terms of noise, vibration, dust, lighting or other emissions from the building site, in accordance with policies DM H5, DM H8, DM H9, DM H10 and DM H11 of the Development Management Local Plan (2013), Core Strategy 2011 Policy CC4 and London Plan (2015) Policy 7.14.

- 10) No development shall commence until a risk assessment based on the Mayor's of London SPG 'The Control of Dust and Emissions during Construction and Demolition', July 2014 has been undertaken and the identified measures recommended for inclusion into a site specific Construction and Environmental Management Plan (CEMP) that is submitted to and approved in writing by the Council. This CEMP should include an inventory and timetable of dust generating activities; dust and emission control methods for construction traffic and Non Road Mobile Machinery (NRMM). Air quality monitoring of PM10 should be undertaken where appropriate and used to prevent levels exceeding predetermined Air Quality threshold trigger levels. The assessment should take into account residential receptors on-site and off-site of the development. Developers must ensure that on-site contractors follow best practicable means to minimise dust and emissions at all times

To comply with the requirements of the NPPF (2012), Policies 7.14a-c of The London Plan (2016), Core Strategy 2011 Policy CC4, and Policy DM H8 of the Development Management Local Plan (2013).

- 11) Prior to the commencement of the development details must be submitted to and agreed in writing by the council of the Ultra Low Nox Gas fired boilers to be provided for space heating and domestic hot water. The Gas fired boilers to be provided for space heating and domestic hot water shall have dry NOx emissions not exceeding 40 mg/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.

To comply with the requirements of the NPPF, Policies 7.14a-c of The London Plan (2016) Core Strategy 2011 Policy CC4, and Policy DM H8 of the Development Management Local Plan (2013).

- 12) Prior to the commencement of the development details shall be submitted to and approved in writing by the Council of all Non-Road Mobile Machinery (NRMM) to be used on the development site. All NRMM should meet as minimum the Stage IIIA emission criteria of Directive 97/68/EC and its subsequent amendments. This will apply to both variable and constant speed engines for both NOx and PM. An inventory of all NRMM must be registered on the NRMM register <https://nrmm.london/user-nrmm/register>. All NRMM should be regularly serviced and service logs kept on site for inspection. Records should be kept on site which details proof of emission limits for all equipment.

To comply with the requirements of the NPPF (2012), Policies 7.14a-c of The London Plan (2016), Core Strategy 2011 Policy CC4, and Policy DM H8 of the Development Management Local Plan (2013).

- 13) Prior to occupation of the residential units hereby permitted, cycle storage as detailed on the approved plan 066-P-325 Rev B shall be fully installed; and it shall thereafter be permanently retained for this purpose.

To ensure the satisfactory provision of cycle parking, in accordance with Policy DM J5 of the Development Management Local Plan (2013).

- 14) The waste and recycling storage shall be provided in accordance with the details shown on approved drawings 066-P-325 Rev B and 326 Rev B prior to occupation of the development hereby permitted. The storage areas shall be permanently retained for this use thereafter.

To ensure that the use does not give rise to smell, nuisance and an accumulation of rubbish arising from the operation of the use in accordance with policies DM H5 of the Development Management Local Plan (2013) and SPD Sustainability Policy 3 of the Planning Guidance Supplementary Planning Document (2013).

- 15) Prior to occupation of the residential units hereby permitted, further details shall be submitted to and approved in writing by the council as to how waste and recycling would be managed and made available for collection. The development shall only operate in accordance with the details approved.

To ensure that the use does not give rise to smell, nuisance and an accumulation of rubbish arising from the operation of the use and to ensure that the proposed collection of waste would not have an adverse impact on the highway in accordance with policies DM H5 of the Development Management Local Plan (2013), policy T1 of the Core Strategy and SPD Sustainability Policy 3 of the Planning Guidance Supplementary Planning Document (2013).

- 16) Prior to occupation of any of the residential units 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.

- 17) The development hereby permitted shall not be occupied before details of the landscaping of all areas external to the buildings, including planting, paving, boundary walls, fences, gates and other means of enclosure, have been submitted to and approved in writing by the Council. The hard landscaping shall be carried out in accordance with the approved details, before the occupation or use of any part of the development hereby permitted.

To ensure a satisfactory external relationship with its surroundings in accordance with Policies DM G1 and DM G3 of the Development Management Local Plan 2013 and Policy BE1 of the Core Strategy 2011.

- 18) All planting, seeding and turfing approved as part of the agreed soft landscaping scheme shall be carried out in the first planting or seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or shrubs which die, are removed or become seriously damaged or diseased within 5 years of the date of the initial planting shall be replaced in the next planting season with others of similar size and species.

To ensure a satisfactory provision for planting, in accordance with Policy DM E4 of the Development Management Local Plan 2013.

- 19) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (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, hard standings, 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 the appearance of the area, in accordance with Policies DM A9 and DM G1 and DM G3 of the Development Management Plan 2013.

- 20) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (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 G1 and DM G3 of the Development Management Local Plan 2013.

- 21) With the exception of the balconies and terraces 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.

- 22) No plumbing, extract flues or pipes other than rainwater pipes shall be fixed on the Gayford Road elevation of the development hereby approved.

To ensure a satisfactory external appearance and prevent harm to the street scene, in accordance with Policies DM G1 and G3 of the Development Management Local Plan 2013 and Policy BE1 of the Core Strategy 2011

- 23) 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 development hereby permitted.

To ensure that that the visual impact of such features can be considered in accordance with Policies DM G1 of the Development Management Local Plan 2013, and Policy BE1 of the Core Strategy 2011.

- 24) Residential units F1, R1 and R2 as labelled on 066-P-325 Rev B and 326 Rev B hereby approved shall meet M4(2) Category 2: Accessible and adaptable dwellings of The Building Regulations 2010 Access to and Use of buildings, 2015 edition standards, and shall be permanently retained as such thereafter.

To ensure that the development provides accessible accommodation in accordance with Policy H4 of the Core Strategy 2011, Policy 3.8 of The London Plan (2016) and Policy DM A4 of the Development Management Local Plan 2013.

- 25) 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.

- 26) 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.

- 27) 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.

- 28) 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.

- 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 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.

- 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 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.

- 31) 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/ uses in adjoining dwellings, namely [eg. living room and kitchen 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 Policies DM H9 and H11 of the Development Management Local Plan.

- 32) Prior to commencement of the relevant part of the development, section drawing showing the proposed solar panel shall be submitted and approved in writing by the Local Planning Authority. The development shall only be implemented in accordance with the details approved.

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

- 33) Prior to commencement of the relevant part of the development, details of any external lighting indicating level of luminance shall be submitted and approved in writing by the Local Planning Authority. The development shall only be implemented in accordance with the details approved.

To ensure a satisfactory external appearance and to prevent harm to the occupiers of neighbouring properties, in accordance with Policies DM G1, DM G7, DM H9 and DM H11 of the Development Management Local Plan (2013).

- 34) The development shall only be carried out in accordance with flood mitigation measures set out within the Flood Risk Assessment and appendices by ambiental reference 2268 June 2015. 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).

- 35) Development shall not commence until a drainage strategy detailing any on and/or off site drainage works, has been submitted to and approved by, the local planning authority in consultation with the sewerage undertaker. No discharge of foul or surface water from the site shall be accepted into the public system until the drainage works referred to in the strategy have been completed.

The development may lead to sewage flooding; to ensure that sufficient capacity is made available to cope with the new development; and in order to avoid adverse environmental impact upon the community in accordance with Core Strategy (2011) policy CC2.

- 36) No occupier of the residential units F1, F2, F3, R1 and R2 as labelled on approved plans 066_P_326_Rev B and 327 Rev B, 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 receipt.

In order to ensure that the development does not harm the existing amenities of the occupiers of neighbouring residential properties by adding to the high level of on-street car parking stress in the area, in accordance with Core Strategy (2011) policy T1 and policies DM J2 and DM J3 of the Development Management Local Plan (2013).

- 37) The development 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 of the residential units F1, F2, F3, R1 and R2 as labelled on approved plans 066_P_326_Rev B and 327 Rev 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.

In order that the prospective occupiers of the new residential 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 high level of on-street car parking stress in the area, in accordance with Core Strategy (2011) policy T1 and policies DM J2 and DM J3 of the Development Management Local Plan (2013).

- 38) 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 address of the residential units hereby approved. 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 proposed residential units and thus ensure that the development does not harm the existing amenities of the occupiers of neighbouring residential properties by adding to the high level of on-street car parking stress in the area, in accordance with Core Strategy (2011) policy T1 and policies DM J2 and DM J3 of the Development Management Local Plan (2013).

- 39) The demolition works 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 a signed copy of the building contract has been submitted to, and approved in writing, by the Council;

(ii) written notice of the start date for the demolition process has been submitted to the Council. Such notification shall be to the Council's Head of Development Management and shall quote the application reference number specified in this decision letter.

To ensure that the demolition does not take place prematurely and to safeguard the character and appearance of the area, in accordance with policies BE1 of the

Core Strategy (2011) and DM G1 of the Development Management Local Plan 2013.

- 40) Prior to commencement of the development hereby permitted details of the enclosure to the proposed rear lightwell at the basement level shall be submitted to, and approved in writing, by the council. The proposed lightwell shall not be used until the enclosure has been installed as per the agreed details. The development shall thereafter be retained in this form.

To ensure a satisfactory external appearance, in accordance with Policies DM G1 and DM G3 of the Development Management Local Plan 2013 and Policy BE1 of the Core Strategy 2011, and to ensure that the basement level provides an acceptable safe standard of residential accommodation in accordance with DMLP (2013) policy DM A9.

Justification for Approving the Application:

1) LAND USE

The development would provide six good quality residential units which would make a positive contribution to the borough achieving its housing targets. The residential units are considered to be of a good quality and would provide an acceptable standard of residential accommodation. As such the proposed development is considered to be in accordance with the NPPF, The London Plan (2016) Policy 3.3 and Table 3.1, Core Strategy (2011) Policy H1 and H3, Development Management Local Plan (2013) policies DM A1, DM A2 and DM A9.

IMPACT ON NEIGHBOURING PROPERTIES

The proposed development would not cause significant harm to neighbouring living conditions in terms of sunlight, daylight or outlook. The proposed development would have an acceptable impact on neighbouring privacy and in terms of noise disturbance. The proposed development complies with DMLP (2013) policies DM A9, DM G3 and DM H9 and the NPPF.

VISUAL AMENITY

The proposed development is considered to be of an appropriate height, scale and bulk which would be in keeping with the height and form of surrounding development, ensuring that it would not form an overly prominent addition to the townscape. The main elevations of the building would appropriately correspond with existing features of adjacent buildings and context, utilising appropriate traditional materials such as London Stock Brick and timber sash windows. The proposed development would enhance the appearance of the street scene and would have a positive impact on the appearance of the surrounding area, in accordance with Core Strategy (2011) policy BE1 and Development Management Local Plan (2013) policy DM G1.

TRANSPORT

The proposed development would not cause significant parking stress in the area due to the additional units that would result from the development being car

parking permit free. The proposed development would provide a sufficient number of cycle parking spaces and sufficient waste and refuse storage. Conditions are recommended to help ensure that the impact of development during demolition and construction are appropriately mitigated. The development would therefore be acceptable in accordance with the NPPF (2012), London Plan (2016) Policy 6.13, Core Strategy (2011) Policies T1 and CC3, and Policies DM J1, DM J2, DM J5, DM A9 and DM H5 of the Development Management Local Plan (2013).

ENVIRONMENTAL

The small impact of the development on flooding could be appropriately managed and mitigated by condition; mitigation measures would be carried out as detailed in the Flood Risk Assessment. The proposed development would not pose a risk in terms of Land Contamination, subject to conditions. The development would therefore be acceptable in accordance with London Plan (2016) Policy 5.13, Policies CC1 and CC2 of the Core Strategy (2011) and Development Management Local Plan (2013) Policy DM H3 and DM H7.

Overall, the proposed development is in accordance with Core Strategy (2011) policy BE1, CC1, CC2, CC3 and T1 and Development Management Local Plan (2013) policy DM A1, DM A9, DM J1, DM J2, DM J5, DM H5, DM G1, DM G3, DM H1, DM H3, DM H7 and DM H9. The development would therefore be acceptable in accordance with London Plan (2016) Policy 5.13, The development would therefore be acceptable in accordance with the NPPF (2012) and London Plan (2016) Policy 3.3 and Policy 6.13.

LOCAL GOVERNMENT ACT 2000 LIST OF BACKGROUND PAPERS

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

Application form received: 16th March 2016
Drawing Nos: see above

Policy documents: National Planning Policy Framework 2012
The London Plan 2015
Core Strategy 2011
The Development Management Local Plan 2013
Planning Guidance Supplementary Planning Document July 2013

Consultation Comments:

Comments from:
Environment Agency - Planning Liaison
Thames Water - Development Control

Dated:
13.04.16
31.03.16

Neighbour Comments:

Letters from:

159 Becklow Road London W12 9hh
7 Aspen Villas 1A Gayford Road London W129BY
7 Gayford Road Shepherds Bush London W12 9BY

Dated:

31.03.16
14.04.16
27.09.16

BACKGROUND

1.1 The application site is occupied by a two storey building located on the southern side of Gayford Road. The rear faces onto a private road (Wendell Mews), which runs between the rear elevations of properties in Wendell Road and Gayford Road. There is a social club to the west at 3-5 Gayford Road and residential property to the east and on the northern side of Gayford Road.

1.2 The site is not located in a conservation area, nor a listed building. The site is not adjacent to any conservation area. There are no listed buildings within the vicinity of the site whose setting could be impacted by the proposed development.

1.3 The site has a Public Transport Accessibility Level (PTAL) of 3 (moderate). The site is located approximately located 75m west of Askew Road, which contains local shops and services and provides access to buses. The site is located in the Environment Agency's Flood Risk Zones 2 and 3.

1.4 Planning permission is sought for the demolition of the existing building and erection of two replacement buildings, a three storey high building over basement level facing onto Gayford Road, and a two storey high building at the rear. Six self-contained residential units (3 x 1 beds and 3 x 2 beds) would be provided with associated amenity areas, cycling parking and refuse storage.

Relevant Planning History

1.5 Planning permission (ref: 1990/00285/FUL) was granted on 09/07/1990 for alterations to the external elevations of the building.

1.6 A certificate of lawfulness (ref: 2011/03376/CLE) was granted on 08/12/2011, confirming that the lawful use of the property is as a one bedroom self-contained dwelling.

1.7 Planning permission (ref: 2015/02957/FUL) was refused on 18/08/2015 to demolish the building and redevelop for seven flats. Two 2-bedroom and one 1- bedroom flats were proposed in a three storey plus-basement building with roof terraces at first/second floor levels; and three 1-bedroom and one 2-bedroom flats were proposed in a part two, and part three storey building with roof terraces at first/second levels. There would have been associated cycle parking, refuse storage and landscaping.' The reasons for refusal are summarised as follows:

- + Unacceptable design and impact on visual amenity
- + Unacceptable quality of residential units
- + Unacceptable impact on sunlight, outlook and privacy to neighbouring residential properties

PUBLICITY AND CONSULTATIONS

2.1 The application was advertised by sending letters to fifty two neighbouring properties, by erecting a site notice and placing a notice in the local press. Objections have been received from three residents from (i) 7 Aspen Villas, 1 Gayford Road (ii) 7 Gayford Road (iii) 159 Becklow Road.

2.2 The concerns of the objectors are summarised below:

- The proposal does not provide family sized housing.

Officers' response - The non-provision of family housing is on balance acceptable. The site has a narrow width and is in close proximity to neighbouring properties; providing larger units with sufficient external without having adverse impact on the living conditions of neighbouring properties could prove challenging.

- Concerns over the quality of accommodation that the development would provide due to front gate being adjacent to a bedroom.

Officers' response - Whilst this is not ideal, the overall quality of living accommodation provided would be acceptable; and the new accommodation would be insulated to the latest building regulation standards.

- Impact of proposal on parking stress.

Officers' response - The additional residential units created by the development would be required to be car parking permit free. As such, the development would not have a significant impact on parking stress.

- That the new tenants of the development would create noise.

Officers' response - It is not considered that the general use of additional residential units would, in themselves, tend to create significant levels of noise disturbance especially given the sites location in an urban environment.

- Concerns over first floor balcony overlooking garden of no.7 Aspen Villas.

Officers' response - The proposed first floor balcony would not have views of the neighbour's garden due to the height of the adjacent boundary. However, the proposed second floor level boundary to the rear of the front building would have some views over the neighbour's garden, but given the height that the garden would be viewed at and its location within an urban context where rear gardens rarely have complete privacy, any views experienced would not be sufficiently harmful to justify refusal of planning permission.

- Impact on light to the neighbour no.7's garden.

Officers' response - The applicant has submitted a sunlight and daylight assessment which demonstrates that neighbouring gardens would still receive sufficient level of sunlight, in accordance with BRE guidance. In regards to no.7, the submitted sunlight and daylight assessment shows that the garden area within this property is likely to receive marginally more (1%) sunlight rather than less.

2.3 The Environment Agency were consulted on the application. They note that the proposed development would result in a 'more vulnerable' use within a Flood Risk Zone, but consider the development to be at a low risk of flooding. It should be noted that there is already residential use on site, albeit that there is no basement level. The

basement level is, however, part of a flat which would also be located at ground floor level.

2.4 Thames Water were consulted on the application. They have recommended that a condition be attached to the planning permission requiring the submission of a drainage strategy. A drainage strategy is recommended to be secured by condition 35.

2.5 The Metropolitan Police's Crime Prevention Design Officer was consulted on the application; but has not commented.

3.0 CONSIDERATIONS

3.1 The relevant planning considerations in this case, to be assessed against the policies in the National Planning Policy Framework (NPPF), The London Plan (as amended March 2016) and the Council's Local Development Framework, comprising the Core Strategy (2011), Development Management Local Plan (DMLP) (2013) and the Planning Guidance Supplementary Planning Document (PGSPD) are:

- + Principle of creating six (C3) residential units
- + The contribution that the new units would make to the borough housing stock in terms of the quality of residential accommodation that they would provide
- + The impact of the development on the appearance of the street and surrounding area
- + The impact of development on neighbours' amenity
- + The impact of the development on parking demand and on the highway
- + The impact of the development on the environment

LAND USE MATTERS

3.2 Core Strategy policy H1 states that the council will look to exceed housing targets set out in The London Plan. The current London Plan target is for the delivery of 1,031 residential units per year in this borough. Core Strategy policy H1 states that this will be achieved by allowing the development of windfall sites.

3.3 As established in the lawful development certificate reference 2011/03376/CLE, which was granted on the 08/12/2011, the lawful use of the site is as a single residential unit. The proposal would therefore create an additional five self-contained residential (C3) units, which would make a small contribution to the council achieving its housing targets in accordance with Core Strategy policy H1.

3.4 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. To aid this a density matrix table is provided in Table 3.2 of The London Plan which provides target density values for different types of locations (Suburban/Central/Urban) and PTAL ratings. This is supported by Policy DM A2 of the DMLP. The application site has a PTAL rating of 3 (moderate). According to The London Plan density matrix, the site should be considered to be set in an 'urban' location. The London Plan's recommended density range for sites in an 'urban' location with a PTAL rating of 3 is between 200 to 450 habitable rooms per hectare. The proposed development would comply with the London Plan's Density Matrix as it would have a density of 440 habitable rooms per hectare.

3.5 Core Strategy policy H4 and DMLP (2013) policy DM A3 seeks to ensure that developments provide a mix of housing types and sizes, in particular it seeks to increase the proportion of family accommodation. DMLP (2013) policy does acknowledge that the ability to meet this will be subject to viability, locational characteristics and site constraints.

3.6 The proposed development would provide three one bed units and three two bed units. Whilst there are no family units proposed, this is a small scheme. Also, the site has a narrow width and is in close proximity to neighbouring properties; providing larger units with sufficient external without having adverse impact on the living conditions of neighbouring properties could prove challenging.

3.7 Core Strategy (2011) policy H2 requires affordable housing to be provided on sites when a development provides, or is capable of providing, 10 or more newly built self-contained residential units. The proposed development would only create six residential units (five additional ones), and is below the threshold above which affordable housing is normally a requirement. The site is not capable, in officers' view, of providing 10 or more new build residential units, as to do so would require a significant increase in bulk of the development, which in turn would likely have an adverse impact on the appearance of the development and the surrounding area. The extra bulk would also likely result in the development causing unacceptable harm to neighbouring amenity. Furthermore, the creation of additional units would also take the development significantly above the London's Plan Density Matrix recommendations. In this instance the non-provision of affordable housing is considered acceptable by officers.

DESIGN

3.8 Paragraph 56 of the NPPF states that great importance should be attached to the design of the built environment. Paragraph 58 of the NPPF states that planning decisions should aim to ensure that developments 'will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development; establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit; optimise the potential of the site to accommodate development, create and sustain an appropriate mix of uses (including incorporation of green and other public space as part of developments) and support local facilities and transport networks; respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation; create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion; and are visually attractive as a result of good architecture and appropriate landscaping'.

3.9 London Plan Policy 7.1 requires that all new development be of a high quality, requiring them to respond to their surrounding context, to improve access to social and community infrastructure, to contribute to the provision of high quality living environments, and to enhance the character, legibility, permeability and accessibility of the surrounding neighbourhood.

3.10 London Plan Policy 7.8 requires that development respects heritage assets by being sympathetic to their form, scale, materials and architectural detail.

3.11 Relevant local policies concerning the design of the proposed development are policy BE1 and of the Core Strategy (2011) and policy DM G1 of the DMLP (2013).

3.12 Policy BE1 of the Core Strategy 2011 states that 'Development should create a high quality urban environment that respects and enhances its townscape context and heritage assets. There should be an approach to accessible and inclusive urban design that considers how good design, quality public realm, landscaping and land use can be integrated to help regenerate places. In particular, development throughout the borough should be of the highest standard of design that respects local context and character and should protect and enhance the character, appearance and setting of the borough's conservation areas and its historic environment'.

3.13 Policy DM G1 of the DMLP (2013) seeks to ensure that new build development are to a high standard of design and compatible with the scale and character of existing development and its setting. It states that:

'All proposals must be designed to respect:

- a) the historical context and townscape setting of the site, and its sense of place;
- b) the scale, mass, form and grain of surrounding development;
- c) the relationship of the proposed development to the existing townscape, including the local street pattern, local landmarks and the skyline;
- d) the local design context, including the prevailing rhythm and articulation of frontages, local building materials and colour, and locally distinctive architectural detailing, and thereby promote and reinforce local distinctiveness;
- e) the principles of good neighbourliness;
- f) the local landscape context and where appropriate should provide good landscaping and contribute to an improved public realm; and
- g) sustainability objectives; including adaptation to, and mitigation of, the effects of climate change;
- h) the principles of accessible and inclusive design; and
- i) the principles of Secured by Design.'

3.14 No objection is raised to the demolition of the existing building. The existing building on the site is not of architectural or historic interest. The existing buildings have a functional appearance with both the front street facing elevation and the rear elevation lacking any features of particular visual interest that would justify their retention. In addition, the building is not located in a conservation area, nor is it listed either at a local or national level and as such is not protected under existing policies. A condition (39) requiring a building contract to be submitted prior to demolition is recommended to prevent a gap being created on the street scene at Gayford Road. Also a condition (7) is recommended requiring the submission of a Demolition Management Plan, to help mitigate the impact of development on surrounding properties.

3.15 The proposed development is of an appropriate bulk, mass and form. The eaves height and main front building line of the building fronting on to Gayford Road would appropriately align with the eaves/front building line of the adjacent newly built Aspen Villas terrace. The front elevation would feature a two storey high bay window, similar in height and width to bay windows present on Aspen Villas. At the rear of the frontage building, part of the proposed rear elevation at second floor level would align with the building line of Aspen Villas, with the other half stepping forward by 1.38m, echoing a traditional rear addition form. At ground and first floor level the building line would align with the rear building line of the rear addition form. The projection of the building line

forward at these lower levels is acceptable as these parts of the property would not be highly visible due to the height of the boundary wall and surrounding built form.

3.16 The front elevation of the front building would feature simple detailing and traditional materials such as timber sash windows, slate tile roof and London Yellow Stock Brick, that would ensure that the proposed building would blend into the street context, acting as appropriate transition between the heavily altered 3 to 5 Gayford Road, and the more contemporary contextual design of Aspen Villas.

3.17 The rear building would be two storeys high and have a twinned peaked hipped roof. The roof of the rear building at its lowest point where it meets the side boundaries of the site, would generally align with the eaves height of 3 to 5 Gayford Road, and the eaves line of 2 to 6 Edans Court, which is approximately 6m to the east. The building line of the proposed rear building is acceptable as they are significantly less than the existing rear warehouse building that is on the site. The twinned peaked hipped roof form of the building and its simple brick dominated detailing would help give the building an essence of a warehouse like appearance, which is comparable to the existing rear building's form and appearance, and considered to be an appropriate approach in its location.

3.18 The inner courtyard facing elevations would be contemporary in style, but appropriately underpinned by the use of London Stock brick that would ensure that they have a relationship with surrounding development. The use of large glazed openings, timber screens and cladding and glass balustrades are acceptable in this context. The courtyards themselves, whilst featuring predominantly hard landscaping, would correspond with the architecture style of the building and would be a significant improvement in appearance from the existing utilitarian appearance of the existing roof.

3.19 The proposed development is considered to be of an appropriate height, scale and bulk which is in keeping with the height and form of surrounding development, ensuring that it would not form an overly prominent addition to the townscape. The main elevations of the building would appropriately correspond with existing features of adjacent buildings and context, utilising appropriate traditional materials such as London Stock Brick and timber sash windows. The proposed development would enhance the appearance of the building and street scene and would have a positive impact on the appearance of the surrounding area, in accordance with Core Strategy (2011) policy BE1 and Development Management Local Plan (2013) policy DM G1.

QUALITY OF RESIDENTIAL ACCOMMODATION

3.20 Housing quality is a key consideration in the assessment of applications for new developments. The London Plan seeks the delivery of new housing that is of a high quality of design. London Plan Policy 3.5 'Quality and Design of Housing Developments' says that housing developments should be of the highest quality internally, externally and in relation to their context and to the wider environment. To ensure the delivery of high quality, well designed housing, the Mayor has prepared Supplementary Planning Guidance entitled 'Housing' (herein referred to as the Housing SPG). The document provides detailed guidance which seeks to assist in the design of new housing to ensure that new developments are of the highest quality and make a difference to the quality of life of new residents. The SPG is clear that increasing output (of housing) is not a simple end in itself - new housing must also enhance the environment, improve choice and affordability and provide better quality homes.

3.21 Borough Wide Strategic Policy H3 within the Core Strategy (2011) says that the council will expect all housing developments to respect the local setting and context, provide a high quality residential environment, be well designed and energy efficient, meet satisfactory internal and external space standards, and provide a good range of housing types and sizes.

3.22 DMLP (2013) Policy DM A2 says 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 in accordance with The London Plan'.

3.23 DMLP (2013) Policy DM A9, entitled 'Detailed Residential Standards' says that the Council will ensure that the design and quality of all new housing is of a high standard. To assess this, the following considerations will be taken into account; and are discussed below

- Floor area
- Accessibility for disabled people
- Amenity and garden space provision
- A safe and secure environment
- Car parking and cycle parking
- Attenuation of surface water run off
- Sustainable energy matters
- Provision of waste and recycling storage facilities
- Noise insulation and layout to minimise noise nuisance between dwellings
- Protection of existing residential amenities

Size of Units

3.24 London Plan Policy 3.5 places a significant focus on internal space standards for dwellings. The purpose of the policy is to ensure that all new homes are fit for purpose and offer the potential to be occupied over time by households of all tenures. London Plan (as amended 2016) Table 3.3 set out the minimum gross internal area for new dwellings. The proposed development complies with London Plan minimum floor areas. The size and make-up of the units are as follows:

- F1 - Front Building Ground and Basement - 2 Bed 4 Person 2 Storeys –
(Requires: 79 sq.m) - 81 sq.m proposed - Complies
- F2 - Front Building 1st Floor - 1 Bed 2 Person –
(Requires: 50 sq.m) - 53 sq.m proposed - Complies
- F3 - Front Building 2nd Floor - 2 Bed 3 Person –
(Requires: 61 sq.m) - 64 sq.m proposed – Complies

- R1 - Rear Building Ground - 1 Bed 2 Person –
(Requires: 50 sq.m) - 50 sq.m proposed - Complies
- R2 - Rear Building Ground - 1 Bed 2 Person –
(Requires: 50 sq.m) - 51 sq.m proposed - Complies
- R3 - Rear Building 1st Floor - 2 Bed 4 Person –
(Requires: 70 sq.m) -104 sq.m proposed - Complies

Aspect and Outlook

3.25 All the proposed units would be dual aspect, with each unit containing windows that would face in a southerly direction. The flats would therefore have good outlook.

Daylight/Sunlight to New Dwellings

3.26 BRE guidance provides a method for calculating the luminance of a room called Average Daylight Factor (ADF). The BRE guidance sets the following recommended ADF levels for habitable room uses 1% Bedrooms, 1.5% Living Rooms and 2.0% Kitchens. The applicant has produced a sunlight and daylight report that shows that all but one room within the development would meet BRE ADF guidance. The one room that scores below the recommended ADF value is the kitchen part of the open plan kitchen/living/dining room to unit R3 which is located in the rear building at first floor level. This area would score 1.8%, which is below the 2.0% recommended. However, despite this no objection is raised because the overall quality of this flat would be very good. All the other rooms within the flat would exceed the minimum BRE ADF recommendations. The living room area would score over 2%, and the two bedrooms would score 1.2%. In addition this flat would also have a floor area which exceeds the minimum required by 34.sq.m; and it would also have access to external amenity space.

Floor to ceiling heights

3.27 The London Plan (as amended March 2016) states that units should have 75% of their floor area with a minimum floor to ceiling height of 2.5m and above. All parts of the development would have a floor to ceiling height in excess of 2.5m, thus complying with The London Plan requirements.

External amenity space

3.28 The Mayor's Housing SPG Baseline Standards 4.10.1, 4.10.2 and 4.10.3 relate to private amenity space in new dwellings. The supporting text recognises that private open space is highly valued and should be provided in all new housing developments. The standard is quantified as 5 sq.m for 1 to 2 person dwellings and an extra 1 sq.m should be provided for each additional occupant. The standard recognises that in some cases, site constraints may make it impossible to provide private open space for all dwellings. All of the proposed units that would be provided by the development would meet this external amenity space standard as set out below:

- F1 - Front Building Ground and Basement - 2 Bed 4 Person 2 Storeys –
(Requires 7 sq.m) - Proposed 17.7 sq.m - Complies
- F2 - Front Building 1st Floor - 1 Bed 2 Person –
(Requires 5 sq.m) - Proposed 5.7 sq.m - Complies
- F3 - Front Building 2nd Floor - 2 Bed 3 Person –
(Requires 6 sq.m) - Proposed 6.3 sq.m - Complies

- R1 - Rear Building Ground - 1 Bed 2 Person –
(Requires 5 sq.m)- Proposed 5.5 sq.m - Complies
- R2 - Rear Building Ground - 1 Bed 2 Person –
(Requires 5 sq.m) - Proposed 5.7 sq.m - Complies
- R3 - Rear Building 1st Floor - 2 Bed 4 Person –
(Requires 7 sq.m) - Proposed 10.8 sq.m - Complies

3.29 In addition, the future residents would have access to the communal space within the central courtyard which would be 20 sq.m in size.

Access Matters

3.30 DMLP (2013) policy DM A9 'Detailed Residential Standards', DMLP (2013) Policy DM A4 'Accessible Housing' and SPD Design Policy 1 'Inclusive Design' of the PGSPD relate to ensuring that homes are accessible and meet 'Lifetime Homes' standards. The DMLP (2013) Policy DM A4 allows for some flexibility in the application of 'Lifetime Homes' recognising that this is not always feasible when new dwellings are formed in existing property.

3.31 Subsequent to the adoption of the above policies and guidance Lifetimes Homes has been superseded. Access requirements have now been incorporated into Building Regulations. The equivalent Building Regulations standard to Lifetimes Homes is M4 (2) 'accessible and adaptable dwellings'. To reflect this change The London Plan was amended in March 2016 with London Plan Policy 3.8 'Housing Choice' now requiring 90% of dwellings to meet M4 (2) Building Regulations requirement.

3.32 The key issue in ensuring that M4 (2) can be achieved within a development is to ensure, at the planning application stage, that the units can reasonably achieve level access. If level access cannot be reasonably achieved, then the units cannot be required to meet the M4(2) Building Regulations. The London Plan recognises that securing level access in buildings of four storeys or less can be difficult, and that consideration should also be given to viability and impact on ongoing service charges for residents

3.33 Of the six units proposed, the three flats with accommodation at ground floor level (F1, R1 and R2) would be provided with step-free access to the entrance level and are therefore considered to be compliant with Part M4(2). The remaining three flats would not have level access, as they would be located on the upper floors. In order for these flats to also achieve compliance a lift would need to be provided in both buildings. The buildings are only three and four storeys high, however, and the costs of providing two lifts in a scheme with only six flats would place a strain on the viability of the development, and would also have an impact on service charges to future residents. In light of this no objection is raised by officers.

3.34 Wheelchair accessible units are not required in this instance due to the development providing less than 10 residential units.

Noise disturbance to new units

3.35 The Housing SPG Baseline Standard 5.3.1 and London Plan Policy 7.15 state that the layout of adjacent dwellings and the location of lifts and circulation spaces should seek to limit the transmission of noise to sound sensitive rooms within dwellings. This policy is supplemented by DMLP (2013) Policies DM A9 and DM H9, both of which seek to ensure that development does not result in noise and disturbance to existing and future occupiers.

3.36 Condition (31) is recommended to ensure that there is sufficient insulation between residential units, in order to prevent excessive noise transference between properties. The rear private road serves a limited number of properties (mainly residential), and is understood to be quite in character with limited vehicle and pedestrian movements. The rear building line is also proposed to be set back from its current position and there

would be defensive planting provided. The rear rooms that would face towards the route would, therefore, enjoy an acceptable living environment in officers' view.

3.37 At the front of the building at Gayford Road, a bedroom is proposed at ground floor level adjacent to the front entrance. Whilst this is not ideal, there would be a front garden provided, plus an enclosure to the street. The overall quality of living accommodation provided in this flat is acceptable; it would be well sized, it would have a rear private external amenity space and be dual aspect including having southerly facing windows to its main living space.

Privacy between proposed residential units

3.38 The proposed development would provide an acceptable level of privacy between the proposed units. The rear windows of the two blocks would be located 13.25m from each other. Windows/terraced areas have been largely located such that they would not directly face onto each other; but where they do, timber louvered screens or a feature such as a bicycle store are proposed to ensure a sufficient level of privacy.

Secure by Design

3.39 London Plan Policy 7.3 requires new development to incorporate crime prevention measures to provide a safe and secure environment. Policy BE1 of the Core Strategy and policy DM G1 of the DM Local Plan, 2013 requires proposals to meet 'Secured by Design' requirements. This is recommended to be secured via condition (16).

IMPACT ON NEIGHBOURING PROPERTIES

3.40 The proposed development would not have an unacceptable impact on neighbours' sunlight and daylight. The applicant has submitted a sunlight and daylight analysis which has been assessed by officers. The sunlight and daylight assessment measures the impact of the development on all habitable rooms in adjoining residential properties in Gayford Road, Aspen Villas and Wendell Road.

3.41 The submitted sunlight and daylight analysis demonstrates that all but two habitable windows within the neighbouring residential properties would pass the Vertical Sky Component (VSC) test, retaining a VSC in excess of 0.8 times their former value. The two windows that would not pass are W4 and W5, both of which are located at ground floor level within 2 to 6 Edans Court. It is likely that these two windows serve bedrooms within the same unit. These windows would marginally fail, with W4 failing by 0.8% (so a reduction of 20.08% VSC) and W5 failing by 1.7% (so a reduction of 21.7% VSC). These windows would still receive a good level of VSC, scoring 23.8 and 23.0. On balance, it is therefore not recommended that planning permission be refused on this basis.

3.42 The applicant's sunlight model demonstrates that existing units would meet BRE guidance by either exceeding Annual Probable Sunlight Hours of 25% or when less, still retaining at least 0.8 times their former value. It is worth noting that those windows that marginally fail the VSC daylight test outlined in the paragraph above, would still experience excellent sunlight with W4 receiving 40% and W5 receiving 36% of total sunlight hours.

3.43 The submitted daylight and sunlight assessment measures the impact of the development on neighbouring gardens. This submitted sunlight and daylight assessment demonstrates that the proposal would comply with BRE Guidance, which states that for an external amenity space to appear adequately sunlit throughout the year, at least half of external amenity space should receive at least two hours sunlight on spring equinox, i.e. 21st March. 2 to 6 Edan's Court garden would be most impacted going from 78% to 73%, which is still significantly above 50% recommended. 7 Aspen Villas garden is modelled to receive more sunlight, increasing from 65% to 66%

3.44 The proposed development would not cause material harm to neighbours' outlook. On the eastern boundary the proposed development would extend beyond the rear building line of Aspen Villas by approximately 1.2m. There is already an existing high boundary wall between Aspen Villas and the application site which extends up to first floor level. The extension of the building line at ground and first floor level due to the height of this existing wall would therefore not have a material impact on no.7's Aspen Villas outlook. At second floor level, which is above the height of the existing boundary wall, two thirds of the width of the proposed building steps back to create a terrace area for the second floor residential unit. This terrace at its eastern end would have a dwarf wall and glazed privacy screen that would extend 2m above the boundary wall. This screen and wall would not have a significant impact on no.7's outlook due to the screen/wall's modest depth which would only extend 1.2 beyond no.7's rear building line. It should also be noted that there is already a metal trellis style privacy screen in this location, although it is lower in height (c.1m) than that proposed in this application.

3.45 The proposed development would not have a significant impact on 2 to 6 Edans Court outlook as the eastern boundary would remain at its existing height and the roof of the rear building would have a shallow pitch.

3.46 Guidance contained with SPD (2013) SPD Housing Policy 8 states that new habitable residential windows should not be less than 18m away from existing habitable residential windows. Properties on the opposite side of Gayford Road are over 18m away. The proposed rear windows on the front building and north facing windows on the rear building would not cause significant harm to neighbouring privacy as the windows at ground and first floor level views would be restricted by the existing two storey high boundary wall. The window at second floor level to the frontage building would not cause significant harm to neighbouring privacy due to the windows at Edans Court being located perpendicular to the site. At the rear of the site, the new windows would face onto the windowless rear wall of 10 to 12 Wendell Road.

3.47 The proposed terraces would not cause significant harm to neighbouring privacy due to the terraces/garden areas proposed at ground and first floor level views of both the front and rear building being limited by the height of the existing boundary wall. The terrace at second floor level to the front building would not cause significant harm to neighbouring privacy due to the windows at Edans Court being located perpendicular to the site; and a frosted glass screen of 2m height being proposed to this terrace.

3.48 The proposed terraces would not cause significant noise disturbance to neighbours due to their small size with the largest terrace being 6.3 sq.m. This would limit the number of people which could use them at any one time.

BASEMENT LEVEL

3.49 The proposed development would comply with the requirements of Development Management Local Plan (2013) policy DM A8. Policy DM A8 does not specifically place restriction on the size of basements in new build developments but does provide a framework for their assessment. Given that the proposed basement would only be located below the footprint of the frontage building and as a suitably sized rear lightwell would be proposed, the size and design of the basement is considered to be acceptable.

3.50 The proposal complies with SPD Housing Policy 9. A subterranean construction method statement (CMS) has been submitted which has been carried out by an appropriately qualified structural engineer. The submitted CMS considers soil conditions, impact on infrastructure, drainage, sewage, surface and ground water levels and proposed a method for construction. The statement confirms that the works if executed in accordance with the appointed Engineer's detail and procedures, will have no significant adverse effect on the structural integrity or stability of adjacent properties. The applicant has submitted a BRE report that demonstrates that the basement level would receive sufficient level of daylight.

TRANSPORT and HIGHWAYS MATTERS

3.51 Policy DM J2 of DMLP (2013) states that the developments should conform to its car parking standards. This policy confirms that the council have adopted the car parking standards as set out in The London Plan.

3.52 Policy 6.13 of The London Plan 2016 states that the strategic policy of the London Mayor is 'To see an appropriate balance being struck between promoting new development and preventing excessive car parking provision that can undermine cycling, walking and public transport use'.

3.53 Policy 6.13 of The London Plan 2016 refers to maximum parking standards that are set out in table 6.2. This table states that for sites that have a PTAL of 2 to 4, and are located in urban areas, it is recommends that the development should provide between 1 to 1.5 car parking spaces per unit. Based on this figure, if the development was not permit free, then the development could be expected to generate need for up to 9 cars to be parked on the street.

3.54 The London Plan also has a maximum parking standard. The maximum standard states that 1 to 2 bed units should have less than 1 parking per unit, 3 bed units up to 1.5 spaces per unit and 4 bed units and more up to 2 spaces per unit. Under this standard the development should provide no more than 6 parking spaces.

3.55 The proposed development provides no off street parking. The ability of the street to cope with the potential additional parking demand therefore needs to be considered. Parking stress is considered to be high when it is over 80%.

3.56 The council's 2016 weekday overnight parking stress data is as follows:

Gayford Road South - 24 cars / 24 spaces i.e. 100% parking stress
Gayford Road North - 24 cars / 31 spaces i.e. 77.4% parking stress
Total: 48 cars in 55 spaces = 87% stress

The modelled impact of the development would be: 54 cars in 55 spaces i.e. 98% stress.

3.57 It is recommended, therefore, that to prevent the development having an unacceptable impact on parking stress, the additional residential units created by the development should be required to be car parking permit free. This is recommended to be secured by conditions. With conditions (condition nos. 36 to 38) in place the proposed development would be acceptable and comply with policy DM J2 of the DMLP (2013).

3.58 Development Management Local Plan (2013) policy DM J5 requires 1 to 2 bed units to have 1 cycle space. The proposed development therefore is required to provide 6 cycle parking spaces. A covered bicycle store would be provided in the centre of the site that has 10 cycle spaces.

3.59 At the front of the property is an dropped curb, the applicant has agreed to pay for the pavement to be reinstated and parking bay installed. This is recommended to be secured via condition 5.

ENVIRONMENTAL MATTERS

3.60 Policy 5.2 (Minimising Carbon Dioxide Emissions) in The London plan states that 'The Mayor will work with boroughs and developers to ensure that major developments meet the following targets for CO2 emissions reductions in buildings.' The policy then goes on to outline the stringent CO2 reduction targets compared to the Building Regulation minimum requirements. The policy also states 'Major development proposals should include a detailed energy assessment to demonstrate how the targets for CO2 emissions reduction are to be met'. Policy 5.3 of The London Plan on Sustainable Design and Construction also states that major developments should meet the minimum standards outlined in the Mayor's SPG although there is also a more general reference to proposals demonstrating that sustainable design standards are integral to the proposal. The policies contained in the Core Strategy and Development Management Local Plan are in line with these standards.

3.61 As the proposed development is not classified as a major development, carbon saving measurements are not a policy requirement. The emphasis is therefore on encouraging applicants to provide such measures. In this instance the applicant has confirmed that the scheme would incorporate the following energy saving measures:

- eight solar panels on rear buildings roof
- double glazing
- super insulated and air tight building fabric
- highly efficient gas fuelled heating system
- dedicated low energy and efficient lighting systems/fittings
- a 'Home User Guide' to provide information on energy systems within the building and details on best practice and energy saving techniques

3.62 The site is located in Flood Risk Zones 2 and 3. As required, a Flood Risk Assessment (FRA) has been provided with the application which recommends the following flood mitigation measures: Raised threshold entry levels by 300mm to protect from any surface water flooding which may occur on site; subscribing to the EA Flood Warning Service and provide internal access from the basement to the upper floor levels to provide an area of safe refuge in the event of an extreme flood event; installing

back-flow prevention to any sewer and foul water pipes. It also recommends the following measures be incorporated, where possible: bringing down basement and ground floor electrical services from ceilings; wiring and power outlets raised above floor level; solid (i.e. concrete floors) and boundary walls of the basement. In addition, the construction method statement advises that the basement will be waterproofed using the installation of sumps and pumps and a drained cavity layer to be laid to the slab and walls.

3.63 The FRA is supported by a Surface Water Drainage Strategy which proposes that surface water will be disposed of at source and that permeable pavement will be constructed on the top of the surface of the patio and a Geocellular System will be allocated under the Permeable Pavement to store the runoff which will be reused as rainwater harvesting. It is proposed that the runoff from the roofs is conveyed to the Geocellular System, while the runoff from the patio is drained directly through the pavement.

3.64 The applicant has also confirmed that water saving measures are proposed including dual flush toilets, low flow shower heads and faucet with aerators.

3.65 Due to the reasons outlined above, the proposed development subject to conditions 34 and 35 is not considered to pose a flood risk.

3.66 Potentially contaminative land uses (past or present) including a moulded rubber products works are understood to have occurred at this site. Conditions 25 to 30 are recommended 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.

WASTE MANAGEMENT

3.67 The level of waste provision would exceed the minimum requirement set out in SPD Sustainability Policy 9. In this development of 3 x 1 bed flats and 3 x 2 bed flats, 1,080 litres of waste provision would be required; whereas 1,440 l would be provided for the flats.

3.68 Dedicated stores for specific flats would be provided for the refuse and recycling. Further details on how this waste would be collected from the individual bin stores and made available for collection is recommended to be secured via condition (15). The proposal therefore complies with the waste and recycling provision set out in SPD Housing Policy 9.

COMMUNITY INFRASTRUCTURE LEVY

3.69 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. Under the London wide Mayoral CIL the development according to the figures provided in the applicant's mayor CIL form is estimated to be liable for a £14,800 payment. 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.

3.70 The borough's own community infrastructure levy came into effect on 1st September 2015. The site is located in the 'Central B' charging zone. The rate for this zone for the creation of residential floorspace is £200sq.m. The proposed development is estimated to be liable for a payment of £59,200 under the borough's CIL. This payment would go towards infrastructure projects and needs including health, education, community safety, leisure and parks, waste and street enforcement, community investment, economic development, libraries, environmental health, drainage and flooding, basic transport infrastructure and public realm improvement.

Local services

3.71 The scheme has been assessed for its likely impact on local services, and given the modest number of units included in the development it is considered that the development would not result in substantial demands on local services.

4.0 CONCLUSIONS and RECOMMENDATION

LAND USE

4.1 The development would provide six good quality residential units which would make a positive contribution to the borough achieving its housing targets. The residential units are considered to be of a good quality and would provide an acceptable standard of residential accommodation. As such the proposed development is considered to be in accordance with the NPPF, The London Plan (2016) Policy 3.3 and Table 3.1, Core Strategy (2011) Policy H1 and H3, Development Management Local Plan (2013) policies DM A1, DM A2 and DM A9.

IMPACT ON NEIGHBOURING PROPERTIES

4.2 The proposed development would not cause significant harm to neighbouring living conditions in terms of sunlight, daylight or outlook. The proposed development would have an acceptable impact on neighbouring privacy and in terms of noise disturbance. The proposed development complies with DMLP (2013) policies DM A9, DM G3 and DM H9 and the NPPF.

VISUAL AMENITY

4.3 The proposed development is considered to be of an appropriate height, scale and bulk which would be in keeping with the height and form of surrounding development, ensuring that it would not form an overly prominent addition to the townscape. The main elevations of the building would appropriately correspond with existing features of adjacent buildings and context, utilising appropriate traditional materials such as London Stock Brick and timber sash windows. The proposed development would enhance the appearance of the street scene and would have a positive impact on the appearance of the surrounding area, in accordance with Core Strategy (2011) policy BE1 and Development Management Local Plan (2013) policy DM G1.

TRANSPORT

4.4 The proposed development would not cause significant parking stress in the area due to the additional units that would result from the development being car parking permit free. The proposed development would provide a sufficient number of cycle

parking spaces and sufficient waste and refuse storage. Conditions are recommended to help ensure that the impact of development during demolition and construction are appropriately mitigated. The development would therefore be acceptable in accordance with the NPPF (2012), London Plan (2016) Policy 6.13, Core Strategy (2011) Policies T1 and CC3, and Policies DM J1, DM J2, DM J5, DM A9 and DM H5 of the Development Management Local Plan (2013).

ENVIRONMENTAL

4.5 The small impact of the development on flooding could be appropriately managed and mitigated by condition; mitigation measures would be carried out as detailed in the Flood Risk Assessment. The proposed development would not pose a risk in terms of Land Contamination, subject to conditions. The development would therefore be acceptable in accordance with London Plan (2016) Policy 5.13, Policies CC1 and CC2 of the Core Strategy (2011) and Development Management Local Plan (2013) Policy DM H3 and DM H7.

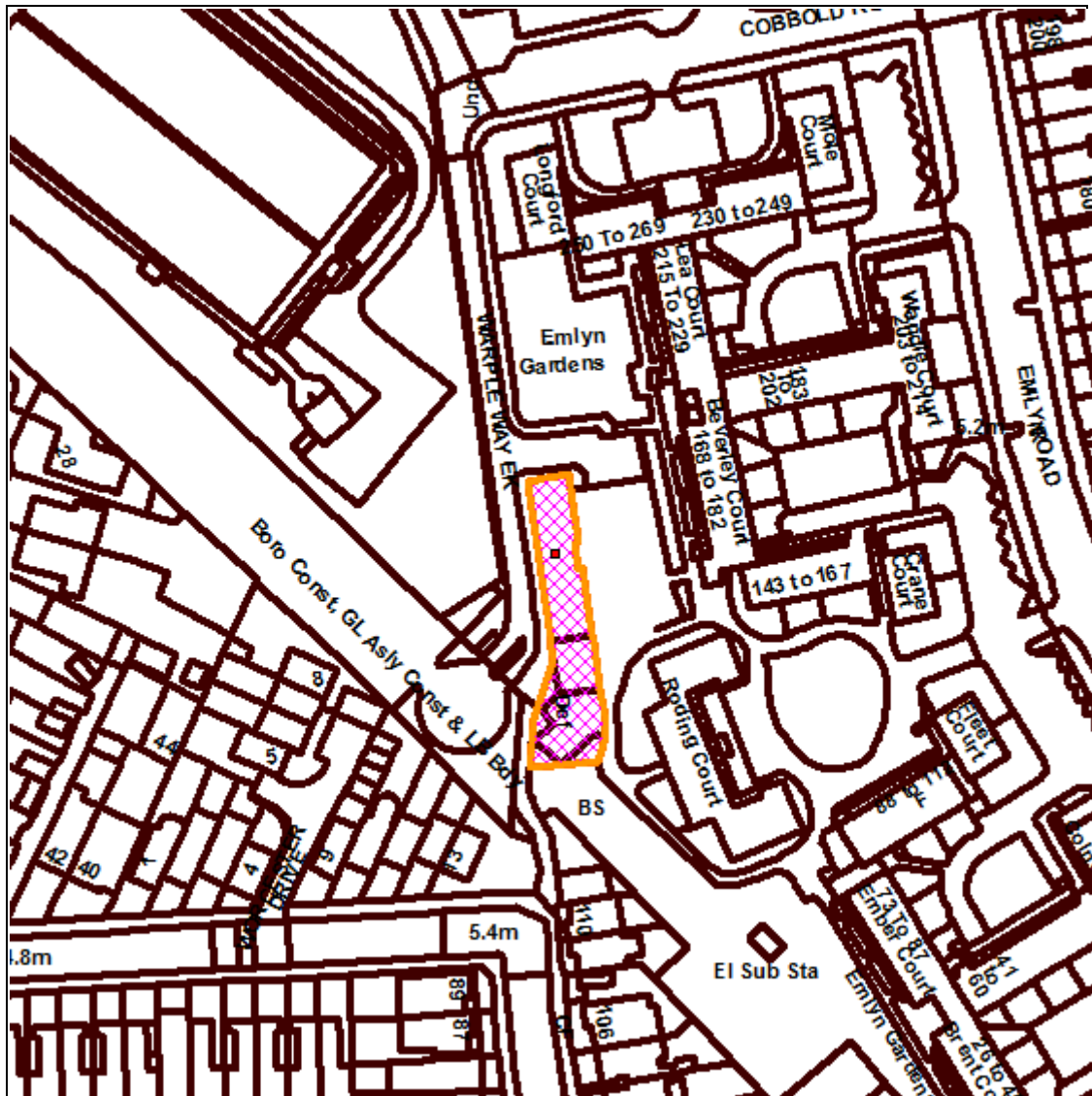
4.6 Overall, the proposed development is in accordance with Core Strategy (2011) policy BE1, CC1, CC2, CC3 and T1 and Development Management Local Plan (2013) policy DM A1, DM A9, DM J1, DM J2, DM J5, DM H5, DM G1, DM G3, DM H1, DM H3, DM H7 and DM H9. The development would therefore be acceptable in accordance with London Plan (2016) Policy 5.13, The development would therefore be acceptable in accordance with the NPPF (2012) and London Plan (2016) Policy 3.3 and Policy 6.13.

4.7 It is recommended that planning permission be granted, subject to conditions.

Ward: Askew

Site Address:

Emlyn Gardens Tenants Hall Emlyn Gardens London W12 9TH



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For identification purposes only - do not scale.

Reg. No:
2016/01450/FUL

Case Officer:
Matthew Lawton

Date Valid:
28.04.2016

Conservation Area:
Ravenscourt And Starch Green Conservation Area
- Number 8

Committee Date:
18.10.2016

Applicant:

Shepherds Bush Housing Group
C/O Agent

Description:

Erection of a part single, part four storey building to provide 14 residential dwellings and 13 car parking spaces following the demolition of the existing tenants hall and caretakers office, incorporating office space for the use of Yarrow Housing (Class B1a), a replacement community hall and function room (Class D1) and new external play area; single storey storage building and WC; associated cycle parking and refuse storage.

Drg Nos: 02-102 Rev.F, 02-103 Rev.G, 02-104 Rev.B, 02-105 Rev.B, 02-106 Rev.A, 02-107 Rev.A, 02-108 Rev.A, 02-109 Rev.A, 02-210 Rev.F, 02-003 Rev.J, 02-100 Rev.F, 02-101 Rev.F, 02-110 Rev.A, 02-200 Rev.F, 02-201 Rev.F, 02-202 Rev.B, 02-300 Rev.B & 02-510

Application Type:

Full Detailed Planning Application

Officer Recommendation:

That the Committee resolve that the Lead Director of Planning and Development 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 be carried out and completed only in accordance with the following approved drawing nos:

02-210 Rev.F, 02-003 Rev.J, 02-100 Rev.F, 02-101 Rev.F, 02-102 Rev.F, 02-103 Rev.G, 02-104 Rev.B, 02-105 Rev.B, 02-106 Rev.A, 02-107 Rev.A, 02-108 Rev.A, 02-109 Rev.A, 02-110 Rev.A, 02-200 Rev.F, 02-201 Rev.F, 02-202 Rev.B, 02-300 Rev.B & 02-510

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, 7.6, and 7.21 of the London Plan and policies DM G1 and DM G7 of the Development Management Local Plan 2013 and policy BE1 of the Core Strategy 2011.

- 3) Prior to commencement of the works above ground hereby permitted, details of the hard and soft landscaping of all areas external to the building, including planting and paving, detailed drawings at a scale of not less than 1:20 of fences, gates and other means of enclosure shall have been submitted to and approved in writing by the Council, and the development shall not be used until such hard

landscaping as is approved has been carried out. Any permeable hard surfacing shall use infiltration unless the ground conditions are identified to be unsuitable. Soft landscaping shall be carried out during the first planting season available. Any soft landscaping 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 satisfactory provision for permeable surfaces in accordance with policies DM G7 and DM G1 of the Development Management Local Plan 2013, and policy BE1 of the Core Strategy 2011.

- 4) Prior to commencement of the development hereby approved, a Demolition Logistics Plan shall be submitted to, and approved in writing by, the Council. The details shall include the numbers, size and routes of demolition vehicles, provisions within the site to ensure that all vehicles associated with the demolition 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 works do not adversely impact on the operation of the public highway, in accordance with policies DM J1 and DM J6 of the Development Management Local Plan (2013).

- 5) Prior to the commencement of the development hereby permitted, a Demolition Management Plan (including a Demolition Method Statement) shall be submitted to, and approved in writing by, the Council. Details shall include control measures for dust, emission, 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. Approved details shall be implemented throughout the project period.

To appropriately mitigate the impact of the development during demolition in terms of noise, vibration, dust, lighting or other emissions from the building site, in accordance with policies DM H5, DM H8, DM H9, DM H10 and DM H11 of the Development Management Local Plan (2013), Core Strategy 2011 Policy CC4 and London Plan (2015) Policy 7.14.

- 6) Prior to the commencement of the development hereby permitted, a Construction Logistics Plan shall be submitted to, and approved in writing by, the Council. The details shall include the numbers, size and routes of 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 construction works do not adversely impact on the operation of the public highway, in accordance with policies DM J1 and DM J6 of the Development Management Local Plan (2013).

- 7) Prior to the commencement of the development hereby permitted, a Construction Management Plan shall be submitted to, and approved in writing by, the Council. Details shall include control measures for dust, emission, 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. Approved details shall be implemented throughout the project period.

To appropriately mitigate the impact of the development during construction in terms of noise, vibration, dust, lighting or other emissions from the building site, in accordance with policies DM H5, DM H8, DM H9, DM H10 and DM H11 of the Development Management Local Plan (2013), Core Strategy 2011 Policy CC4 and London Plan (2015) Policy 7.14.

- 8) Prior to the commencement of the development details shall be submitted to and approved in writing by the Council of all Non-Road Mobile Machinery (NRMM) to be used on the development site. All NRMM should meet as minimum the Stage IIIA emission criteria of Directive 97/68/EC and its subsequent amendments. This will apply to both variable and constant speed engines for both NOx and PM. An inventory of all NRMM must be registered on the NRMM register <https://nrmm.london/user-nrmm/register>. All NRMM should be regularly serviced and service logs kept on site for inspection. Records should be kept on site which details proof of emission limits for all equipment.

To comply with the requirements of the NPPF (2012), Policies 7.14a-c of the London Plan (2016) and Policy DM H8 of the Development Management Local Plan (2013).

- 9) The development hereby permitted shall not commence until particulars and samples of materials to be used in all external faces and roof coverings of the building, have been submitted to, and approved in writing by, the Council. The development shall be carried out in accordance with the approved details.

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

- 10) The development shall not commence until detailed drawings of a typical bay on the front elevations of the new building in plan, section and elevation at a scale of no less than 1:20 are submitted to, and approved in writing by, the Council. The development shall be carried out in accordance with the approved details.

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

- 11) No development shall commence until a risk assessment based on the Mayor's of London SPG 'The Control of Dust and Emissions during Construction and Demolition', July 2014 has been undertaken and the identified measures recommended for inclusion into a site specific Construction and Environmental

Management Plan (CEMP) that is submitted to an approved in writing by the Council. This CEMP should include an inventory and timetable of dust generating activities; dust and emission control methods for construction traffic and Non Road Mobile Machinery (NRMM). Air quality monitoring of PM10 should be undertaken where appropriate and used to prevent levels exceeding predetermined Air Quality threshold trigger levels. The assessment should take into account residential receptors on-site and off-site of the development. Developers must ensure that on-site contractors follow best practicable means to minimise dust and emissions at all times.

To comply with the requirements of the NPPF (2012), Policies 7.14a-c of the London Plan (2011) (including 2013 alterations) and Policy DM H8 of the Development Management Local Plan (2013).

- 12) The development shall not be occupied/used until full details of secure, covered cycle storage have been submitted to, and approved in writing by, the Council. The details as approved shall be implemented prior to occupation/use of the development and thereafter be permanently retained for the lifetime of the development.

To ensure the suitable provision of cycle parking within the development to meet the needs of future site occupiers and users, in accordance with policies 6.9 and 6.13 of The London Plan 2016 and policy DM J5 of the Development Management Local Plan 2013.

- 13) With the exception of the terrace and balcony areas indicated on the approved drawings, no part of any other roof of the approved buildings 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) 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.

- 15) 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.

- 16) 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.

- 17) 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.

- 18) 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.

- 19) 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.

- 20) No occupier of the residential development 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 J1 and DM J2 of the Development Management Local Plan 2013.

- 21) The residential development 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 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 flats 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 J1 and DM J2 of the Development Management Local Plan 2013.

- 22) The residential development 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 new dwellings. 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 dwellings 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 J1 and DM J2 of the Development Management Local Plan 2013.

- 23) 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 a safe and secure environment for users of the development, in accordance with policy DM G1 of the Development Management Local Plan 2013.

- 24) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (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.

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 G1 and DM G3 of the Development Management Local Plan 2013.

- 25) The development hereby permitted shall not be occupied or used until a Refuse Management Plan has been submitted to and approved in writing by the council. The development shall thereafter be occupied/used in accordance with the approved plan.

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

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

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.

- 27) No development shall commence until details and samples of the proposed fenestration, including opening style, 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 prior to occupation/use of the development.

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

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

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

- 29) No trees surrounding the site shall be topped, lopped, felled or wilfully destroyed without the prior approval in writing of the Council. Any works to Council owned trees necessitated by the development must be carried out by the Council's contractor at the applicant's expense, in accordance with BS 3998.

To ensure that the Council is able to properly assess the impact of the development on any trees and prevent their unnecessary loss, in accordance with policy DM E4 of the Development Management Local Plan (2013) and policy BE1 of the Core Strategy (2011).

- 30) The development hereby approved shall be implemented only in accordance with the recommendations made by the Arboricultural Implications Assessment and

Method Statement, prepared by David Archer Associates Ref.DAA AMS 01 dated March 2016, and in accordance with BS5837:2012.

To ensure that the tree within the site is retained and to prevent harm during the course of the construction, in accordance with policy BE1 of the Core Strategy 2011 and policies DM E4 and DM G7 of the Development Management Local Plan 2013.

- 31) The works to provide the parking area hereby permitted shall not involve any excavation or lowering of existing ground levels within the tree root protection areas and shall include a porous final surface, as stated in the submitted Arboricultural Implications Assessment and Method Statement, prepared by David Archer Associates Ref.DAA AMS 01 dated March 2016. These works shall also be carried out under the continual supervision of a qualified arboriculturalist.

To ensure that the tree within the site is retained and to prevent harm during the course of the construction, in accordance with policy BE1 of the Core Strategy 2011 and policies DM E4 and DM G7 of the Development Management Local Plan 2013.

- 32) 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 a satisfactory external appearance of the site, in accordance with policies DM G1 and DM G7 of the Development Management Local Plan 2013 and Policy BE1 of the Core Strategy 2011.

- 33) The development hereby permitted shall not commence until a drainage strategy detailing any on and/or off site drainage works, has been submitted to, and approved in writing by the council, in consultation with Thames Water. The drainage details shall be implemented in accordance with the approved details prior to occupation/use of the development hereby permitted, and thereafter be permanently retained and maintained in line with the agreed details.

To ensure acceptable surface and foul water management, in accordance with policy 5.13 of The London Plan 2016, Policy CC2 of the Core Strategy 2011 and policy DM H3 of the Development Management Local Plan 2013.

- 34) Prior to commencement of the development hereby permitted, details shall be submitted to and approved in writing by the Council, of an enhanced sound insulation value $D_{nT,w}$ and $L'_{nT,w}$ vertically and $D_{nT,w}$ laterally between dwellings 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 eg. living rooms and kitchens located above / adjoining bedrooms of separate dwellings. Approved details shall be implemented prior to occupation/use 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 2013.

- 35) Prior to commencement of the development hereby permitted, details shall be submitted to and approved in writing by the Council, of the sound insulation of the floor/ ceiling/ walls separating the community centre and office accommodation from adjoining dwellings, including dwellings above. Details shall demonstrate that the sound insulation value $D_{nT,w}$ and $L'_{nT,w}$ is enhanced by at least 15dB(A) above the Building Regulations value and, where necessary, additional mitigation measures are implemented to contain the community centre/office noise within those premises, and to achieve the criteria of BS8233:2014 within the dwellings/noise sensitive premises. Approved details shall be implemented prior to occupation/use of the development hereby permitted and thereafter be permanently retained.

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

- 36) Neither music nor amplified voices emitted from the office and community use parts of the building hereby permitted shall be audible at any residential/noise sensitive premises.

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 DM H11 of the Development Management Local Plan 2013.

- 37) The office and community use hereby permitted shall not commence until all external doors to these premises have been fitted with self-closing devices, which shall be maintained in an operational condition and at no time shall any external door 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 DM H11 of the Development Management Local Plan 2013.

- 38) Prior to commencement of the development hereby permitted, details shall be submitted to and approved in writing by the Council of the installation of acoustic lobbies to entrances and exits to the community use and office as necessary, which would otherwise allow the emission of internal noise to neighbouring noise sensitive premises.

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 DM H11 of the Development Management Local Plan 2013.

- 39) The community use and playground shall not be permitted during the hours of 21:00 and 08:00 hours Mondays to Saturdays or between 20:00 and 09:00 hours 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 from activities or people at or leaving the site, in accordance with policies DM H9 and DM H11 of the Development Management Local Plan 2013.

- 40) The development hereby permitted shall not be occupied/used until a car parking management plan (CPMP) has been submitted to and approved in writing by the Council. The details shall include management of spaces, and proposals to provide passive and active vehicular Electrical Charging points. The CPMP shall include a mechanism to ensure that the supply and demand of Blue Badge bays for disabled residents, visitors and employees is regularly monitored and provision is reviewed if required. The development shall proceed in accordance with the details as approved and the details shall be maintained as such thereafter.

To ensure no unacceptable adverse effect on the amenities of surrounding occupiers and highways, in accordance with policies DM J6 and DM H11 of the Development Management Local Plan 2013.

- 41) The development hereby permitted shall not be occupied/used until the accessible parking spaces for wheelchair users have been fully demarcated, and the accessible parking spaces shall be permanently retained for the life of the development.

In order to ensure easy and convenient access for all users, including disabled people, in accordance with policy BE1 of the Core Strategy 2011, the Council's and policies 4.5 and 7.2 of The London Plan 2016.

- 42) The development hereby permitted shall not be occupied/used until it has been erected in accordance with the submitted Flood Risk Assessment.

To prevent the increased risk of flooding and to protect existing and future residents, in accordance with policy 5.13 of The London Plan 2016.

- 43) The development hereby permitted shall not be occupied before the submission to, and approval in writing by, the Council of a supplemental to the submitted Sustainability Statement, which shall also address matters such as minimising pollution, maximising recycling, promoting and protecting biodiversity and green infrastructure and ensuring developments are comfortable and secure for users, including avoiding the creation of adverse local climatic conditions. The details as approved in the submitted Sustainability Statement and its supplemental shall then be implemented prior to occupation /use of the development hereby permitted, and thereafter be permanently retained.

To ensure a satisfactory external appearance and the integration of energy generation from renewable sources, consistent with the Mayor's sustainable design objectives in accordance with Policies DM G1, DM H2 of the Development Management Local Plan 2013 and Policies 5.1, 5.2, 5.3 and 5.7 of The London Plan (2016), and Core Strategy (2011) Policies BE1 and CC1.

- 44) The development hereby permitted shall not be occupied before implementation of the energy efficiency, low/zero carbon and renewable energy measures detailed in the submitted Energy Assessment. All details shall be implemented prior to

occupation/use of the development hereby permitted, and thereafter be permanently retained.

To ensure a satisfactory external appearance and the integration of energy generation from renewable sources, consistent with the Mayor's sustainable design objectives in accordance with Policies DM G1 and DM H1 of the Development Management Local Plan (2013), Policies 5.1, 5.2, 5.3 and 5.7 of The London Plan (2016), and Core Strategy (2011) Policies BE1 and CC1.

- 45) The development hereby permitted shall not commence until a maintenance programme for all sustainable drainage systems, including timeframes for the planned maintenance measures and confirmation of the maintenance provider, have been submitted to, and approved in writing by, the Council. The sustainable drainage systems maintenance scheme shall be implemented in accordance with the approved details prior to occupation/use of the development hereby permitted, and thereafter be 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 2016, Policy CC2 of the Core Strategy 2011 and policy DM H3 of the Development Management Local Plan 2013.

- 46) The development hereby permitted shall not commence until the full detailed design of the proposed soakaway, which shall be integrated into the site to infiltrate surface water unless the ground conditions are unsuitable (in which case the detailed design of a storage tank should be substituted), have been submitted to, and approved in writing by, the council. The drainage details shall be implemented in accordance with the approved details prior to occupation/use of the development hereby permitted, and thereafter be permanently retained and maintained in line with the agreed details.

To ensure acceptable surface and foul water management, in accordance with policy 5.13 of The London Plan 2016, Policy CC2 of the Core Strategy 2011 and policy DM H3 of the Development Management Local Plan 2013.

- 47) The peak discharge flow from the site of surface water run-off shall be limited to greenfield rates for all storms up to and including the 1 in 100 year storm including an allowance for climate change impacts, incorporating a flow control mechanism as required.

To ensure acceptable surface water management, in accordance with policy 5.13 of The London Plan 2015, Policy CC2 of the Core Strategy 2011 and policy DM H3 of the Development Management Local Plan 2013.

- 48) The development hereby permitted shall not commence until the full detailed design of the proposed green roofs, to include details of the substrate depth and confirmation of the attenuation volume provided, have been submitted to, and approved in writing, by the council. The green roofs shall be implemented in accordance with the approved details prior to occupation/use of the development hereby permitted, and thereafter be permanently retained and maintained in line with the agreed details.

To ensure acceptable surface water management, in accordance with policy 5.13 of The London Plan 2016, Policy CC2 of the Core Strategy 2011 and policy DM H3 of the Development Management Local Plan 2013.

- 49) All the proposed residential units shall be constructed to meet either M4(2) Category 2: Accessible and adaptable dwellings or M4(3) Category 3: Wheelchair user dwellings of The Building Regulations 2010 'Access to and Use of buildings' (2015 edition), and shall so be permanently retained thereafter.

To ensure that the development provides accessible accommodation in accordance with policy H4 of the Core Strategy 2011, Policy 3.8 of The London Plan (2016) and Policy DM A4 of the Development Management Local Plan 2013.

- 50) The community use hereby permitted shall not commence until full details of how the development would provide an inclusive and accessible environment have been submitted to, and approved in writing, by the Council. The approved details shall be implemented prior to the community use commencing, and shall thereafter be permanently retained.

To ensure that the proposal provides an inclusive and accessible environment in accordance with policy DM G1 of the Development Management Local Plan (2013) and The London Plan (2016) policy 7.2.

- 51) Prior to the commencement of the development hereby permitted details shall be submitted to, and agreed in writing, by the Council of Ultra Low NOx Gas fired boilers to be provided for space heating and domestic hot water. The gas fired boilers to be provided for space heating and domestic hot water shall have dry NOx emissions not exceeding 40 mg/kWh (at 0% O₂). Where any installations would not meet this emissions standard it shall 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 shall be provided to the council to verify boiler emissions.

To comply with the requirements of the NPPF, Policies 7.14a-c of The London Plan (2016) and Policy DM H8 of the Development Management Local Plan (2013).

- 52) The demolition works 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 a signed copy of the building contract has been submitted to, and approved in writing, by the Council;

(ii) written notice of the start date for the demolition process has been submitted to the Council. Such notification shall be to the Council's Head of Development Management and shall quote the application reference number specified in this decision letter.

To ensure that the demolition does not take place prematurely and to safeguard the character and appearance of the area/conservation area, in accordance with policies DM G1 and DM G7 of the Development Management Local Plan 2013.

- 53) The D1 use hereby permitted shall be used as a community use and for no other purpose (including any other separate purpose in D1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

In granting this permission, the Council has had regard to the special circumstances of the case. Certain other uses within the same use class may be unacceptable due to effect on residential amenity or traffic generation, in accordance with policies DM H11 and DM J2 of the Development Management Local Plan (2013).

- 54) The B1(a) office use (including the associated 24 hour sleep over facility) hereby permitted shall only be used as an office in connection with the management of the residential use on the upper floors of the building and for no other purpose (including any other separate purpose in B1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

In granting this permission, the Council has had regard to the special circumstances of the case. Certain other uses within the same use class may be unacceptable due to effect on residential amenity or traffic generation, in accordance with policies DM H11 and DM J2 of the Development Management Local Plan (2013).

- 55) Prior to the installation of the solar panels hereby approved, details of the solar panels including details of the angle of the PV panels relative to the surface of the roof, shall be submitted to, and approved in writing, by the Council. The development shall not be used/occupied until the scheme has been carried out in accordance with the approved details, and it shall thereafter be permanently retained as such.

To ensure a satisfactory external appearance, and to prevent harm to the area/conservation area, in accordance with policies 5.3, 7.6 and 7.7 of The London Plan 2016, policy BE1 of the Core Strategy 2011 and policies DM G1 and DM G7 of the Development Management Local Plan 2013.

- 56) The easternmost windows in the southern elevation at first, second and third floor levels of the development hereby permitted shall be glazed with obscured glass and fixed shut below a height of 1.7 above finished floor level prior to occupation of the flats involved. The windows shall be permanently retained in this form thereafter.

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

- 57) The residential development hereby permitted shall not be occupied until details of screening which shall be at least 1.7m high above the finished floor level along the eastern flank of the proposed patio/balconies at ground to third floor levels have

been submitted to, and approved in writing, by the Council. The screens shall be installed as approved prior to the occupation of the flats involved and maintained in this form thereafter

To prevent harmful overlooking of the existing occupiers of neighbouring properties and a subsequent loss of privacy, in accordance with policies DM G3, DM A9 and DM H9 of the Development Management Local Plan (2013) and SPD Housing Policies 3 and 8 of Planning Guidance Supplementary Planning Document (2013) and Policy BE1 of the Core Strategy (2013).

- 58) Prior to occupation/use of the development hereby permitted the railings shall be installed which shall be of metal construction and painted black. The enclosures shall thereafter be retained thereafter in this form.

In order to ensure a satisfactory external appearance, in accordance with Borough Wide Strategic policy BE1 of the Core Strategy (2011) and policies DM G1 and DM G7 of the Development Management Local Plan (2013).

- 59) 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 G1 and DM G7 of the Development Management Local Plan 2013, and Policy BE1 of the Core Strategy 2011.

- 60) The development hereby permitted shall not be occupied/used until the highway works at the site entrance have been completed in accordance with a scheme (under S278 of the Highways Act) which shall have first been submitted to and approved in writing by the highways authority.

To ensure that the proposal has an acceptable impact on pedestrian safety and on the operation of the highway and in the interest of visual amenity, in accordance with Core Strategy Policy T1 (2011) and BE1 and Policy G1 of the Development Management Local Plan (2013)

Justification for Approving the Application:

- 1) 1. Use: The development of the site for residential use is considered acceptable, in accordance with the National Planning Policy Framework (NPPF, 2012), London Plan (2016) policy 3.3, Core Strategy (2011) policies H1 and H4, and policies 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 acceptable having regard to London Plan (2016) policies 3.4, 3.5 and 3.8, Core Strategy (2011) policies H2, H3 and H4, policies DM A2, DM A3 and DM A9 of the Development Management Local Plan (2013), and the amenity provision is considered acceptable, judged against policy DM A2 of the Development Management Local Plan (2013) and SPD Housing Policies 1 and 3 of the Planning Guidance Supplementary Planning Document (2013). The affordable housing

would be secured by a legal agreement. The replacement community is of a comparable size and would provide a modern high quality facility, consistent with the objectives of Core Strategy policy CF1 (2011) and Policy DM D1 of the DMLP (2013). The scheme would include replacing a play space which is under used. The small loss of open space would be justified on the basis of the qualitative gain for the local community overall, in keeping with Policy DM E1 of the DMLP (2013).

2. Design and Conservation: The proposed development would be a high quality development which would have regard to the pattern and grain of existing development in the area and make a positive contribution to the urban environment. 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 conservation area and its setting, which comprises a small part of the site. The development would therefore be acceptable in accordance with the NPPF (2012), Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, London Plan (2016) policies 7.1, 7.2, 7.3, 7.4, 7.5, 7.6 and 7.8, Core Strategy policy BE1, policies DM G1 and DM G7 of the Development Management Local Plan (2013) and SPD Design Policies 44 and 48 of the Planning Guidance SPD (2013).

3. Impact on Neighbouring Residents: The impact of the proposed development upon adjoining occupiers is, on balance, considered acceptable with regards to noise and impacts on overlooking, sunlight, daylight and outlook. In this regard, the development as a whole would respect the principles of good neighbourliness. The development would therefore be acceptable in accordance with policies DM G1, DM H9, DM H11 and DM 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 (2016) policy 7.3 and policy DM G1 of the Development Management Local Plan (2013). The proposal would provide ease of access for all people, including disabled people, in accordance with London Plan (2016) policy 3.8, Core Strategy (2011) policy H4, policies 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: 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 car permit free dwellings, provision of 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 3, 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 as required. Detailed drainage matters would be secured by condition. In this respect the proposal is therefore in accordance with the NPPF (2012), London Plan (2016) policies 5.11, 5.12, 5.13, 5.14 and 5.15, 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).

7. Energy and Sustainability: An Air Quality Assessment has been submitted with the application; low emissions boilers would be installed. An Energy Statement has been submitted outlining the energy efficiency and low/zero carbon measures to be implemented as part of the development with the aim of minimising energy use and associated CO2 emissions. The proposal would be consistent with consistent with the Mayor of London's sustainable design objectives in accordance with Policies DM G1 and DM H1 of the Development Management Local Plan (2013), Policies 5.1, 5.2, 5.3 and 5.7 of The London Plan (2016), and Core Strategy (2011) Policies BE1 and CC1.

8. Land Contamination: Conditions would 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 DM 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).

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

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

Application form received: 31st March 2016

Drawing Nos: see above

Policy documents: National Planning Policy Framework 2012
The London Plan 2015
Core Strategy 2011
The Development Management Local Plan 2013
Planning Guidance Supplementary Planning Document July 2013

Consultation Comments:

Comments from:

Thames Water - Development Control
London Borough Of Ealing

Dated:

31.05.16
16.05.16

Neighbour Comments:

Letters from:

108 Woodstock Road London W4 1EG
177 Beverley Court Emlyn Gardens London W12 9UH
Flat 144 Crane Court Emlyn Gdns London W12 9UQ

Dated:

27.05.16
27.05.16
12.09.16

OFFICERS' REPORT

1.0 BACKGROUND

1.1 The application site is located on the eastern side of Warple Way, south of its junction with Cobbold Road and to the west of Emlyn Road, on the western edge of the Emlyn Gardens estate. Opposite the site to the west is the London Borough of Ealing, whilst to the south is the London Borough of Hounslow. The Emlyn Gardens estate, which is comprised of five storey high flatted buildings, and its open space are to the west and south. To the northwest is the southern end of Thames Water's Acton Pumping Station

1.2 The site contains two separate buildings - a single storey community facility, and a two storey caretaker's office and maintenance store. The site access is off Warple Way. The site area is 0.12 hectares.

1.3 The buildings are not listed. The southernmost part of the site (open space) is within the Ravenscourt and Starch Green Conservation Area. The site is situated in the Environment Agency's Flood Risk Zones 2 and 3. The site has a low public transport accessibility level (PTAL) of 2. The area has a mix of uses, with residential and light industrial properties of varying scale in close proximity.

1.4 The only significant recent planning application relevant to this current proposal was application ref: 2014/04065/FR3, which sought consent to refurbish the multi-use games area, including providing new fencing and acoustic screening and associated works. This application was approved in February 2015 and related to a site located 40m to the south of the current application site.

1.5 The proposal is a major development to demolish the existing Emlyn Gardens tenants/community hall and caretaker's office. Following demolition it is proposed to redevelop the site by the erection of a part single, part four storey building. The proposal would provide a mixed-use development.

1.6 The residential element of the scheme would comprise of 14 flats, all of which would be social rented in tenure. The flats would be split between Shepherd's Bush Housing (4 x 2 bed and 2 x 1 bed) and Yarrow Housing (who provide housing for people with disabilities, 8 x 1 bed, 3 of which would be built to wheelchair homes standard); and be located on floors 1 to 3.

1.7 At ground floor level the development would provide a replacement community hall and function room (Class D1) and new external play area, along with office space for the use of Yarrow Housing (Class B1a). A separate single storey storage building is also proposed. Car parking (13 spaces, 11 of which would be to replace existing spaces) is also proposed.

1.8 All of the proposed residential units would have private amenity space in the form of a ground level patio, a screened balcony or a winter garden/terrace. A lift would serve the flats in one of the building's two access cores; so 8 of the 12 upper floor units would be accessible by lift.

1.9 Revised plans have been received during the course of the application which include amendments to the external appearance of the proposed building, including the

addition of screened balconies on the eastern elevation and green roofs to the single storey elements.

1.10 The applicants state that they consulted with residents of the estate in April, May and July of 2015, and that responses from these have influenced the design of the scheme which was submitted in this application.

2.0 PUBLICITY AND CONSULTATIONS

2.1 Notification letters were sent to 232 surrounding properties, and site and press notices were posted in May 2016, following which two responses in objection were received. Following the receipt of the revised plans including amendments to the external appearance of the proposed building a second notification letter was sent to neighbouring residents in August 2016 and following this one further objection was received.

2.2 The three responses received, which are primarily in objection, were from occupants of Crane Court, Beverley Court and Woodstock Road, and raise the following matters:

- Overall the proposal looks positive and will make better use of the space.
- Concerned about noise from the proposed play area, previous problems with former play area. Concerned over whether there will be equipment, who can use the play area and when?
- Concerned about noise levels during construction and how the impact on local residents will be managed.
- An acoustic fence has been constructed around a new playground and the extension of this fence could provide suitable noise mitigation.
- The use of the alleyway between Woodstock Road and Warple Way will increase, the lighting, safety and visibility of this route should be improved prior to the occupation of the development.
- The proposed building would block sunlight to flats opposite in Beverley Court.
- The proposal would make an already overcrowded area more inhabitable.
- Concern over the client groups who might occupy the development
- Occupants of the proposed Yarrow Housing units may pose a risk to the general public, the safety of neighbouring occupiers should be considered.

2.3 The Hammersmith and Fulham Disability Forum commented that all housing units should be ensured to comply with the Mayor's space standards and M4(2) and M4(3) of the Building Regulations, and blue badge parking bays should comply with current standards in London Plan and Accessible London SPG.

2.4 The Hammersmith Society and the Fulham Society were consulted but have not commented.

2.5 The London Borough Hounslow was consulted but has chosen not to comment on this application.

2.6 The London Borough of Ealing was consulted but has not commented.

2.7 The Environment Agency was consulted and has responded with no objection.

2.8 Thames Water was consulted and has recommended conditions relating to a drainage strategy. Informatives have also been recommended.

2.9 Emlyn Gardens Tenants' and Residents' Association was consulted but has not commented.

2.10 East Chiswick Residents' Association was consulted but has not commented.

2.11 The Metropolitan Police Crime Prevention Design Advisor has been consulted, but has not responded.

2.12 The planning matters raised above are addressed in the report below.

3.0 PLANNING CONSIDERATIONS

3.1 The main planning issues to be considered in the light of relevant national, regional and local policies and standards include the principle of development in land use terms; tenure; density, housing mix and impact on local services; impact of the design, scale and appearance of the proposed new buildings including any impact on the character/appearance and setting of the conservation area, the effect on the amenities of residents in the locality; the quality of the proposed residential units; security, highways impacts and parking; environmental issues including flood risk and contamination.

LAND USE

Community facilities and non-residential uses

3.2 The proposal seeks consent to demolish the community facility and to redevelop it. The replacement community facility is of a comparable size (180sqm) and would provide a 75sqm hall, a 30sqm function room, kitchen, toilet facilities and office. This replacement facility would be of higher quality than the existing and is considered to support the objectives of Core Strategy policy CF1 (Supporting Community Facilities and Services) and Policy DM D1 (Enhancement of Community Facilities) whereby the replacement would provide improved and enhanced on site facilities.

3.3 Adjacent to the proposed community hall a 67sqm play space is proposed at the southern end of the site. This play space would be a replacement for existing playspace in this location, although this would cover a smaller area of the site than the existing. Policy DM E2 identifies that no proposal for development should result in the loss of existing children and young people's playspace or result in an increased deficiency in the availability of such playspace. It is considered, however, that the proposal would provide high quality useable playspace in comparison with the existing area which is in a poor condition and unused. It is anticipated that the playspace would primarily be for younger children, associated with the use of the proposed community hall to provide childcare at certain times.

3.4 The existing building on site also contains an estate store. The current proposal would replace this store with a standalone building to the north of the site access from Warple Way. The new building would contain a caretaker's office and WC along with a storage area. The building would be sited on a currently open area of land and would have a footprint of approximately 40sqm. Under the terms of policy DM E1, the loss of

non-designated public or private open space will not be permitted where such land either individually or cumulatively has local importance for its open character or as a sport, leisure or recreational facility or for its contribution to local biodiversity or visual amenity, unless it realises a qualitative gain for the local community and provides for the relocation of the open space. In this case the building would only occupy the corner of this part of the site adjacent to Warple Way and the access to the site, and the open space would therefore be largely retained. The replacement of the community centre and the estate store would also be a qualitative gain for the local community which would be balanced against this small loss of open space. On this basis the proposal is considered to be in accordance with Policy DM E1 in this regard.

3.5 The proposal includes the provision of 45 sqm of office space (Class B1a) at ground floor level in the main building for the use by Yarrow Housing Ltd, in association with the occupation of its eight residential units on the upper floors of the building. Policy DM B1 policy is relevant and relates to providing for a range of employment uses. It is stated that the office space is designed for up to six members of staff, and there is an associated kitchenette and sleeping area should staff need to stay over in relation to the use of the residential uses above. Given that the employment use to be provided on site is small scale, and would complement and facilitate the needs of the occupiers of eight of the proposed residential units, the proposal is considered to accord with Policy DM B1 and would not be in conflict with the mix of uses proposed on the site. A condition would ensure that the office (including the associated 24 hour sleep over facility) is used in connection with the residential use above (no.54).

Residential use, tenure and housing mix

3.6 London Plan policies 3.10-3.13, the London Housing Strategy (June 2014) and Core Strategy policy H2 are relevant.

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. This proposal for 14 affordable dwellings would result in the increase of housing supply across the borough. The further alterations to The London Plan 2016 seek an annual target of 1,031 net additional dwellings for Hammersmith & Fulham. The proposed 14 affordable housing units will contribute to this target. The new residential use in this part of the site would be compatible with the existing residential and light industrial uses in the vicinity of the site and the mix of uses proposed as part of this development. As such no objection is raised to the principle of the residential use.

3.8 All of the proposed 14 residential units would be social rented in tenure. London Plan policy 3.11 states that 60% of affordable housing provision should be social and affordable rent and 40% should be for intermediate rent or sale. Core Strategy policy H2 requires that at least 40% of additional developments in schemes of 10 or more units should be affordable. The proposal would therefore exceed this minimum target for affordable housing. It is acknowledged that the scheme proposes 100% social rented tenure, with no intermediate provision. The Hammersmith & Fulham Housing Market Assessment identifies 3,200 households which are in need or will be in need of social/affordable rented housing over the next ten years; and this scheme has been designed for two housing groups to their specific client groups' housing needs. In officers' view the proposal would positively contribute to affordable housing targets and can be supported by the Core Strategy policies H1 and H2.

3.9 Policy DM A3 sets out the approximate affordable housing split which developments should seek to provide, with consideration given to each application on a site by site basis. It normally expects 50% of a scheme to be 1 or 2 bed units; with the remainder being 3 bed or larger units. The proposed housing mix here would be for ten 1-bed flats and four 2-bed flats, three of which would be built to wheelchair home standards. The Yarrow Housing Group provides support for people with learning disabilities and acquired brain injuries. All of the eight proposed Yarrow Housing units would be one bedroom which would meet the need of their intended occupants. The Shepherd's Bush Housing Group units would be a mix of four 2- bed and two 1-bed flats. Though there are no three bed flats or larger proposed the scheme has been designed for the two housing groups and their specific client groups' needs and is considered acceptable.

Density

3.10 With regard to the proposed density, policy 3.4 of The London Plan and Core Strategy policy H3 are relevant. London Plan policy 3.4 states that boroughs should ensure that development proposals achieve the optimum intensity of use compatible with the 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. The site has a PTAL of 2 and the setting for the site is considered to be urban, giving an indicative appropriate density range of 150-250 habitable rooms per hectare. The density of the proposal would be 300hr/ha. Albeit being at a higher density than would normally be expected for a PTAL 2 location, the proposal is of a similar density to adjacent development on the estate and is considered to be acceptable in this regard.

3.11 It is considered that the development would optimise the site's potential and the density is considered to be acceptable, in accordance with Policy 3.4 of The London Plan and DM LP Policy DM A2.

QUALITY of RESIDENTIAL ACCOMMODATION

3.12 Housing quality is a key consideration in the assessment of applications for new developments. The London Plan seeks the delivery of new housing that is of a high quality of design. London Plan policy 3.5 'Quality and Design of Housing Developments' says that housing developments should be of the highest quality internally, externally and in relation to their context and to the wider environment. To ensure the delivery of high quality, well designed housing, the Mayor has prepared Supplementary Planning Guidance entitled 'Housing' (herein referred to as the Housing SPG). The document provides detailed guidance which seeks to assist in the design of new housing to ensure that new developments are of the highest quality and make a difference to the quality of life of new residents. The SPG is clear that increasing output (of housing) is not a simple end in itself; new housing must also enhance the environment, improve choice and affordability and provide better quality homes.

3.13 Borough Wide Strategic Policy H3 within the Core Strategy (2011) says that the Council will expect all housing developments to respect the local setting and context, provide a high quality residential environment, be well designed and energy efficient, meet satisfactory internal and external space standards, and provide a good range of housing types and sizes.

3.14 DMLP (2013) Policy DM A2 says 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 in accordance with The London Plan'.

3.15 DMLP (2013) Policy DM A9, entitled 'Detailed Residential Standards' says that the Council will ensure that the design and quality of all new housing is of a high standard. To assess this, the following considerations will be taken into account; and are discussed below

- Floor area
- Accessibility for disabled people
- Amenity and garden space provision
- A safe and secure environment
- Car parking and cycle parking
- Attenuation of surface water run off
- Sustainable energy matters
- Provision of waste and recycling storage facilities
- Noise insulation and layout to minimise noise nuisance between dwellings
- Protection of existing residential amenities

Size of Units

3.16 London Plan Policy 3.5 places a significant focus on internal space standards for dwellings. The purpose of the policy is to ensure that all new homes are fit for purpose and offer the potential to be occupied over time by households of all tenures. London Plan (as amended 2016) Table 3.3 set out the minimum gross internal area for new dwellings. The proposed development complies with London Plan minimum floor areas. The size and make-up of the units are as follows:

Shepherd's Bush Housing Group

Flat 1 Ground	Requires 70 sqm (2 bed 4 person) - 70.8 sqm provided - Complies
Flat 2 Ground	Requires 50 sqm (1 bed 2 person) - 57.1 sqm provided - Complies
Flat 3 First	Requires 70 sqm (2 bed 4 person) - 70.8 sqm provided - Complies
Flat 4 Second	Requires 70 sqm (2 bed 4 person) - 70.8 sqm provided - Complies
Flat 5 Third	Requires 70 sqm (2 bed 4 person) - 70.8 sqm provided - Complies
Flat 6 Third	Requires 50 sqm (1 bed 2 person) - 58.0 sqm provided - Complies

Yarrow Housing Ltd

Flat 7 First	Requires 50 sqm (1 bed 2 person) - 61.1 sqm provided - Complies
Flat 8 First	Requires 50 sqm (1 bed 2 person) - 62.1 sqm provided - Complies
Flat 9 First	Requires 50 sqm (1 bed 2 person) - 52.9 sqm provided - Complies
Flat 10 Second	Requires 50 sqm (1 bed 2 person) - 61.1 sqm provided - Complies
Flat 11 Second	Requires 50 sqm (1 bed 2 person) - 62.1 sqm provided - Complies
Flat 12 Second	Requires 50 sqm (1 bed 2 person) - 52.9 sqm provided - Complies
Flat 13 Third	Requires 50 sqm (1 bed 2 person) - 72.0 sqm provided - Complies
Flat 14 Third	Requires 50 sqm (1 bed 2 person) - 52.9 sqm provided - Complies

Aspect and Outlook

3.17 All but two of the proposed units would be at least dual aspect, with each unit containing windows that face in a westerly direction, with most also having easterly facing windows and those at the northern and southern ends of the building having

additional windows in these flank walls. The units are therefore considered to have good outlook.

Daylight/Sunlight to New Dwellings

3.18 BRE guidance provides a method for calculating the luminance of a room called Average Daylight Factor (ADF). The BRE guidance sets the following recommended ADF levels for habitable room uses 1% Bedrooms, 1.5% Living Rooms and 2.0% Kitchens. The applicant has produced a sunlight and daylight report that shows that all but one room within the development would meet BRE ADF guidance. The one room that would score below the recommended ADF value is the living/kitchen/dining room to unit 6 which is located at third floor level and would have its windows onto a winter garden/balcony area. This room would score 1.57%, which is below the 2.0% recommended for kitchens, but is still above the 1.5% recommended for living rooms. No objection is recommended to be raised because the overall quality of this residential unit is acceptable, the living/kitchen/diner would face west so would receive good sunlight, all the other rooms within the flat would exceed BRE ADF recommendations and the flat would also have a larger than required minimum floor area by 8sq.m and would also have access to a winter garden/balcony area from the living space. There are no solely north facing habitable rooms within the scheme; the limited number of rooms with north facing windows would also have a second (larger) window plus balcony/winter garden facing either west or east; sunlighting arrangements are therefore considered to be acceptable.

Floor to ceiling heights

3.19 The London Plan (as amended March 2016) states that units should have 75% of their floor area with a minimum floor to ceiling height of 2.5m and above. All parts of the development would have a floor to ceiling height in excess of 2.5m, thus complying with The London Plan requirement.

External amenity space

3.20 The Mayor's Housing SPG Baseline Standards 4.10.1, 4.10.2 and 4.10.3 relate to private amenity space in new dwellings. The supporting text recognises that private open space is highly valued and should be provided in all new housing developments. The standard is quantified as 5 sq.m for 1 to 2 person dwellings and an extra 1 sq.m should be provided for each additional occupant. The standard recognises that in some cases, site constraints may make it impossible to provide private open space for all dwellings. All of the proposed units that would be provided by the development would meet this external amenity space standard as set out below:

Shepherd's Bush Housing Group

Flat 1 Ground	2 bed 4 person - provided 9.3 sqm - Complies (requires 7 sqm)
Flat 2 Ground	1 bed 2 person - provided 5.4 sqm - Complies (requires 5 sqm)
Flat 3 First	2 bed 4 person - provided 7.0 sqm - Complies (requires 7 sqm)
Flat 4 Second	2 bed 4 person - provided 7.0 sqm - Complies (requires 7 sqm)
Flat 5 Third	2 bed 4 person - provided 7.0 sqm - Complies (requires 7 sqm)
Flat 6 Third	1 bed 2 person - provided 5.2 sqm - Complies (requires 5 sqm)

Yarrow Housing Ltd

Flat 7 First	1 bed 2 person - provided 5.2 sqm - Complies (requires 5 sqm)
Flat 8 First	1 bed 2 person - provided 5.3 sqm - Complies (requires 5 sqm)
Flat 9 First	1 bed 2 person - provided 5.0 sqm - Complies (requires 5 sqm)
Flat 10 Second	1 bed 2 person - provided 5.2 sqm - Complies (requires 5 sqm)
Flat 11 Second	1 bed 2 person - provided 5.3 sqm - Complies (requires 5 sqm)
Flat 12 Second	1 bed 2 person - provided 5.0 sqm - Complies (requires 5 sqm)
Flat 13 Third	1 bed 2 person - provided 5.3 sqm - Complies (requires 5 sqm)
Flat 14 Third	1 bed 2 person - 5.0 sqm - Complies (5 sqm)

3.21 In addition, the residents would have access to the communal areas of open space within the Emlyn Gardens estate, including that immediately to the north of the site.

Access matters

3.22 DMLP (2013) policy DM A9 'Detailed Residential Standards', DMLP (2013) Policy DM A4 'Accessible Housing' and SPD Design Policy 1 'Inclusive Design' of the PG SPD relate to ensuring that homes are accessible and meet 'Lifetime Homes' standards. The DMLP (2013) Policy DM A4 allows for some flexibility in the application of 'Lifetime Homes' recognising that this is not always feasible when new dwellings are formed in existing property.

3.23 Subsequent to the adoption of the above policies and guidance Lifetimes Homes has been superseded. Access requirements have now been incorporated into Building Regulations. The equivalent Building Regulations standard to Lifetimes Homes is M4 (2) 'accessible and adaptable dwellings'. To reflect this change The London Plan was amended in March 2016 with London Plan Policy 3.8 'Housing Choice' now requiring 90% of dwellings to meet M4 (2) Building Regulations requirement.

3.24 The key issue in ensuring that M4 (2) can be achieved within a development is to ensure, at the planning application stage, that the units can reasonably achieve level access. If level access cannot be reasonably achieved, then the units cannot be required to meet the M4(2) Building Regulations. The London Plan recognises that securing level access in buildings of four storeys or less can be difficult, and that consideration should also be given to viability and impact on ongoing service charges for residents

3.25 Of the 14 flats proposed, the eight Yarrow Housing units would be provided with step-free access to the flat entrance level due to the provision of a lift in this core and are therefore compliant with Part M4(2). The two Shepherd's Bush Housing Group flats that would be located on the ground floor would also have level access; though their four flats on the upper floors would not. In order for these units to also achieve compliance a second lift would need to be provided in this core. In officers' view the costs of providing two lifts would place a strain on the viability of the development, and they would also have an impact on service charges to the residents of the proposed development. In light of this, no objection is recommended to be raised to four of the fourteen units not meeting M4(2) standards.

3.26 Three of the Yarrow Housing units are proposed to meet wheelchair home standards, with one unit being located on each of the upper floors (flats 8, 11 and 13).

Noise disturbance to new units

3.27 The Housing SPG Baseline Standard 5.3.1 and London Plan Policy 7.15 state that the layout of adjacent dwellings and the location of lifts and circulation spaces should seek to limit the transmission of noise to sound sensitive rooms within dwellings. This policy is supplemented by DMLP (2013) Policies DM A9 and DM H9, both of which seek to ensure that development does not result in noise and disturbance to existing and future occupiers.

3.28 A condition (no.34) is recommended to ensure that there is sufficient insulation between residential units in order to prevent excessive noise transference between properties. The adjacent Warple Road and access road serve a limited number of residential properties and the adjacent Thames Water site and by virtue of this is understood to be quiet in character with relatively few vehicle or pedestrian movements. The rooms that would face towards the highway would be set back from it with patios, green space and railings; and future occupants would enjoy an acceptable living environment in officers' view.

Privacy between proposed residential units.

3.29 The proposed development would provide an acceptable level of privacy between the proposed units, the only possible overlooking being from the narrow side windows of the proposed winter garden terrace areas. Due to the fact that this projection would be approximately 0.5m and set away from 1m for the edge of the closest adjacent window, so the angle of visibility would be acute, it is considered that no detrimental overlooking would result and that the level of privacy afforded would be acceptable.

Secure by Design

3.30 London Plan Policy 7.3 requires new development to incorporate crime prevention measures to provide a safe and secure environment. Policy BE1 of the Core Strategy and policy DM G1 of the DM Local Plan, 2013 requires proposals to meet 'Secured by Design' requirements. A statement of how Secured by Design requirements would be adequately achieved would be secured by condition 23 if permission were to be granted.

DESIGN and CONSERVATION and HERITAGE MATTERS

3.31 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. The NPPF (Conserving and Enhancing the Historic Environment) states that 'In determining planning applications, local planning authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and the desirability of new development making a positive contribution to local character and distinctiveness'. The NPPF goes on to state that 'Local planning authorities should also look for opportunities for new development within conservation areas and within the setting of heritage assets to enhance or better reveal their significance'. It says that

'Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably'. Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that: 'In the exercise, with respect to any buildings or other land in a conservation area,.....special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.' Paragraph 129 of the NPPF requires planning authorities to assess impact on the setting of heritage assets.

3.32 London Plan Policies 7.1, 7.4 and 7.6 require all new development and architecture to be of high quality, responding to its surrounding context. It is expected that schemes would contribute to the character of the surrounding neighbourhood; and that they would be a positive addition to the streetscene or cityscape.

3.33 Core Strategy Policy BE1 (Built Environment) states that 'All development within the borough...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'.

3.34 Policy DM G1 (Design of New Build) of the DMLP 2013 seeks to ensure that new build development to be of a high standard of design and compatible with the scale and character of existing development and its setting. It states that:

'All proposals must be designed to respect:

- a) the historical context and townscape setting of the site, and its sense of place;
- b) the scale, mass, form and grain of surrounding development;
- c) the relationship of the proposed development to the existing townscape, including the local street pattern, local landmarks and the skyline;
- d) the local design context, including the prevailing rhythm and articulation of frontages, local building materials and colour, and locally distinctive architectural detailing, and thereby promote and reinforce local distinctiveness;
- e) the principles of good neighbourliness;
- f) the local landscape context and where appropriate should provide good landscaping and contribute to an improved public realm; and
- g) sustainability objectives; including adaptation to, and mitigation of, the effects of climate change;
- h) the principles of accessible and inclusive design; and
- i) the principles of Secured by Design.'

3.35 Policy DM G7 (Heritage and Conservation) of the DMLP 2013 states that the council will '....aim to protect, restore or and enhance the quality, and character, appearance and setting of the borough's conservation areas and its historic environment, including listed buildings, historic parks and gardens, buildings and artefacts of local importance and interest, archaeological priority areas and the scheduled ancient monument'.

3.36 The building to be demolished is not listed or within a conservation area, however it is adjacent to a conservation area as the southernmost part of the site (containing the currently unused playspace) is within the Ravenscourt and Starch Green Conservation Area.

The replacement community building would be set away from this area; which would be used as replacement play space.

3.37 The existing building does not contribute in a positive way to the character or appearance of the area, including the conservation area, such that it needs to be retained. In officers' view the building could be replaced if a scheme of appropriate height, scale, massing, bulk, external appearance and siting were to be secured.

3.38 The proposed four storey building would have a flat roof and would extend to a similar height as the existing neighbouring residential buildings, excluding their large pitched roofs. In terms of its scale and massing this proposal is therefore similar to the design of the buildings on the estate on which it would be located. The proposed building is considered to be an appropriately scaled response to an ill-defined edge to the estate at present. The articulation of the Warple Road frontage would have four projecting bays of stacked winter gardens above ground level and which would be set into recesses at the northern and southern ends of the block. These would add some relief and visual interest to the proposed frontage elevation and would encourage natural surveillance over Warple Way which the estate currently turns its back on. Contrasting brick colours and metal cladding to the bays is proposed which would complement the materiality of the existing estate which is also primarily constructed of brick. Metal cladding to the bays would help to further emphasise them as the main focus of architectural interest.

3.39 At the southern end of the site the proposed single storey community hall element of the development would be lower in scale and would contain subtly coloured glazing to add visual interest and help define its different use to the bulk of the building.

3.40 The single storey storage building to the north of the site access would be of a simple brick finish with a monopitch roof, doors in its southern elevation and a single window in its eastern elevation. It would have a curved south western corner feature to reflect its position in the corner of the site. It is considered that this element of the proposal is of an acceptable standard of design, keeping with the character and appearance of the area.

3.41 The detailed design and final finishes for the scheme would be secured by conditions requiring 1:20 scaled drawings (condition 10) clearly through the façade which should show the depth of window reveals and detailing, and materials (condition 9) to be submitted for approval.

3.42 Subject to conditions to secure final design details including external materials, the proposal is considered acceptable as it would respect the scale, mass, form and grain of surrounding development, would have an acceptable relationship with the existing townscape and would enhance the character, appearance and setting of the Ravenscourt and Starch Green Conservation Area. In this regard the proposal would be in accordance with London Plan Policies 7.1, 7.4. and 7.6, Core Strategy Policy BE1, and DMLP policies DM G1 and DM G7. The proposal is also considered to be in accordance with the core planning principles in the NPPF as it would be a high quality design and provide a good standard of amenity. The scheme is also considered to be in compliance with Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

IMPACT ON NEIGHBOURING PROPERTIES

Daylight and Sunlight

3.43 The applicants have submitted a revised BRE report, which officers have assessed and concur with. This has assessed the impact on daylight and sunlight in flats at Beverley Court and Roding Court.

Daylight

3.44 Eighty eight habitable windows have been tested; 68 of which would not have a reduction more than 20% in their vertical sky component (VSC). A number of the windows are secondary to a room, however; so when the rooms are tested 52 out of 64 rooms would lose less than 20% VSC.

3.45 There are a number of rooms in the neighbouring property which have balconies located above them. The BRE has recognised that balconies on existing properties restrict daylight and that it can be the presence of the balcony rather than the new obstruction that is the main factor in any relative loss of light. It can therefore be appropriate to assess the change in VSC at the face of the balcony so that the actual impact of the proposal can be gauged. The VSC results for existing rooms that are taken at the face of the balconies show that 57 out of the 64 rooms in Roding/Beverley Courts would have a reduction within the general 20% BRE tolerance. The existing balconies clearly do have an effect, therefore.

3.46 The impact on Average Daylight Factor (ADF) has also been tested. The ADF results show that 63 out of the 64 rooms would meet the BRE guidance levels. The one room which wouldn't pass is a bedroom; which would have a only small failure. When the daylight distribution within each of the rooms is tested, every room would pass the daylight test, however. On this basis officers consider that the impact on neighbours' daylighting conditions can be considered acceptable.

Sunlight

3.47 The building development would not be located to the south of the existing flats at Beverley Court and Roding Court and it would be sited in a similar position to the existing building albeit closer; though there would be an increase in height on what exists at the moment.

3.48 There are two bedrooms on the ground floor of Roding Court which would experience what could be considered to be a noticeable reduction in sunlighting conditions; beyond BRE tests. The sunlight received by these rooms currently would not meet BRE requirements, however, as they are north facing. The rooms here would retain 50% of their former value, but as they are north facing the proportionate impact could be seen to be exaggerated. In Beverley Court there are five rooms, four at ground and one at first floor level, which could be considered to have a noticeable reduction in sunlighting conditions; beyond BRE tests. These are bedrooms and would retain between 45% and 63% of their former values.

3.49 Though not all formal amenity spaces the green zones around Roding Court and Beverley Court have been tested, and the results show that they would still receive sufficient sunlight in accordance with the BRE requirements.

Outlook

3.50 Criteria 1 of Housing Policy 8 of the SPD states that 'to safeguard against overbearing and over-dominating 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. 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'. This property is bounded by flatted residential property, not housing with standard gardens; so outlook has been assessed having regard to on-site judgement.

3.51 With regards to outlook from Beverley Court directly opposite the site to the east, the upper floors of the new building would be set 18m away from this building. A notional 45 degree line taken from ground level at a distance 4m from the opposing elevation of this building would not be intersected by the proposed building. It is therefore considered that that there would be no detrimental loss of outlook to the occupiers of Beverley Court.

3.52 With regards to Roding Court, to the south east of the proposed building, due to the setting of the proposed building in relation to these windows, it would only be directly opposite a limited number of ground floor windows and the north west facing side panes of westerly facing bay windows at the upper levels of the building. Due to the setting of the building in relation to these windows it is considered that the proposed building would not have detrimental impact upon outlook from this existing building. The relationship between the proposal and Roding Court reflects a similar relationship that there is between existing residential blocks in Emlyn Gardens. The single storey element at the southern end of the development would extend opposite ground floor windows in Roding Court, but would be set sufficiently away from Roding Court to ensure no detrimental impact on outlook.

3.53 The proposed development, including the single storey storage building, are set sufficiently away from the residential blocks within Emlyn Gardens to the north and north east of the site to ensure no detrimental impact on outlook.

Privacy

3.54 Part 2 of Planning Guidance SPD housing Policy 8 states that 'new windows should normally be positioned so that the distance to any residential windows is not less than 18m 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 occurs'. It is also stated that 'a roof terrace can cause considerable loss of privacy, dependent on its size and location' and that 'generally 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 roof terrace/ balcony'.

3.55 The design of the proposed building has been amended since submission with reference to the 18m overlooking distance to ensure no detrimental impacts upon the

privacy of existing neighbouring occupiers. The only windows at upper floor level in the eastern elevation of the building which minimally breach this standard would not be habitable, but would serve communal hallways or stairs. The balconies in the north eastern corner of the building would be screened to a height of 1.7m to prevent any detrimental overlooking from these amenity spaces. The only windows which would breach the 18m distance for Beverley Court at ground floor level are an obscure glazed bathroom window (non-habitable room) and windows to the Yarrow Housing Office and community facility office and entrance. These windows would only marginally breach the 18m distance and are considered not to result in a detrimental loss of privacy to neighbouring occupiers. As well as the distance involved, there would be a parking area and a large tree between the community centre/office windows and Beverley Court, which would reduce views. All other windows and balcony/terrace areas within the development are positioned so as to not result in a detrimental loss of privacy to neighbouring occupiers.

3.56 There is one window to the hallways of the southernmost flats, one at each level on the first to third floors which would be within 18m and a 60 degree arc of north facing windows in Roding Court. It is considered that these windows would not result in a detrimental loss of privacy to the neighbouring occupiers due to the angles these windows would be set at and due to the fact that the windows in the new units would not serve a habitable room. The south eastern most windows to these same units would be obscurely glazed and fixed shut to ensure no detrimental overlooking of neighbouring occupiers in Roding Court. A condition would secure this (no.56).

Environmental nuisance

3.57 Core Strategy Borough Wide Strategic policy aims to protect and enhance the environmental quality of the Borough. DM Local Plan Policy DM H9 states that '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'. DM Local Plan Policy DM H11 relates to environmental nuisance and states that 'All developments shall ensure that there is no undue detriment to the general amenities at present enjoyed by existing surrounding occupiers of their properties particularly where commercial and service activities are close to residential properties. The Council will, where appropriate, require precautionary and/or remedial action if a nuisance for example, from smoke, fumes, gases, dust, steam, light, vibration, smell, noise, spillage of gravel and building aggregates or other polluting emissions would otherwise be likely to occur, to ensure that it will not'.

3.58 The site adjoins existing residential properties on three sides, and new residential units are proposed adjacent to (on the ground floor) and above the proposed office and community use, with their associated comings and goings.

3.59 The proposed office use would be related to the Yarrow Housing flats that would be located above the office and would have limited activity, with the use being compatible, and indeed it would support the associated residential use due to the needs of the future occupants of these units. The replacement community use would have a main hall with a floor area of 75sqm which would be located in the single storey element of the building; so there would be no flats located directly above it.

3.60 To ensure that the office and community use would not harm the amenities of occupiers of neighbouring properties, including the occupiers of the upper floors of the

development, Officers consider that conditions should be imposed including requiring enhanced sound insulation (conditions 35, 36, 37 and 38). Subject to these conditions it is considered that the proposed uses would not result in harm to the residential amenities of surrounding occupiers by reason of noise and disturbance in accordance with policies DM H9 and DM H11.

Conclusion on impact on neighbours

3.61 The potential impacts of the proposal on neighbours are acknowledged, in particular on the daylight and sunlight conditions. On balance, it is considered, however, that the overall impact on neighbours would be acceptable, subject to appropriate conditions.

HIGHWAYS MATTERS

Car Parking

3.62 The NPPF requires that developments which 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.

3.63 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.

3.64 Core Strategy Policy T1 supports The London Plan. Policies DM J2 and DM J3 of the DMLP set out vehicle parking standards. Policy DM J2 stipulates maximum residential parking standards and requires 1 to 2 bedroom units to have less than 1 car park space per unit. Policy DM J3 relates to housing with reduced parking and states that new social/affordable rented housing should have sufficient car parking to meet the essential needs of the tenants, its justification explaining that 'Experience has shown that the council should be aiming for about 25% of social/affordable rented dwellings to have a parking space'.

3.65 The PTAL rating of the site identified in the applicant's transport assessment suggests a low level of access to public transport (1b). The applicant puts forward a reasonable case that the accessibility is actually better than that, as there are facilities within walking distances including a convenience store 155m away and local shops 585m away, and two primary schools within 400m. It also states that the PTAL report refers to only two bus routes within the prescribed maximum walking distance for bus services of 640m, and argues that bus stops on The Vale are within this distance and are served by three bus routes. It also states that Turnham Green Station is 915m from the site which is within the prescribed maximum walking distance of 960m from rail services. Officers agree that 7 of the 8 adjacent 'cells' in the PTAL mapping system have a higher PTAL level of 2; and that this site should be considered to be PTAL 2 also.

3.66 At present there are 11 parking spaces in the parking area adjacent to the existing building. As part of the proposal these spaces would be slightly relocated and reorganised, with the majority of the spaces being in a similar arrangement but moving to the east to the back edge of the existing footpath to the west of Beverley Court. Following the redevelopment there would be 13 parking spaces. Two of the 13 spaces would be wheelchair accessible. The applicants have set out that they intend for the development to be largely car/permit free. The applicant has advised that the Yarrow Housing residents would not need car parking, given their needs. Some level of car parking provision would be expected for Shepherd's Bush Housing's social rented tenants, and this would be provided in accordance with policy DM J3, as there would be two spaces available. Access to on-street car parking permits would be restricted for future occupiers (conditions 20-22).

3.67 As such, the proposal is considered acceptable on this occasion and it is not considered that the proposed development would be likely to result in increased on-street car parking stress or traffic. On this basis, the proposed development is judged to be acceptable in the context of the NPPF, The London Plan, Core Strategy Policy T1 and DMLP Policies DM J1, DM J2, DM J3, and Policies 6.1, 6.3, 6.10, 6.11 and 6.13 of The London Plan.

Cycle Parking

3.68 Development Management Local Plan policy DM J5 and London Plan policy 6.13 would generally require 18 cycle parking spaces for the number and size of residential units proposed within this scheme. However the applicant has advised that Yarrow Housing's residents will not need cycle parking given their needs. Shepherd's Bush Housing's residents would require 10 spaces (one for each one bed flat, and two for each two bed flat) to meet The London Plan requirement. Cycle parking should also be provided for the proposed office and community use. Cycle parking has been proposed to an acceptable level. Condition 12 is recommended requiring the submission of further details of cycle parking; so that the type of facility can be agreed.

Refuse storage

3.69 London Plan Policy 5.16 outlines the Mayor's approach to waste management. Core Strategy Policy CC3 and policy DM H5 of the Development Management Local Plan 2013 set out the Council's Waste Management guidance, requiring development to incorporate suitable facilities for the storage and collection of segregated waste.

3.70 Refuse and recycling storage would be provided at ground floor level. In this development of 10 x 1 bed flats and 4 x 2 bed flats, 2,240 litres of waste provision would be required and provided. Refuse collection for this part of the estate takes place from the adjacent parking area and would continue to do so under the proposed arrangement. Condition 25 would require further details of the refuse and recycling storage and a Refuse Management Plan, so that full details including how the refuse/recycling would be organised for collection can be agreed.

Crossover

3.71 There is an existing crossover at the entrance of this site from Warple Way. The proposal would see the entrance to the parking area narrowing by approximately 0.9m and this access road and the parking area would be a shared surface. Due to the

changes proposed the width of the vehicular access and crossover from Warple Way would be amended and a Section 278 agreement would be required to facilitate these works. The proposed development of this site could also potentially damage the footway during construction, and subsequent enhancement works may be required to ensure that the footway outside the site is maintained to a high standard. All work on the public highway would have to be carried out by the Council's highway contractors and the applicant will need to enter into a S106 agreement to fund any works required.

Impact of building works

3.72 Though there is other legislation covering construction matters, a Demolition Management Plan (DMP), a Construction Management Plan (CMP), Demolition Logistics Plan (DLP) and Construction Logistics Plan (CLP) could be required, if necessary, to ensure that there is no harmful impact on neighbours and on the local highway network. The documents would 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 DLP/CLP would need to 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 should be secured by conditions 4-7, in accordance with DMLP policies DM H5, DM H8, DM H9, DM H10 and DM H11, and London Plan Policy 6.3.

ENVIRONMENTAL MATTERS

Flood Risk/SuDS

3.73 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.

3.74 London Plan Policies 5.11, 5.12, 5.13, 5.14 and 5.15 require 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.

3.75 Policy CC1 of the Core Strategy 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 DMLP 2013.

3.76 As required, a Flood Risk Assessment (FRA) has been submitted with the application. The proposed site is in the Environment Agency's flood risk zones 2 and 3; which indicates a high level of flood risk from the Thames but does not take existing flood defences into account. No basement level is proposed in this development. At ground floor level there would be two residential units proposed alongside office space and community facilities. The site is well defended by the existing flood defences such as the Thames Barrier and local river wall defences. If these were breached, the site would not be impacted by flood waters. The submitted FRA states that the finished floor

levels of the ground floor would be above potential flood water levels. This would help protect the site from flooding and is an acceptable way of protecting the site. A condition (42) requires the implementation of the measures outlined in the FRA to provide protection from flooding.

3.77 This application is for a major scheme, and surface water run-off should be managed through the integration of Sustainable Drainage Systems (SuDS). The use of SuDS in the site design is covered in the submitted 'Drainage Feasibility Study' (DFS), which has been assessed. The site currently has a very high proportion of hardstanding areas (90% coverage). The demolition and redevelopment of the site provides an ideal opportunity to integrate SuDS measures in line with the London Plan (Policy 5.13) and local requirements (Policy DM H3), reducing surface water run-off to greenfield rates through the use of above ground SuDS that would help reduce flood risk and also contribute to achieving other London/Local Plan objectives e.g. reducing water use, improving water quality, providing biodiversity, amenity and recreation.

3.78 The integration of green roofs is expected for major developments where feasible and this forms part of the revised SuDS Strategy submitted during the course of the application. The revised approach, in terms of managing surface water run-off at the site, which would provide improved discharge rates and increased use of green roofs and permeable surfaces, is broadly acceptable. Further details can be acceptably controlled by a number of suggested conditions. Condition 3 would require the submission of the detailed design of any proposed permeable surfaces, which should use infiltration unless it can be demonstrated that the ground conditions are not suitable. Condition 46 requires the submission of the detailed design of the proposed soakaway, which should be integrated into the site to infiltrate surface water unless the ground conditions are not suitable in which case the submission of the detailed design of a storage tank is required. Condition 48 requires the submission of the detailed design of the green roofs, to include details of the substrate depth and confirmation of the attenuation volume provided. The peak discharge flow from the site of surface water run-off should be limited to greenfield rates for all storms up to and including the 1 in 100 year storm, including an allowance for climate change impacts, incorporating a flow control mechanism as required (condition 47). Finally, the details of a maintenance programme for all sustainable drainage systems, including timeframes for the planned maintenance measures and confirmation of the maintenance provider would be required by condition 45.

3.79 Subject to the conditions recommended above no objection would be raised under policy DM H3 or London Plan policy 5.13 on sustainable drainage grounds.

Energy

3.80 London Plan policy 5.2 and the associated DM Local Plan Policy DM H1 require the reduction of carbon dioxide emissions.

3.81 As required, an Energy Statement has been submitted with the application. The statement outlines the energy efficiency and low/zero carbon measures to be implemented as part of the development with the aim of minimising energy use and associated CO₂ emissions. The Energy Statement has followed the Mayor of London's Energy Hierarchy in assessing and integrating sustainable energy measures in order to meet the London Plan CO₂ reduction target of 35% beyond the 2013 Building Regulations requirements. If built to meet the Building Regulations minimum

requirements in terms of energy use, the development would emit 17.97 tonnes of CO₂ a year (regulated emissions). Measures proposed to improve energy efficiency include specification of building elements with improved levels of insulation, higher levels of airtightness to reduce heat loss, use of natural ventilation and no mechanical cooling, inclusion of efficient gas boilers with local temperature controls and the use of efficient light fittings. The energy efficiency measures are calculated to reduce annual CO₂ emissions to 16.05 tonnes. This could be further reduced to 11.6 tonnes a year by installing the proposed PV panels on the roof of the development. The total annual CO₂ emissions saving is calculated to be 6.37 tonnes which represents a reduction in emissions from the baseline of 35.4%, which therefore complies with The London Plan 35% CO₂ reduction target. The measures outlined in the Energy Assessment are required to be implemented by condition 44.

3.82 London Plan policy 5.3 and the associated DM Local Plan policy DM H2 require the use of sustainable design and construction methods. Wider sustainable design and construction measures have been considered in a submitted Sustainability Statement. Topics covered include water efficiency, surface water management, the use of sustainable materials and the reduction of waste. Though this is broadly acceptable, it is recommended that a supplemental to the Sustainability Statement be sought by condition. This could also address matters such as minimising pollution, maximising recycling, promoting and protecting biodiversity and green infrastructure and ensuring developments are comfortable and secure for users, including avoiding the creation of adverse local climatic conditions; also covered by the London Plan policy. A condition (no. 43) is recommended.

Air Quality

3.83 An Air Quality Assessment has been submitted with the application, the entire borough being a designated Air Quality Management Area. The submitted assessment concludes that the location is suitable for the proposed uses and that the associated emissions would be at an acceptable level. Conditions (8 and 51) are suggested requiring a risk assessment based on the Mayor's dust and emissions SPG and also for details of the Ultra Low NO_x Gas fired boilers to be provided for space heating and domestic hot water.

Contaminated Land

3.84 London Plan Policy 5.21, Core Strategy Policy CC4 and Policies DM H7 and DM H11 of the DM LP 2013 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'.

3.85 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 further conditions are recommended covering the assessment and remediation of contaminated land (14-19).

PLANNING OBLIGATIONS

CIL

3.86 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. CIL Regulations (2010) state that 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. The Mayor's CIL calculation would contribute towards the funding of Crossrail; and is generally charged at £50/sq.m.. The GLA expect the Council, as the Collecting Authority, to secure the levy in accordance with London Plan Policy 8.3.

3.87 The Council also adopted a Local CIL on 1st September 2015. In this part of the borough this is normally charged at the rate of £100/sq.m. for residential use; although the scheme may benefit from social housing relief and the office use and community uses are likely to have a nil charge. This would be assessed in full detail, if planning permission were to be forthcoming.

Legal Agreement

3.88 The Council is obliged to assess planning proposals against the policies and standards contained within the development plans for the area and to consider any other material planning considerations. 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.

3.89 If the application were considered acceptable in all other respects than the applicant would be expected to agree to enter into a legal agreement with the Council to secure that the delivery of affordable housing.

4.0 CONCLUSIONS and RECOMMENDATION

4.1 The development of the site for residential use is considered acceptable, in accordance with the National Planning Policy Framework (NPPF, 2012), London Plan (2016) policy 3.3, Core Strategy (2011) policies H1 and H4, and policies 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 acceptable having regard to London Plan (2016) policies 3.4, 3.5 and 3.8, Core Strategy (2011) policies H2, H3 and H4, policies DM A2, DM A3 and DM A9 of the Development Management Local Plan (2013), and the amenity provision is considered acceptable, judged against policy DM A2 of the Development Management Local Plan (2013) and SPD Housing Policies 1 and 3 of the Planning Guidance Supplementary Planning Document (2013). The affordable housing would be secured by a legal agreement.

4.2 The replacement community is of a comparable size and would provide a modern high quality facility, consistent with the objectives of Core Strategy policy CF1 (2011) and Policy DM D1 of the DMLP (2013). The scheme would include replacing a play space which is under used. The small loss of open space would be justified on the basis of the qualitative gain for the local community overall, in keeping with Policy DM E1 of the DMLP (2013).

4.3 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 conservation area and its setting, which is a small part of the site. The development would therefore be acceptable in accordance with the NPPF (2012), London Plan (2016) policies 7.1, 7.2, 7.3, 7.4, 7.5, 7.6 and 7.8, Core Strategy policy BE1 and policies DM G1 and DM G7 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.

4.4 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, DM H9, DM H11 and DM A9 of the Development Management Local Plan (2013) and SPD Housing Policy 8 of the Planning Guidance SPD (2013).

4.5 The development would provide a safe and secure environment for all users in accordance with London Plan (2016) policy 7.3 and policy DM G1 of the Development Management Local Plan (2013). The proposal would provide ease of access for all people, including disabled people, in accordance with London Plan (2016) policy 3.8, Core Strategy (2011) policy H4, policies 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).

4.6 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 car permit free dwellings, provision of 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 3, 5 and 12 and SPD Sustainability Policies 3, 4 and 7 of the Planning Guidance SPD (2013).

4.7 A Flood Risk Assessment (FRA) has been submitted as required. Detailed drainage matters would be secured by condition. In this respect the proposal is therefore in accordance with the NPPF (2012), London Plan (2016) policies 5.11, 5.12, 5.13, 5.14 and 5.15, 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).

4.8 An Air Quality Assessment has been submitted with the application; low emissions boilers would be installed. An Energy Statement has been submitted outlining the energy efficiency and low/zero carbon measures to be implemented as part of the development with the aim of minimising energy use and associated CO2 emissions. The proposal would be consistent with consistent with the Mayor of London's sustainable design objectives in accordance with Policies DM G1 and DM H1 of the Development Management Local Plan (2013), Policies 5.1, 5.2, 5.3 and 5.7 of The London Plan (2016), and Core Strategy (2011) Policies BE1 and CC1.

4.9 Conditions would 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 DM 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).

4.10 It is recommended that planning permission be granted, subject to conditions and the completion of a satisfactory legal agreement.