

Planning and Development Control Committee

Agenda

Tuesday 14 October 2025 at 7.00 pm

145 King Street (Ground Floor), Hammersmith, W6 9XY

Watch the meeting live: youtube.com/hammersmithandfulham

MEMBERSHIP

Administration:	Opposition
Councillor Nikos Souslous (Chair) Councillor Nicole Trehay (Vice-Chair) Councillor Ross Melton Councillor Patrick Walsh Councillor Callum Nimmo Councillor Lydia Paynter	Councillor Adrian Pascu-Tulbure Councillor Jackie Borland

CONTACT OFFICER: Charles Francis
Governance and Scrutiny
Tel: 07776 672945
E-mail: charles.francis@lbhf.gov.uk

Public Notice

This meeting is open to the public and press but spaces are limited. If you'd like to attend please contact: charles.francis@lbhf.gov.uk. The building has disabled access.

Should exempt information need to be discussed the committee will pass a resolution requiring members of the press and public to leave.

For details on how to register to speak at the meeting, please see overleaf.
Deadline to register to speak is 4pm on Thursday 9th October 2025.

For queries concerning a specific application, please contact the relevant case officer.

PUBLIC SPEAKING AT PLANNING AND DEVELOPMENT CONTROL COMMITTEE

Who can speak?

Only the applicant or their agent and people who have commented on the application as part of the planning department consultation process in support or against will be permitted to speak at the meeting. They must have been registered to speak before addressing the committee. Ward Councillors may sometimes wish to speak at meetings even though they are not part of the committee. They can represent the views of their constituents. The Chair will not normally allow comments to be made by other people attending the meeting or for substitutes to be made at the meeting.

Do I need to register to speak?

All speakers, except Ward Councillors, must register at least two working days before the meeting. For example, if the committee is on Wednesday, requests to speak must be made by 4pm on the preceding Friday. Requests received after this time will not be allowed.

Registration is by email only. Requests should be sent to speakingatplanning@lbhf.gov.uk with your name, address and telephone number and the application you wish to speak to as well as the capacity in which you are attending.

How long is provided for speakers?

Those speaking in support or against an application will be allowed three minutes each. Where more than one person wishes to speak for or against an application, a total of five minutes will be allocated to those speaking for and those speaking against. The speakers will need to decide whether to appoint a spokesperson or split the time between them. The Chair will say when the speaking time is almost finished to allow time to round up. The speakers cannot question councillors, officers or other speakers and must limit their comments to planning related issues.

At the meeting

Please arrive 15 minutes before the meeting starts and make yourself known to the Committee Co-ordinator who will explain the procedure.

What materials can be presented to committee?

To enable speakers to best use the time allocated to them in presenting the key issues they want the committee to consider, no new materials or letters or computer presentations will be permitted to be presented to the committee.

What happens to my petition or deputation?

Written petitions made on a planning application are incorporated into the officer report to the Committee. Petitioners, as members of the public, are welcome to attend meetings but are not permitted to speak unless registered as a supporter or objector to an application. Deputation requests are not accepted on applications for planning permission.

Planning and Development Control Committee Agenda

14 October 2025

<u>Item</u>		<u>Pages</u>
1.	APOLOGIES FOR ABSENCE	
2.	DECLARATION OF INTERESTS If a Councillor has a disclosable pecuniary interest in a particular item, whether or not it is entered in the Authority's register of interests, or any other significant interest which they consider should be declared in the public interest, they should declare the existence and, unless it is a sensitive interest as defined in the Member Code of Conduct, the nature of the interest at the commencement of the consideration of that item or as soon as it becomes apparent. At meetings where members of the public are allowed to be in attendance and speak, any Councillor with a disclosable pecuniary interest or other significant interest may also make representations, give evidence or answer questions about the matter. The Councillor must then withdraw immediately from the meeting before the matter is discussed and any vote taken. Where Members of the public are not allowed to be in attendance and speak, then the Councillor with a disclosable pecuniary interest should withdraw from the meeting whilst the matter is under consideration. Councillors who have declared other significant interests should also withdraw from the meeting if they consider their continued participation in the matter would not be reasonable in the circumstances and may give rise to a perception of a conflict of interest. Councillors are not obliged to withdraw from the meeting where a dispensation to that effect has been obtained from the Standards Committee.	
3.	MINUTES To approve as an accurate record, and the Chair to sign, the minutes of the meeting of the Committee held on 16 September 2025.	5 - 9
4.	230-236 NORTH END ROAD W14 9NU & 88-90 LILLIE ROAD, SW6 7SR, LONDON, WEST KENSINGTON, 2025/00803/FUL	10 - 74
5.	THE GOOSE, 248 NORTH END ROAD, LONDON SW6 1NL, LILLIE, 2023/03266/FUL	75 - 110

6.	1A DURRELL ROAD AND REAR OF 720 FULHAM ROAD SW6, MUNSTER, 2025/00352/FUL	111 - 163
7.	FIRST FLOOR FLAT, 38 WATERFORD ROAD, LONDON SW6 2DR, PARSONS GREEN AND SANDFORD, 2025/01209/FUL	164 - 180
8.	87 GAYFORD ROAD, LONDON W12 9BY, WENDELL PARK, 2025/01583/FUL	181 - 212
9.	10 OXFORD GATE, BROOK GREEN, LONDON W6 7DA, BROOK GREEN, 2024/03286/FUL	213 - 233
10.	1 CAVERSWALL STREET, LONDON W12 0HG, COLLEGE PARK AND OLD OAK, 2025/01569/FUL	234 - 245

London Borough of Hammersmith & Fulham



Planning and Development Control Committee Minutes

Tuesday 16 September 2025

PRESENT

Committee members: Councillors Nikos Souslous (Chair), Nicole Trehy (Vice-Chair), Patrick Walsh, Adrian Pascu-Tulbure, Jackie Borland, Callum Nimmo and Lydia Paynter

Other Councillors: Councillor David Morton

Officers:

Matt Butler (Assistant Director of Development Management)

Allan Jones (Team Leader Urban Design and Heritage)

Neil Egerton (Team Leader)

Sian Brown (Principal Planning Officer)

Tom Scriven (Deputy Team Leader)

Gareth Doherty (Senior Transport Planner, Highways)

Mrinalini Rajaratnam (Chief Solicitor Planning and Property)

Charles Francis (Clerk)

At the start of the meeting, the Chair confirmed that Officers had withdrawn Item 7 – 1A Durrell Road from the agenda following legal advice due to an error the applicant made with their location plan. This was agreed by the Committee.

1. APOLOGIES FOR ABSENCE

Apologies for absence were provided by Councillor Ross Melton.

2. DECLARATION OF INTERESTS

There were no declarations of interest.

3. **MINUTES**

The minutes of the previous meeting held on 30 July 2025 were agreed as an accurate record.

4. **TESCO CAR PARK, BROOK GREEN, 180 SHEPHERD'S BUSH ROAD AND OPPOSITE 1 - 12 BARB MEWS LONDON W6, ADDISON, 2024/01344/FUL**

An addendum was circulated prior to the meeting that modified the report.

Neil Egerton provided a joint presentation which covered the residential aspect of the development, Item 4 - (Application 2024/01344) and reconfiguration of the carpark Item 5 - (Application 2024/01345). The Applicant spoke in support of both applications.

The Committee voted on the officer recommendations for approval as amended by the Addendum as follows:

Recommendation 1:

FOR	Unanimous
AGAINST:	0
NOT VOTING:	0

Recommendation 2:

FOR:	Unanimous
AGAINST:	0
NOT VOTING:	0

RESOLVED

1. That the Director of Planning and Property be authorised to grant planning permission upon the completion of a satisfactory legal agreement incorporating the Heads of Terms/obligations in the report as amended by the Addendum and subject to the conditions listed in the report.
2. That the Director of Planning and Property, after consultation with the Assistant Director of Legal Services and the Chair of the Planning and Development Control Committee be authorised to make any minor changes to the proposed Heads of Terms of the legal agreement or proposed conditions, which may include the variation, addition or deletion of conditions, any such changes shall be within their discretion.

5. TESCO CAR PARK, BROOK GREEN, 180 SHEPHERD'S BUSH ROAD AND OPPOSITE 1 - 12 BARB MEWS AND BROOK GREEN PUB LONDON W6, ADDISON, 2024/01345/FUL

The Committee voted on the officer recommendations for approval as amended by the Addendum as follows:

Recommendation 1:

FOR	Unanimous
AGAINST:	0
NOT VOTING:	0

Recommendation 2:

FOR:	Unanimous
AGAINST:	0
NOT VOTING:	0

RESOLVED

1. That the Director of Planning and Property be authorised to grant planning permission upon the completion of a satisfactory legal agreement incorporating the Heads of Terms in the report and subject to the conditions listed in the report.
2. That the Director of Planning and Property, after consultation with the Assistant Director of Legal Services and the Chair of the Planning and Development Control Committee be authorised to make any minor changes to the proposed Heads of Terms of the legal agreement or proposed conditions, which may include the variation, addition or deletion of conditions, any such changes shall be within their discretion.

6. LIVE AND LET LIVE, 37 NORTH END ROAD, LONDON W14 8SZ, AVONMORE, 2023/02712/FUL

An addendum was circulated prior to the meeting that modified the report.

Sian Brown provided a presentation. Councillor David Morton spoke in support.

The Committee voted on the officer recommendations for approval as amended by the Addendum as follows:

Recommendation 1:

FOR	6
AGAINST:	1
NOT VOTING:	0

Recommendation 2:

FOR:	Unanimous
AGAINST:	0
NOT VOTING:	0

RESOLVED

1. That the Director of Planning and Property be authorised to grant planning permission upon the completion of a satisfactory legal agreement incorporating the Heads of Terms in the report as amended by the Addendum and subject to the conditions listed in the report.
2. That the Director of Planning and Property, after consultation with the Assistant Director of Legal Services and the Chair of the Planning and Development Control Committee be authorised to make any minor changes to the proposed Heads of Terms of the legal agreement or proposed conditions, which may include the variation, addition or deletion of conditions, any such changes shall be within their discretion.

7. 1A DURRELL ROAD, LONDON SW6 5LQ, MUNSTER, 2025/00352/FUL

At the start of the meeting, the Committee unanimously agreed the officer request to withdraw the item.

8. 17 BLOOM PARK ROAD, LONDON SW6 7BQ, MUNSTER, 2025/01838/FUL

An addendum was circulated prior to the meeting that modified the report.

Tom Scriven provided a presentation. The Applicant spoke in support of the application.

The Committee sought clarification from the officers present and then voted on the officer recommendations for refusal as amended by the Addendum as follows:

Recommendation 1:

FOR	5
AGAINST:	2
NOT VOTING:	0

Recommendation 2:

FOR:	5
AGAINST:	2
NOT VOTING:	0

RESOLVED

1. That the Director of Planning and Property be authorised to refuse planning permission subject to the reason(s) for refusal listed in the report.
2. That the Director of Planning and Property, after consultation with the Assistant Director Legal Services and the Chair of the Planning and Development Control Committee be authorised to make any minor changes to the proposed reasons for refusal, which may include the variation, addition or deletion of reasons, any such changes shall be within their discretion.

Addendum

Meeting started: 7.00 pm

Meeting ended: 8.26 pm

Chair

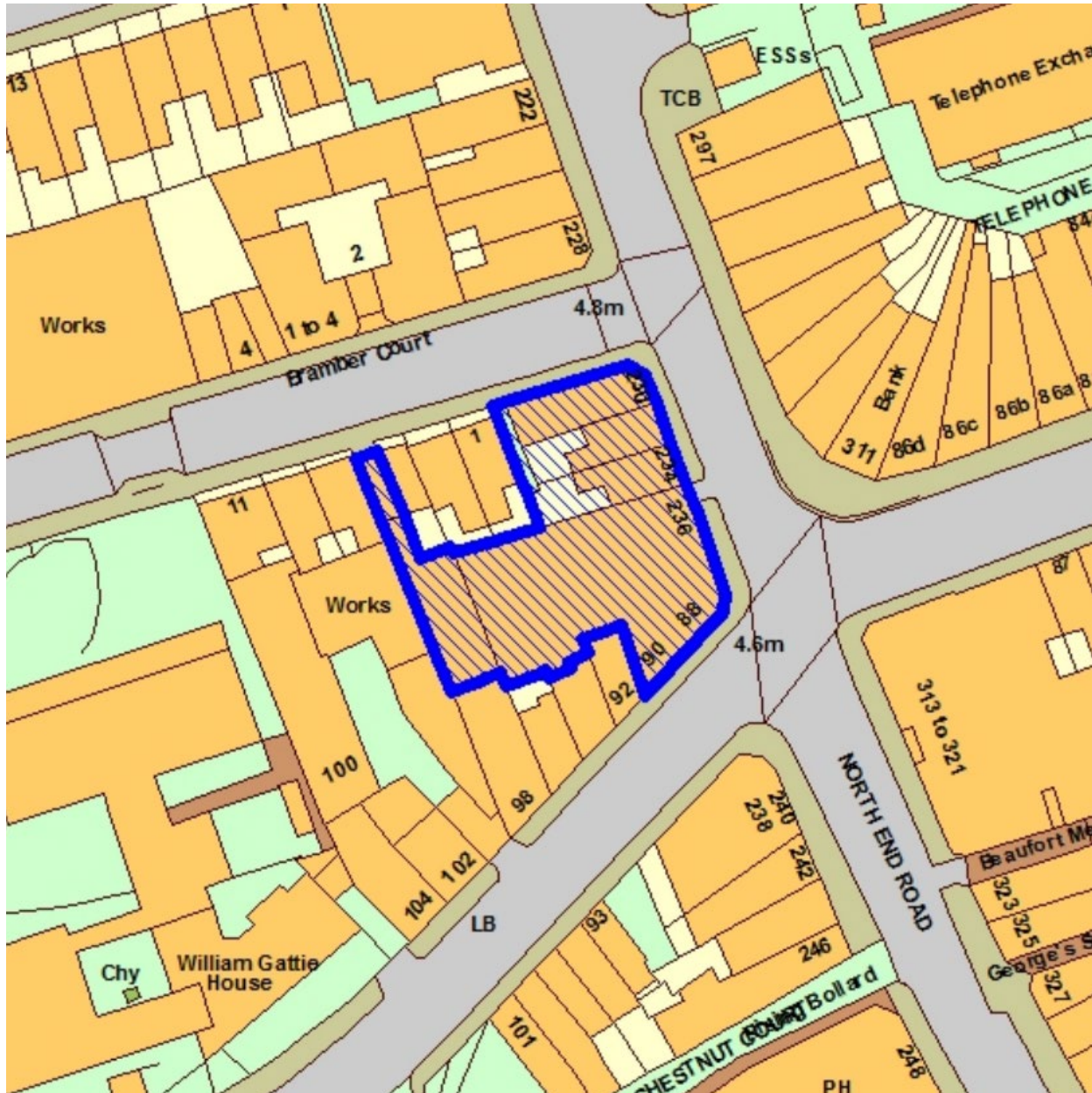
Contact officer: Charles Francis
Committee Co-ordinator
Governance and Scrutiny
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E-mail: charles.francis@lbhf.gov.uk

Agenda Item 4

Ward: West Kensington

Site Address:

230-236 North End Road W14 9NU & 88-90 Lillie Road SW6 7SR
London



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For identification purposes only - do not scale.

Reg. No:
2025/00803/FUL

Case Officer:
Christopher May

Date valid:
09.04.2025

Conservation Area:

Committee Date:
14.10.2025

Applicant:
Mr Nader Goles
Life Green LTD
3 Wellesley House
Horton Crescent
Epsom
Surrey
KT19 8BQ

Description:
Replacement of existing garage with 3-storey Apartment building fronting Bramber Road (Apartments 1 and 2); Creation of a new mansard roof extension to form third floor level and partial demolition, conversion and extension of upper floors from vacant offices and 4 Apartments (known as Apartments 230a, 232a, 234a and 5a) to provide 13 Apartments (Apartments 3-15); Demolition of the existing ground floor warehouse, 1st floor apartment at the rear courtyard area and creation of 4 new Apartments comprising ground and first floor plus basement (Apartments 16, 17, 18 and 19); Retention of the existing Turkish Barber retail unit 1 (72.4 sqm), the Jazz Bar (183.42 sqm) and the Gate of Yemen restaurant (110.3sqm) at basement and ground floor levels; 8.08 sqm extension of Jazz Bar to provide a new kitchen extension and new extract system; The addition of 35.89 sqm restaurant and storage area to Gate of Yemen Restaurant taken from the existing No.236a unit and repositioning of the existing external ventilation extract system; and Associated refuse storage, cycle parking, landscaping including green / brown roofs, solar panels and air source heat pumps.

Application type:
Full Detailed Planning Application

Officer Recommendation:

(1) That the Committee resolve that the Director of Planning and Property be authorised to grant planning permission upon the completion of a satisfactory legal agreement and subject to the conditions listed below.

(2) That the Committee resolve that the Director of Planning and Property, after consultation with the Assistant Director of Legal Services and the Chair of the Planning and Development Control Committee be authorised to make any minor changes to the proposed Heads of Terms of the legal agreement or proposed conditions, which may include the variation, addition or deletion of conditions, any such changes shall be within their discretion.

Conditions:

1) Time Limit

The development hereby permitted shall not commence later than the expiration of 3 years beginning with the date of this planning permission.

Reason: 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) Approved Plans/Drawings

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

2401004-ERA-XX-XX-DR-A-300 (site plan);
2401004-ERA-XX-B1-DR-A-301 Rev.P1 (basement);
2401004-ERA-XX-01-DR-A-302 Rev.P4 (ground);
2401004-ERA-XX-01-DR-A-303 Rev.P3 (1st);
2401004-ERA-XX-02-DR-A-304 Rev.P3 (2nd);
2401004-ERA-XX-03-DR-A-305 Rev.P1 (3rd);
2401004-ERA-XX-RF-DR-A-306 (roof);
2401004-ERA-XX-XX-DR-A-309 Rev.P2 (el.);
2401004-ERA-XX-XX-DR-A-310 Rev.P3 (el.);
2401004-ERA-XX-XX-DR-A-311 Rev.P3 (el.);
2401004-ERA-XX-RF-DR-A-307 (sect);
2401004-ERA-XX-RF-DR-A-308 (section);
2401004-ERA-XX-XX-DR-A-309 (section);
2401004-ERA-XX-RF-DR-A-315 (section);
2411 BCA XX GF DR L 0001 P08 (ground level landscape);
2411 BCA XX RF DR L 0050 P06 (roof level landscape);
Flood Risk Assessment & Drainage Strategy Rev.P04 received 14 August 2025.
Outline Construction Logistics Plan received 2 April 2025.
Outline Delivery and Servicing Management Plan received 2 April 2025.
Transport Statement received 2 April 2025.
Urban Greening Factor Assessment received 2 April 2025.
Construction Method Statement received 2 April 2025.
Biodiversity Statement & Metric Assessment received 14 August 2025.
Energy & Sustainability Statement received 2 April 2025.

Financial Viability Assessment received 2 April 2025.
Noise Impact Assessment received 2 April 2025.
Fire Strategy Report received 2 April 2025.

Reason: To ensure full compliance with the planning permission hereby approved and to prevent harm arising through deviations from the approved plans, in accordance with Policy DC1 and DC2 of the Local Plan (2018).

3) Materials

Details of all external materials to be used in the faces and roofs of the development (including physical material samples) shall be submitted to and approved in writing by the Council prior to the commencement of development. An external materials sample panel shall be constructed onsite for the inspection and approval of the Council in writing prior to the commencement of development. The development shall be carried out and completed in accordance with the approved details and the approved external materials sample panel and thereafter permanently retained. Any works of making good to existing elevations shall be carried out in materials to match the elevation to which the works relate.

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

4) 1:20 Details

Prior to commencement of the development hereby permitted (excluding Ground and Enabling Works), details in plan, section and elevation (at a scale of not less than 1:20) of the following matters have been submitted to and approved in writing by the Council. The development shall be carried out in accordance with the approved details; and permanently retained as such.

- a) exterior cladding and roofing;
- b) new and replacement window details;
- b) gates and railings;
- d) rooftop plant associated enclosures

Reason: To ensure a satisfactory external appearance of the development, in accordance with Policies D3 and HC1 of the London Plan (2021), and Policies DC1, DC4, DC6 and DC8 of the Local Plan (2018).

5) Hard and Soft Landscaping

The development hereby permitted shall not be occupied or used before details of the soft and hard landscaping of all private external areas, including planting, planting schedules, paving, boundary walls, fences, gates and other means of enclosure, have been submitted to and approved in writing by the Council.

Details shall include confirmation that all green roof planting will consist of 100% native seed mixes; together with confirmation of the provision of 50% native species associated with all other planting. A planting maintenance plan shall be submitted as part of the details submitted for approval. The landscaping shall be implemented in accordance with the approved details and within the first planting season following first occupation and shall be permanently retained in this form. Any trees, shrubs or planting associated with the soft landscape details that is removed, or seriously damaged, dying, or diseased within five years of the date of planting shall be replaced in the next planting season with a similar size and species to that originally required to be planted.

Reason: To ensure that the new external areas are of an acceptable appearance, to ensure a satisfactory external appearance of the development, and in the interests of urban greening and biodiversity net gain, in accordance with Policies D3, G5 and G7 of the London Plan (2021) and Policies DC1, DC2, OS1 and OS5 of the Local Plan (2018).

6) Preliminary Bat Roost Assessment

Prior to the commencement of the development, an Updated Preliminary Bat Roost Assessment before starting works on the building, should permission be granted. Should any protected species (bats) be found during works, works must be halted and a suitably qualified Ecologist must be consulted.

Reason: To ensure the development delivers a biodiversity net gain on site in accordance with Policies G1 and G6 of the London Plan (2021), Policy OS5 of the H&F Local Plan (2018) and Schedule 7A of the Town and Country Planning Act 1990.

7) Biodiversity Net Gain (BNG) Plan

The development shall not commence until a biodiversity gain plan has been submitted to, and approved in writing by, the local planning authority. The Biodiversity Gain Plan shall be prepared in accordance with the Biodiversity Statement and Metric Assessment dated August 2025 and prepared by MiddleMarch. The biodiversity gain plan must include:

- a) information about the steps taken or to be taken to minimise the adverse effect of the development on the biodiversity of the onsite habitat and any other habitat.
- b) the pre-development biodiversity value of the onsite habitat.
- c) the post-development biodiversity value of the onsite habitat.
- d) any registered offsite biodiversity gain allocated to the development and the biodiversity and the biodiversity value of that gain in relation to the development.
- e) any biodiversity credits purchased for the development.
- f) plans of the existing and proposed habitats.

- g) a valid metric calculation attached in excel form, which demonstrates that the minimum 10% objective has been achieved; and
- h) any such other matters as the Secretary of State may by regulations specify.

When calculating the post-development biodiversity value of a habitat, the planning authority can only take into account an increase in biodiversity value post-development where it is satisfied that the habitat creation or enhancements delivering the increase will be maintained for at least 30 years after the development is completed.

Reason: To ensure the development delivers a biodiversity net gain on site in accordance with Policies G1 and G6 of the London Plan (2021), Policy OS5 of the H&F Local Plan (2018) and Schedule 7A of the Town and Country Planning Act 1990.

8) Biodiversity Net Gain (BNG) Habitat Management and Monitoring Plan

The development shall not commence until a Habitat Management and Monitoring Plan (the HMMP), prepared in accordance with the approved Biodiversity Gain Plan has been submitted to, and approved in writing by, the local planning authority. The HMMP should include:

- a) a non-technical summary;
- b) the roles and responsibilities of the people or organisation(s) delivering the HMMP;
- c) the planned habitat creation and enhancement works to create or improve habitat to achieve the biodiversity net gain in accordance with the approved Biodiversity Gain Plan;
- d) proposed habitat details including species composition, requirements to reach the condition detailed in the metric, distinctiveness and any additional features such as log piles;
- e) accompanying plans of the site boundary, baseline and proposed habitats, provided in GIS format;
- f) the management measures to maintain habitat in accordance with the approved Biodiversity Gain Plan for a period of 30 years from the completion of development; and
- g) the monitoring methodology and frequency in respect of the created or enhanced habitat to be submitted to the local planning authority.

Notice in writing shall be given to the Council when the HMMP has been implemented, and the habitat creation and enhancement works as set out in the HMMP have been completed. The development hereby permitted shall not be occupied or used before:

- a) the habitat creation and enhancement works set out in the approved HMMP have been completed; and

- b) completion report, evidencing the completed habitat enhancements, has been submitted to, and approved in writing by the Local Planning Authority.

The created and/or enhanced habitat specified in the approved HMMP shall be managed and maintained in accordance with the approved HMMP. Monitoring reports shall be submitted to the local planning authority in writing in accordance with the methodology and frequency specified in the approved HMMP.

Reason: To ensure the development delivers a biodiversity net gain on site in accordance with Policies G1 and G6 of the London Plan (2021), Policy OS5 of the H&F Local Plan (2018) and Schedule 7A of the Town and Country Planning Act 1990.

9) Refuse and Recycling

Prior to occupation of the residential units hereby approved the refuse and recycling bin storage shall be implemented in accordance with the approved details as shown on drawing no. 2401004-ERA-XX-00-DR-A-302 Rev.P4 and shall thereafter be permanently retained.

Reason: To ensure adequate refuse and recycling facilities and to ensure that the use does not give rise to smell nuisance and to prevent harm to the character and appearance of the Conservation Area arising from the appearance of accumulated rubbish, in accordance with Policies DC8, CC6 and CC7 of the Local Plan 2018.

10) Cycle Storage

Prior to occupation of the residential units hereby approved the cycle storage shall be implemented in accordance with the approved details as shown on drawing nos. 2401004-ERA-XX-B1-DR-A-301 Rev.P1 and 2401004-ERA-XX-00-DR-A-302 Rev.P4 and shall thereafter be permanently retained.

Reason: To encourage and support the increased use of bicycles, thereby promoting sustainable and active modes of transport, in accordance with Policy T5 of the London Plan (2021) and Policies T3 and CC7 of the Local Plan (2018).

11) Opaque Windows

The development hereby permitted shall not be occupied until the north-facing first floor window in Unit 18 and the south-facing second floor window in Unit 11 (as shown on drawing nos. 2401004-ERA-XX-01-DR-A-303 Rev.P3, 2401004-ERA-XX-02-DR-A-304 Rev.P3 and 2401004-ERA-XX-XX-DR-A-311 Rev.P3) have been installed with obscure glazing to a minimum level of obscurity equivalent to Pilkington Texture Glass Level 3 and shall be non-opening and fixed shut up to a height of 1.7m above the finished floor level. Thereafter, the windows shall be retained in the form approved.

Reason: To ensure that the glazing would not result in overlooking and any subsequent loss of privacy, in accordance with Policy HO11 and DC4 of the Local Plan (2018) and Key Principle HS7 of the Planning Guidance Supplementary Planning Document (2018).

8) No External Alterations

No alterations shall be carried out to the external appearance of any part of the development hereby approved, including the installation of air-conditioning units, ventilation fans or extraction equipment not shown on the approved drawings, without planning permission first being obtained.

Reason: To ensure a satisfactory external appearance and to prevent harm to the amenities of the occupiers of neighbouring residential properties, in accordance with Policies DC1, DC2 and HO11 of the Local Plan (2018).

9) Rooftop Structures

Aside from the area labelled 'Terrace' on drawing no. 2401004-ERA-XX-02-DR-A-304 Rev.P4, no part of any roofs of the buildings shall be used as roof terraces or other form of open amenity space.

No alterations shall be carried out; nor planters or other chattels placed on the roofs. No railings or other means of enclosure shall be erected on the roofs, and no alterations shall be carried out to any elevation of the application property to form access onto the roofs.

Reason: The use of the roofs as a terrace would increase the likelihood of harm to the existing residential amenities of the occupiers of neighbouring properties as a result of noise and disturbance, contrary to Policies CC11 and CC13 of the Local Plan (2018).

10) Secured by Design

Prior to commencement of the development hereby permitted (excluding Ground and Enabling Works), 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 details shall be carried out prior to occupation or use of the development hereby approved and permanently retained thereafter.

To ensure that the development incorporates suitable design measures to minimise opportunities for, and the perception of crime and provide a safe and secure environment, in accordance with Policy D11 of the London Plan (2021) and Policy DC1 of the Local Plan (2018).

11) Solar PV Panels

Prior to first occupation of the development hereby approved, details of the siting, gradient and number of solar PV panels as shown on drawing no. 2401004-ERA-XX-RF-DR-A-306, to be installed on the roofs shall be submitted to and approved in writing by the Local Planning Authority, implemented as approved and thereafter maintained.

Reason: In the interest of sustainability and to ensure that the proposed development does not prejudice the appearance of the area in accordance with Policies CC1, DC1 and DC2 of the Local Plan (2018).

12) Flood Risk Assessment (FRA)

No part of the development shall be used or occupied until all flood prevention and mitigation measures have been installed in accordance with the Flood Risk Assessment & Drainage Strategy Rev.P04 prepared by Lyons | O'Neill Structural Engineers received 14 August 2025, and the development shall be permanently retained in this form and maintained as necessary thereafter. Notwithstanding the contents of approved FRA, the flood prevention and mitigation measures for this development shall include green and brown roofs, permeable paving and soft landscaping along with control discharge of stormwater, as indicated on the approved plans.

Reason: To prevent flooding by ensuring the satisfactory storage and disposal of surface water from the site, and to reduce the impact of flooding to the proposed development and future occupants, in accordance with Policy CC2 and CC3 of the Local Plan (2018).

13) Basement Waterproofing

Notwithstanding the details in the proposal hereby approved, prior to commencement of the development additional information shall be submitted detailing how the structure of the basement will be waterproofed (such as the provision of a cavity membrane and sump/pump system as part of the waterproofing measures for the basement). Such information shall be submitted to, and approved in writing by, the Council. The scheme shall be implemented in accordance with the approved details prior to first use of the development hereby permitted and thereafter be permanently maintained in accordance with the agreed details.

Reason: To prevent flooding by ensuring the satisfactory storage and disposal of surface water from the site, and to reduce the impact of flooding to the proposed development and future occupants, in accordance with Policy CC2 and CC3 of the Local Plan (2018).

14) Hoarding – Demolition Phase

Prior to commencement of the demolition phase of the development hereby permitted, a scheme for temporary solid timber hoarded fencing (minimum height 2.5 metres) around the perimeter of the site on all site boundaries and/or

enclosure of the site shall be submitted to and approved in writing by the Local Planning Authority. The temporary solid timber hoarded fencing and/or enclosure in accordance with BS 5975-2:2024 shall be installed prior to the start of any site clearance works and thereafter be 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 commercial advertisement hoardings unless the relevant advertisement consent is sought from the Local Planning Authority. Approved details shall be fully implemented and permanently retained and maintained during the demolition and construction phases of the development.

Reason: To ensure air quality is not compromised during the demolition phase, in line with Local Plan Policies CC10 and CC13 (2018).

15) Air Quality Emissions Control and Dust Management – Demolition Phase

Prior to the commencement of the demolition phase (excluding installation of hoarding and MCERTS compliant Particulate (PM2.5, PM10) monitors around the perimeter of the site) of the development hereby permitted, details of an Air Quality Dust Management Plan (AQDMP) in accordance with the Councils AQDMP Template 'A' shall be submitted to and approved in writing by the Local Planning Authority. Approved details shall be fully implemented and permanently retained and maintained during the demolition phases of the development.

Reason: To ensure air quality is not compromised during the demolition phase, in line with Local Plan Policies CC10 and CC13 (2018).

16) Air Quality Emissions Control and Dust Management – Construction Phase

Prior to the commencement of the construction phase (excluding installation of hoarding and MCERTS compliant Particulate (PM2.5, PM10) monitors around the perimeter of the site) of the development hereby permitted, details of an Air Quality Dust Management Plan (AQDMP) in accordance with the Councils AQDMP Template 'C' shall be submitted to and approved in writing by the Local Planning Authority. Approved details shall be fully implemented and permanently retained and maintained during the construction phases of the development.

Reason: To ensure air quality is not compromised during the construction phase, in line with Local Plan Policies CC10 and CC13 (2018).

17) Non- Road Mobile Machinery (NRMM)

Within a minimum of seven days prior to commencement of the enabling works, site clearance or demolition works within each phase of the development hereby permitted, details of the Non-Road Mobile Machinery (NRMM) to be used shall be

submitted to and approved in writing by the Local Planning Authority. The NRMM shall have CESAR Emissions Compliance Verification (ECV) identification and shall comply with the minimum Stage V NO_x and PM₁₀ emission criteria of The Non-Road Mobile Machinery (Type-Approval and Emission of Gaseous and Particulate Pollutants) Regulations 2018 and its subsequent amendments. This will apply to both variable and constant speed engines for both NO_x and PM. An inventory of all NRMM shall be registered on the London GLA NRMM register GLA-NRMM-Register. Approved details shall be fully implemented and thereafter permanently retained and maintained until occupation of the complete development.

Reason: To ensure air quality is not compromised during the construction phase, in line with Local Plan Policies CC10 and CC13 (2018).

18) Ventilation Strategy

Prior to commencement of above ground works in the development hereby permitted, a Ventilation Strategy Report to mitigate the impact of existing poor air quality for the 19 self-contained dwellinghouses (Class C3) shall be submitted to and approved in writing by the Local Planning Authority. This is applicable to all residential floors where Council 2030 World Health Organisation aligned Annual Mean Air Quality Targets for Nitrogen Dioxide (NO₂) - 10ug/m³, Particulate (PM₁₀) -15 ug/m³ and Particulate (PM_{2.5}) - 5 ug/m³ are exceeded and where current and future predicted pollutant concentrations are within 5% of these limits. The report shall include the following information:

a) Details and locations of the ventilation intake locations at rear roof level or on the rear elevations of all residential floors;

b) Details and locations of ventilation extracts, to demonstrate that they are located a minimum of 2 metres away from the air ventilation intakes on all residential floors, to minimise the potential for the recirculation of extract air through the supply air ventilation intake in accordance with paragraph 8.9 part 'C' of Building Standards, Supporting Guidance, Domestic Ventilation, 2nd Edition, The Scottish Government, 2017;

c) Details of the independently tested mechanical ventilation system with Nitrogen Dioxide (NO₂) and Particulate Matter (PM_{2.5}, PM₁₀) filtration with air intakes on the rear elevation to remove airborne pollutants. The filtration system shall have a minimum efficiency of 90% in the removal of Nitrogen Oxides/Dioxides, Particulate Matter (PM_{2.5}, PM₁₀) in accordance with BS EN ISO 10121-1:2014 and BS EN ISO 16890:2016;

d) Details and locations of restricted opening windows (maximum 200mm for emergency purge ventilation only) for all habitable rooms (Bedrooms, Living Rooms, Study) on all residential floors.

The whole system shall be designed to prevent summer overheating and minimise energy usage. The maintenance and cleaning of the systems shall be undertaken regularly in accordance with manufacturer specifications and shall be the responsibility of the primary owner of the property. Approved details shall be fully implemented prior to the occupation/use of the development and thereafter permanently retained and maintained.

Reason: In the interest of air quality improvement and to comply with the requirements of the NPPF, Policy SI 1 of the London Plan and Policy CC10 of the Local Plan (2018).

18) Ventilation Strategy - Compliance

Prior to occupation of the development hereby permitted, details of a post installation compliance report including photographic confirmation of the mitigation measures as included in the approved ventilation strategy as required by condition 17 to mitigate the impact of existing poor air quality shall be submitted to and approved in writing by the Local Planning Authority. The report shall be produced by an accredited Chartered Building Surveyor (MRICS). Approved details shall be fully implemented prior to the occupation/use of the development and thereafter permanently retained and maintained.

Reason: In the interest of air quality improvement and to comply with the requirements of the NPPF, Policy SI 1 of the London Plan and Policy CC10 of the Local Plan (2018).

19) Zero Emission Heating

Prior to occupation of the development hereby permitted, details (including manufacturer specification, installation/commissioning certificates and photographic confirmation) of the installed Zero Emission Air Source Heat Pumps (ASHP) to be provided for space heating and hot water for the 19 self-contained flats (Use Class C3) shall be submitted to and approved in writing by the Local Planning Authority. Approved details shall be fully implemented prior to the occupation/use of the development and thereafter permanently retained and maintained.

Reason: In the interest of air quality improvement and to comply with the requirements of the NPPF, Policy SI 1 of the London Plan and Policy CC10 of the Local Plan (2018).

20) Indoor Air Quality

Prior to occupation of the development hereby permitted, details (including manufacturer specification, installation/commissioning certificates and photographic confirmation) of the installed electric induction cooking stoves in the kitchens of the 19 self-contained flats (Use Class C3) and Restaurant, and Jazz Bar use (Sui Generis) shall be submitted to and approved in writing by the Local Planning Authority. Approved details shall be fully implemented prior to the occupation/use of the development and thereafter permanently retained and maintained.

Reason: In order to reduce carbon-based gas connections and to ensure adequate levels of indoor air quality in the councils boroughwide air quality management area, in accordance with Local Plan Policy CC10 and the councils Air Quality Action Plan.

21) Wastewater Heat Recovery System (WWHRS)

Prior to occupation of the development hereby permitted, details (including manufacturer specification, installation/commissioning certificates and photographic confirmation) of the installed Waste Water Heat Recovery System (WWHRS) for the 19 self-contained flats (Use Class C3) shall be submitted to and approved in writing by the Local Planning Authority. Approved details shall be fully implemented prior to the occupation/use of the development and thereafter permanently retained and maintained.

Reason: In the interest of air quality improvement and to comply with the requirements of the NPPF, Policy SI 1 of the London Plan and Policy CC10 of the Local Plan (2018).

22) Non-Residential Kitchen Particulate Emissions (PM2.5) Control

Prior to the occupation of the development hereby permitted, details (including manufacturer specification, installation/commissioning certificates and photographic confirmation) of the installed ePM1 90% (F9) particulate filtration for the kitchen ventilation exhaust system for the Restaurant, and Jazz Bar use (Sui Generis) with the extracted air discharged a minimum of 1.5 metre above the finished roof level of the building shall be submitted to and approved in writing by the Council. Approved details shall be implemented prior to the commencement of the use and thereafter be permanently retained.

Reason: In the interest of air quality improvement and to comply with the requirements of the NPPF, Policy SI 1 of the London Plan and Policy CC10 of the Local Plan (2018).

23) Secondary Mains Electricity Power/Uninterruptable Power Supply (UPS) compliance

Prior to occupation of the development hereby permitted, details (including manufacturer specification, installation/commissioning certificates and photographic confirmation) of Zero Emissions secondary mains electricity power

supply or Uninterruptable Power Supply (UPS) in accordance with BS9999, BS 9991, and BS 7671 for fire and life safety equipment shall be submitted to and approved in writing by the Local Planning Authority. Approved details shall be fully implemented prior to the occupation/use of the development and thereafter permanently retained and maintained.

Reason: In the interest of air quality improvement and to comply with the requirements of the NPPF, Policy SI 1 of the London Plan and Policy CC10 of the Local Plan (2018).

24) Battery Solar Energy Storage Systems (BSESS)

Prior to occupation of the development hereby permitted, details (including manufacturer specification, installation/commissioning certificates and photographic confirmation) of the installed Battery Solar Energy Storage Systems (BSESS) for the 19 self-contained dwellinghouses (Class C3) shall be submitted to and approved in writing by the Local Planning Authority. Approved details shall be fully implemented prior to the occupation/use of the development and thereafter permanently retained and maintained.

Reason: In the interest of air quality improvement and to comply with the requirements of the NPPF, Policy SI 1 of the London Plan and Policy CC10 of the Local Plan (2018).

25) Ultra Low Emission Strategy

Prior to occupation of the development hereby permitted, an Ultra Low Emission Strategy (ULES) shall be submitted to and approved in writing by the Local Planning Authority. Details shall include:

- a) Procurement policy and processes for contractors and suppliers that will incentivise and prioritise the use of Zero Exhaust Emission Vehicles in accordance with the emission hierarchy of 1) Walking Freight Trolley 2) Cargo bike (3) Electric Vehicle.
- b) Use of Zero Exhaust Emission Vehicles in accordance with the emissions hierarchy (1) Walking Freight Trolleys (2) Cargo bike (3) Electric Vehicle.
- c) Reduction and consolidation of deliveries and collections e.g., Waste.
- d) Re-timing of deliveries and collections outside of peak traffic time periods of 07:00-10:00 and 16:00-19:00 hrs.
- e) Facilities and measures for 19 self-contained dwellinghouses (Class C3) that will minimise the impact of vehicle emissions from increasing personal deliveries e.g., parcel lockers, concierge, Cargo bike bays.

The ULES shall be monitored and reviewed on an annual basis and any subsequent modifications or alterations to the ULES should be submitted to and approved in writing by the Local Planning Authority. The approved details shall be

implemented prior to occupation and the ULES hereby permitted shall thereafter operate in accordance with the approved details.

Reason: In the interest of air quality improvement and to comply with the requirements of the NPPF, Policy SI 1 of the London Plan and Policy CC10 of the Local Plan (2018).

26) Aerobic Food Digester (AFD)

Prior to occupation of each relevant phase of the development hereby permitted, details (including manufacturer specification, installation/commissioning certificates and photographic confirmation) of the installed Aerobic Food Digesters (AFD) in the kitchens of the Restaurant, and Jazz Bar use (Sui Generis) to mitigate the impact of air pollution from vehicles associated with the removal of food waste shall be submitted to and approved in writing by the Local Planning Authority. Approved details shall be fully implemented prior to the occupation/use of the development and thereafter permanently retained and maintained.

Reason: In the interest of air quality improvement and to comply with the requirements of the NPPF, Policy SI 1 of the London Plan and Policy CC10 of the Local Plan (2018).

27) Commercial Kitchen Waste Heat Recovery System (CKWHRS)

Prior to occupation of the development hereby permitted, details (including manufacturer specification, installation/commissioning certificates and photographic confirmation) of the installed Commercial Kitchen Waste Heat Recovery System (CKWHRS) for the kitchens of the Restaurant, and Jazz Bar use (Sui Generis) shall be submitted to and approved in writing by the Local Planning Authority. Approved details shall be fully implemented prior to the occupation/use of the development and thereafter permanently retained and maintained.

Reason: In the interest of air quality improvement and to comply with the requirements of the NPPF, Policy SI 1 of the London Plan and Policy CC10 of the Local Plan (2018).

28) Deliveries and Collections

At the ground floor commercial use (Class E and Sui Generis) of the development hereby permitted no deliveries nor collections/ loading nor unloading for servicing and maintenance of the development shall occur other than between the hours of 10:00 to 16:00 and 19:00-21:00 on Monday to Friday, 10:00 to 18:00 on Saturdays and at no time on Sundays and Public/Bank Holidays.

Reason: In the interest of air quality improvement and to comply with the requirements of the NPPF, Policy SI 1 of the London Plan and Policy CC10 of the Local Plan (2018).

29) Absolute internal and external noise criteria for noise sensitive premises

The noise level in rooms at the development hereby approved shall meet the noise standard specified in BS8233:2014 for internal rooms and external amenity areas.

Reason: To ensure that the amenity of occupiers of the development site and surrounding premises is not adversely affected by vibration, in accordance with Policies CC11 and CC13 of the Local Plan (2018).

30) Separation of noise sensitive rooms in neighbouring flats

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

Reason: To ensure that the amenity of occupiers of the development site is not adversely affected by household/neighbour noise transmission to adjoining dwellings at unreasonable levels due to unsuitable layout and arrangement of rooms and communal areas, in accordance with Policies CC11 and CC13 of the Local Plan (2018).

31) Separation of commercial and noise sensitive premises

The sound insulation value $D_{nT,w}$ of the floor/ ceiling/ walls separating the commercial part(s) of the premises from dwellings. Details shall be enhanced by at least 20dB above the Building Regulations value and, where necessary, additional mitigation measures are implemented to contain commercial noise within the commercial premises and to achieve the 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.

Reason: 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 CC11 and CC13 of the Local Plan (2018).

32) External noise from machinery, extract/ ventilation ducting, mechanical gates, etc.

Prior to commencement of the development, details shall be submitted to and approved in writing by the Council, of the external sound level emitted from plant/machinery/ equipment and mitigation measures as appropriate. The

measures shall ensure that the external sound level emitted from plant, machinery/ equipment will 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. A post installation noise assessment shall be carried out where required to confirm compliance with the sound criteria and additional steps to mitigate noise shall be taken, as necessary. Approved details shall be implemented prior to occupation of the development and thereafter be permanently retained.

Reason: To ensure that the amenity of occupiers of the development site/surrounding premises is not adversely affected by noise from plant/mechanical installations/ equipment, in accordance with Policies CC11 and CC13 of the Local Plan (2018).

33) Anti- vibration mounts and silencing of machinery etc.

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

Reason: To ensure that the amenity of occupiers of the development site/surrounding premises is not adversely affected by vibration, in accordance with Policies CC11 and CC13 of the Local Plan (2018).

33) Extraction and Odour Control system for non-domestic kitchens

Prior to commencement of the development, details shall be submitted to and approved in writing by the Council, of the installation, operation, and maintenance of the odour abatement equipment and extract system, including the height of the extract duct and vertical discharge outlet, in accordance with Appendix 4G of the LBHF Planning Guidance Supplementary Planning Document - February 2018. Approved details shall be implemented prior to the commencement of the use and thereafter be permanently retained.

Reason: To ensure that the amenity of occupiers of the development site/surrounding premises is not adversely affected by cooking odour, in accordance with Policy CC13 of the Local Plan (2018).

34) Demolition Management/Logistics Plan

Prior to commencement of the development hereby approved the following shall be submitted to, and approved in writing by the Local Planning Authority:

- (i) A Demolition Management Plan:
Details shall include monitoring and control measures for noise, vibration, lighting, delivery locations, contractors' method statements, waste classification and disposal procedures and 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, and not on Sundays or Bank Holidays, 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 approved details shall be implemented throughout the project period.

- (ii) A Demolition Logistics Plan:

This shall be in accordance with Transport for London (TfL) requirements and must seek to minimise the impact of demolition traffic on nearby roads and restrict demolition trips to off peak hours only. The details shall also 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. The approved details shall be implemented throughout the project period.

Reason: To ensure that demolition 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, lighting or other emissions from the building site, in accordance with policies T1, T6, T7, CC10, CC11, CC12 and CC13 of the Local Plan (2018).

35) Construction Management/Logistics Plan

Prior to commencement (excluding site clearance and demolition) of the development hereby approved the following shall be submitted to, and approved in writing by, the Council:

- (i) A Construction Management Plan:
Details shall include monitoring and control measures for noise, vibration, lighting, delivery locations, contractors' method statements, waste classification and disposal procedures and 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 and not on Sundays or Bank Holidays, 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 approved details shall be implemented throughout the project period.

(ii) A Construction Logistics Plan-

This shall be in accordance with Transport for London (TfL) requirements and must seek to minimise the impact of construction traffic on nearby roads and restrict construction trips to off peak hours only. The details shall also 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. The approved details shall be implemented throughout the project period.

Reason: To ensure that 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, lighting or other emissions from the building site, in accordance with policies T1, T6, T7, CC10, CC11, CC12 and CC13 of the Local Plan (2018).

36) Preliminary Risk Assessment

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 LCRM: Land Contamination Risk Management (Environment Agency 2023) or the current UK requirements for sampling and testing.

Reason: 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 Policy CC9 of the Local Plan (2018).

37) Site Investigation Scheme

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 LCRM: Land Contamination Risk

Management (Environment Agency 2023) or the current UK requirements for sampling and testing.

Reason: 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 Policy CC9 of the Local Plan (2018).

38) Quantitative Risk Assessment

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 LCRM: Land Contamination Risk Management (Environment Agency 2023) or the current UK requirements for sampling and testing.

Reason: 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 Policy CC9 of the Local Plan (2018).

39) Remediation Method Statement

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 LCRM: Land Contamination Risk Management (Environment Agency 2023) or the current UK requirements for sampling and testing.

Reason: 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 Policy CC9 of the Local Plan (2018).

40) Verification Report

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 LCRM: Land Contamination Risk Management (Environment Agency 2023) or the current UK requirements for sampling and testing.

Reason: 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 Policy CC9 of the Local Plan (2018).

41) Onward Long-Term Monitoring Methodology

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 LCRM: Land Contamination Risk Management (Environment Agency 2023) or the current UK requirements for sampling and testing.

Reason: 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 Policy CC9 of the Local Plan (2018).

42) PD Rights – Use as Single Dwellings

The dwellings hereby approved shall only be used as single dwellings falling within use Class C3. The resulting properties shall not be used as houses in multiple occupation falling within Class C4 of the Town & Country Planning (Use Classes) Order 1987 (as amended).

Reason: The use of the properties as houses in multiple occupation rather than as single residential units, would raise materially different planning considerations that the Council would wish to consider under a full planning application, in accordance with Policies DC1, T1, HO1, HO2, HO4, HO5, HO11 and HO8 of the Local Plan (2018).

43) Foundation/Piling Layout Plan

No development shall commence until a foundation/piling layout plan clearly indicating the locations of all foundation/piles to be installed on the development site is submitted to and approved in writing by the Council. This plan must show the location and footprint of all basements intended to be constructed as part of the development, the positions of the foundation/piles in relation to Thames Water clean water mains and sewers and local topography such as roads, including road names, existing buildings and/or any other notable features. Thames Water require drawings indicating the location of all piling and the clearance between the face of the pile to the face of a pipe.

Reason: The proposed works will be in close proximity to underground sewerage and water utility infrastructure. Piling has the potential to significantly impact / cause failure of local underground sewerage and water utility infrastructure.

44) Piling Method Statement

No piling shall take place until a Piling Method Statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface sewerage and water infrastructure, and the programme for the works) and piling layout plan including all Thames Water wastewater assets, the local topography and clearance between the face of the pile to the face of a pipe has been submitted to and approved in writing by the local planning authority in consultation with Thames Water. Any piling must be undertaken in accordance with the terms of the approved piling method statement and piling layout plan.

Reason: The proposed works will be in close proximity to underground sewerage and water utility infrastructure. Piling has the potential to significantly impact / cause failure of local underground sewerage and water utility infrastructure.

45) Fire Safety

The development shall be carried out in accordance with the provisions of the Fire Strategy Report prepared by 3Safety received 2 April 2025, unless otherwise approved in writing by the Local Planning Authority.

Reason: To ensure that the development incorporates the necessary fire safety measures in accordance with Policy D12 of the London Plan (2021).

Justification for approving application:

1. Land Use: The proposal would achieve a sustainable form of development in accordance with the Council's aspirations for the area and the principle of redevelopment will make effective use of previously under-utilised land by optimising residential use on this brownfield site. The proposed additional residential units would meet local housing demand on a site suitable for residential infill development that would be compatible with the land uses in the surrounding area, which is characterised primarily by residential uses in flats above ground floor commercial uses. The retention of ground floor commercial uses together with the optimisation and net gain in housing supply is in accordance with Policy D3, GG2 and GG4 of the London Plan (2021) and Policies HO1, HO4 and HO5 of the Local Plan (2018).

2. Housing Quality: The proposed development would provide 19 self-contained flats ranging from studios to 2 bedrooms that would meet minimum floorspace requirements, including some with external amenity space. The proposed units would provide dwellings with acceptable living conditions, good standards of accommodation and good amenities to future occupiers in accordance with London Plan (2021) Policy D6, the Mayor's Housing 'Design Standards' LPG (2023), the DCLG's Nationally Described Space Standards (2015), Local Plan (2018) Policies HO4, and HO11 and relevant Housing Key Principles of the 'Planning Guidance' SPD (2018) which all require new housing to be of a high quality design and be designed to have adequate internal and external space.

3. Design, Appearance and Character: The proposed development is considered to be of a high-quality of design which optimises the capacity of previously underutilised land. It is considered that the proposed development would be compatible with the character and appearance of the surrounding area in terms of its height, mass, form, detailed design and materiality. The harm to

the non-designated heritage asset would be less than substantial and would be outweighed by public benefits including the high-quality of the design of the new and replacement dwellings and the improvement of the ground floor commercial units. The proposed scheme therefore accords with the NPPF (2024), London Plan (2021) Policies D3 and HC1 and Local Plan (2018) Policies DC1, DC2 and DC8.

4. Residential Amenity: The proposed development would respect the principles of good neighbourliness and maintain an acceptable relationship with the neighbouring residential properties. Subject to conditions, the proposed scheme would not have an unacceptably harmful impact on neighbouring residential amenity in terms of daylight/sunlight, outlook, privacy and noise and disturbance. In this regard, the proposals comply with Policies DC1, DC2, HO11, CC11, CC12 and CC13, and relevant housing and amenity Key Principles of the 'Planning Guidance' SPD (2018).

5. Transport and Highways: It is considered that the scheme would not have a significant undue impact on the highway network, road safety and conditions or local on-street car parking demands due to restriction of car parking on and off street; hence it is deemed to be acceptable in transport terms. Satisfactory provision would be made for cycle parking, and a legal agreement is secured to ensure a car-free scheme for the 19 self-contained flats which will benefit from very good public transport links in this area. Adequate provision for the storage and collection of refuse and recyclables would be provided. The existing vehicular crossover on North End Road will be removed, with the kerb reinstated at the applicant's expense. The proposed development therefore accords with the NPPF (2024), London Plan (2021) Policies T1-T7, Local Plan (2018) Policies T1, T2, T3, T4, T7 and CC7, and relevant transport and waste management Key Principles of the 'Planning Guidance' SPD (2018).

6. Environmental Issues: The impact of the development with regards to land contamination, flood risk, energy, sustainability, trees and air quality are considered to be acceptable subject to conditions to secure further details of mitigations and appropriate measures, in accordance with London Plan (2021) Policies SI 12 and SI 13 Local Plan (2018) Policies CC1, CC2, CC3, CC4, CC9, CC10 and OS5, and relevant Key Principles of the 'Planning Guidance' SPD (2018).

7. Planning Obligations: Planning obligations to offset the impacts of the development and make it acceptable in planning terms are secured. This includes urban greening/tree replacement, car permit free restrictions, Section 278 highways works and the submission of a Construction Management Plan and an Air Quality Dust Management Plan plus monitoring fees. The proposed development would therefore mitigate external impacts and cater to the needs

of the community affected by the proposed development. This would accord with London Plan (2021) Policy DF1 and Local Plan (2018) Policy INFRA1.

That the applicant be informed as follows:

- 1) In determining this application, the local planning authority has worked in a pro-active and positive manner with the applicant to foster the delivery of sustainable development, in accordance with the requirements of paragraph 38 of the National Planning Policy Framework (2023).
- 2) If the alterations include integration of new water using fixtures/fittings, then these should be water efficient ones to comply with the requirements of Local Plan Policies CC3 and CC4 (2018).

- 3) Permitted hours for building work

Construction and demolition works and associated activities at the development, audible beyond the boundary of the site should not be carried out other than between the hours of 0800 - 1800hrs Mondays to Fridays and 0800 - 1300hrs on Saturdays and at no other times, including Sundays and Public/Bank Holidays, unless otherwise agreed with the Environmental Health Officer.

Notification to neighbours of demolition/ building works

At least 21 days prior to the commencement of any site works, all occupiers surrounding the site should be notified in writing of the nature and duration of works to be undertaken. The name and contact details of a person responsible for the site works should be made available for enquiries and complaints for the entire duration of the works and updates of work should be provided regularly. Any complaints should be properly addressed as quickly as possible.

Dust

Best Practicable Means (BPM) should be used in controlling dust emissions, in accordance with the Supplementary Planning Guidance issued by the GLA 2014 for The Control of Dust and Emissions from Construction and Demolition

Dark smoke and nuisance

No waste materials should be burnt on site of the development hereby approved.

Noise and Vibration from demolition, piling, concrete crushing, drilling, excavating, etc.

Best Practicable Means (BPM) should be used, including low vibration methods and silenced equipment and machinery, in accordance with the Approved Codes of Practice of BS5228:2009 for noise and vibration control on construction and open sites.

- 4) The applicant should contact the Environmental Quality team via e-mail to Environmental.Quality@lbhf.gov.uk or by phone on 0208 753 1081 as soon as possible to discuss the steps necessary to fulfil the contaminated land conditions.
- 5) You are advised that under Section 80 of the Building Act 1984 you are required to give the Council a minimum of 6 weeks' notice of your intention to carry out any works of demolition of the whole or part of a building. You should submit your notice of intended demolition to the London Borough of Hammersmith and Fulham, Environmental Quality Team, Hammersmith Town Hall Extension, King Street, Hammersmith W6 9JU or email Environmental.Quality@lbhf.gov.uk. Please see our webpage for further details: Demolition notices | London Borough of Hammersmith & Fulham (lbhf.gov.uk)
- 6) Notification to neighbours of demolition/ building works

At least 21 days prior to the commencement of any site works, all occupiers surrounding the site should be notified in writing of the nature and duration of works to be undertaken. The name and contact details of a person responsible for the site works should be made available for enquiries and complaints for the entire duration of the works and updates of work should be provided regularly. Any complaints should be properly addressed as quickly as possible.

- 7) Copies of the councils AQDMP templates can be requested quoting the planning reference number and postal address of the development site by e-mail to: constructionairqualitymonitoring@lbhf.gov.uk.
- 8) Environment Agency - Flood resistance and resilience
We strongly recommend the use of flood resistance and resilience measures. Physical barriers, raised electrical fittings, and special construction materials are just some of the ways you can help reduce flood damage. To find out which measures will be effective for this development, please contact your building control department. If you'd like to find out more about reducing flood damage, visit the Flood Risk and Coastal Change pages of the planning practice guidance. Further guidance on flood resistance and resilience measures can also be found in:

Government guidance on flood resilient construction

<https://www.gov.uk/government/publications/flood-resilient-construction-of-new-buildings>

CIRIA Code of Practice for property flood resilience

https://www.ciria.org/CIRIA/Resources/Free_publications/CoP_for_PFR_resource.aspx

British Standard 85500 – Flood resistant and resilient construction

<https://shop.bsigroup.com/ProductDetail/?pid=000000000030299686>

9) Environment Agency - Water Resources

Increased water efficiency for all new developments potentially enables more growth with the same water resources. Developers can highlight positive corporate social responsibility messages and the use of technology to help sell their homes. For the homeowner lower water usage also reduces water and energy bills. We endorse the use of water efficiency measures especially in new developments. Use of technology that ensures efficient use of natural resources could support the environmental benefits of future proposals and could help attract investment to the area. Therefore, water efficient technology, fixtures and fittings should be considered as part of new developments.

All new residential developments are required to achieve a water consumption limit of a maximum of 125 litres per person per day as set out within the Building Regulations &c. (Amendment) Regulations 2015. However, we recommend that in areas of serious water stress (as identified in our report Water stressed areas - final classification) a higher standard of a maximum of 110 litres per person per day is applied. This standard or higher may already be a requirement of the local planning authority.

10) Thames Water – Groundwater Risk Management Permit

If as part of the basement development there is a proposal to discharge ground water to the public network, this would require a Groundwater Risk Management Permit from Thames Water. 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 will be undertaken to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 02035779483 or by emailing trade_effluent@thameswater.co.uk. Application forms should be completed on line via www.thameswater.co.uk. Please refer to the Wholesale; Business customers; Groundwater discharges section.

11) Thames Water – Surface Water Drainage

Management of surface water from new developments should follow Policy SI 13 Sustainable drainage of the London Plan 2021. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. Should you require further information please refer to our website. <https://www.thameswater.co.uk/help/home-improvements/how-to-connect-to-a-sewer/sewer-connection-design>

12) Thames Water – Working Near Underground Infrastructure

There are public sewers crossing or close to your development. If you're planning significant work near our sewers, it's important that you minimize the risk of damage. We'll need to check that your development doesn't limit repair or maintenance activities or inhibit the services we provide in any other way.

Please read our guide 'working near our assets' to ensure your workings will be in line with the necessary processes you need to follow if you're considering working above or near our pipes or other structures.

<https://www.thameswater.co.uk/developers/larger-scale-developments/planning-your-development/working-near-our-pipes> Should you require further information please contact Thames Water. Email: developer.services@thameswater.co.uk Phone: 0800 009 3921 (Monday to Friday, 8am to 5pm) Write to: Thames Water Developer Services, Clearwater Court, Vastern Road, Reading, Berkshire RG1 8DB

13) Thames Water – Water Pressure

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.

14) Thames Water – Water Mains During Construction

If you are planning on using mains water for construction purposes, it's important you let Thames Water know before you start using it, to avoid potential fines for improper usage. More information and how to apply can be found online at [thameswater.co.uk/buildingwater](https://www.thameswater.co.uk/buildingwater).

15) London Heliport – Cranes

If cranes are required as part of the installation of the equipment, the applicant will need to liaise directly with the Heliport in accordance with current Civil Aviation Authority guidelines (<https://www.caa.co.uk/commercial-industry/airspace/event-and-obstacle-notification/crane-notification/>) and CAP1096 (<https://caa.co.uk/cap1096>). A permit would then be required from the London Heliport once notification has been received from the CAA.

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

All Background Papers held by case officer named above:

Application form received: 19th March 2025

Drawing Nos: see above

Policy Documents: National Planning Policy Framework (NPPF, 2024)
The London Plan (2021)
LBHF - Local Plan (2018)
LBHF - 'Planning Guidance' Supplementary Planning Document
(2018)
LBHF - 'Climate Change' Supplementary Planning Document
(2023)

Consultation Comments:

Comments from:	Dated:
Metropolitan Police Crime Prevention	03.06.2025
Thames Water	23.04.2025
TfL	18.06.2025
Environment Agency	17.04.2025
Active Travel England	17.04.2025
London Heliport	17.04.2025

Neighbour Comments:

Letters from:	Dated:
Flat A 11 Chesson Road London W14 9QR	29.04.2025
92 Lillie Road London SW6 7SR	12.05.2025

1. SITE DESCRIPTION AND HISTORY

- 1.1 The application site includes a group of Victorian buildings at the junction of North End Road and Lillie Road. Nos.88-90 Lillie Road and 236 North End Road comprise three-storey buildings with a 'retail' unit at ground floor, vacant offices above and self-contained flats.

- 1.2 Nos. 230-234 North End Road is also a three-storey building and is located on the corner of North End Road and Bramber Road. The site is occupied by two retail units at ground floor level with 3 self-contained maisonette flats above.
- 1.3 The site does not lie within a Conservation Area; however, Nos. 88-90 Lillie Road and 236 North End Road is included on the Council's Local Register of Buildings of Merit.
- 1.4 The site is located within the Environment Agency's Flood Risk Zone 2. It is also within Fulham Town Centre and the Fulham Regeneration Area and.

Relevant Planning History

- 1.5 In 2012, a planning application (ref: 2012/02910/FUL) was withdrawn from consideration for a redevelopment of the site involving the erection of a five storey (plus basement) building with commercial uses at ground and basement levels, and 9 self-contained flats at first, second, third and fourth floor levels.
- 1.6 In 2016, planning permission (ref: 2016/03539/FUL) was refused for the demolition of No. 230-234 North End Road and the erection of a part one, part two, part three and part four storey mixed use building comprising of Builder's Merchants use (Sui Generis) at ground floor (with ancillary areas to the rear at ground and first floor level and at basement level) and 5 self-contained residential flats at first, second and third floor levels, and the erection of an additional floor and two storey rear extension at first and second floor level at No. 88-90 Lillie Road and 236 North End Road in connection with the provision of 2 self-contained units. The application was refused on the grounds that proposed Builder's Merchants use would generate unacceptable number of deliveries requiring heavy goods vehicles to access the site.
- 1.7 In 2024, prior approval was granted (2023/02559/PMA56) at Nos.88-90 Lillie Road for a change of use of the first and second floor level from offices to 5 self-contained flats.

2. PUBLICITY AND CONSULTATION

Pre-Application

- 2.1 In accordance with the National Planning Policy Framework (NPPF), the applicant undertook pre-application discussions with the Local Planning Authority between June 2024 and September 2024. Officers raised no objections subject to the pre-application scheme subject to additional information being provided, minor design alterations and an assessment of the full impact on the residential amenity of neighbouring properties. The applicant was encouraged to conduct their own pre-application engagement with neighbours due to the proximity of neighbouring buildings.

Pre-Application Public Engagement

- 2.2 The applicant has provided a statement of community involvement indicating that in March 2025, 44 letters were sent out to neighbouring properties in Noth End Road, Lillie Road and Bramber Road. The letters described the proposals and providing links to proposed drawings.

Statutory Consultation

- 2.3 The application was publicised by site and press notices. Individual notification letters were also sent to 354 neighbouring addresses. In response, 2 letters were received raising the following objections:

- Loss of 20th century urban vernacular architecture, impact on character of uniform roofline along Bramber Road.
- Loss of sunlight, daylight and privacy to properties fronting Chesson Road.
- Many children's bedroom windows on south elevation of Chesson Road; residents advised doorbell cameras not permitted due to proximity of school.
- Loss of sunlight and daylight to the first/ second floor flats fronting Lillie Road.
- Roof of existing building within interior of the site which is to be demolished is at same level as first floor roof terrace at 92A Lillie Road which acts as a fire escape. Removal of this building would create potentially serious safety issues.

- 2.4 Officers comments:

Comments regarding children's bedroom windows and the proximity of a school are noted. An assessment of impacts on privacy of adjacent properties as a result of new windows is addressed in the body of this report.

Fire safety access is covered separately by alternative Building Regulations rather than planning.

All the relevant concerns which constitute a material planning matter, including design, visual amenity and impacts on neighbouring residential amenity are addressed within the body of the report.

3. POLICY CONTEXT

- 3.1 The Town and Country Planning Act 1990, the Planning and Compulsory Purchase Act 2004 and the Localism Act 2011 are the principal statutory legislation for Town Planning in England.
- 3.2 Collectively the three Acts create a plan led system which requires local planning authorities to determine planning applications in accordance with an adopted

statutory development plan unless there are material considerations which indicate otherwise (Section 38 (6) of the 2004 Act as amended by the Localism Act).

- 3.3 In this instance, the statutory development plan comprises the London Plan (2021), the Local Plan (2018) and the 'Planning Guidance' (2018) and the 'Climate Change' (2023) Supplementary Planning Documents (hereafter referred to as 'Planning Guidance' and Climate Change' SPDs). Other strategic and local supplementary planning guidance and other documents from the Council and the Greater London Authority/Mayor of London are also material to the determination of the application.

National Planning Policy Framework (2024)

- 3.4 The National Planning Policy Framework - NPPF (as updated 2024) is a material consideration in planning decisions. The NPPF, as supported by the Planning Practice Guidance (PPG), sets out national planning policies and how these are expected to be applied.
- 3.5 The NPPF does not change the statutory status of the development plan as the starting point for decision making. Proposed development that accords with an up to-date Local Plan should be approved and proposed development that conflicts should be refused unless other material considerations indicate otherwise.

The London Plan (2021)

- 3.6 The London Plan (2021) was published in March 2021 and is the Spatial Development Strategy for Greater London. The Plan provides the strategic planning policies for London, setting out an integrated economic, environmental, transport and social framework for growth over the next 20-25 years. The proposed development has been assessed in line with the policies set out in the London Plan. The London Plan is supported by guidance, which provides further information about how the London Plan Policies should be implemented in the form of Supplementary Planning Guidance ('SPG') documents which have also been considered in determining this application.

The Local Plan (2018)

- 3.7 The Council Local Plan was adopted on 28 February 2018. The policies in the Local Plan together with the London Plan make up the statutory development plan for the borough. The 'Planning Guidance' (February 2018) and 'Climate Change' (October 2023) Supplementary Planning Documents (SPDs) are also material considerations. These provide supplementary detail to the policies and are organised around key principles.
- 3.8 With regard to this application, all planning policies in the National Planning Policy Framework (NPPF, 2024), London Plan (2021), Local Plan (2018), and

Supplementary Planning Guidance (SPG) / Supplementary Planning Documents (SPDs) have been referenced where relevant.

- 3.9 The main planning considerations in light of the London Plan (2021), and the Local Plan (2018) (hereafter referred to as Local Plan 2018), the 'Planning Guidance' Supplementary Planning Document (2018) (hereafter referred to as the 'Planning Guidance' SPD) and the 'Climate Change' Supplementary Planning Document (2023) (hereafter referred to as the 'Climate Change' SPD), include:

- the principle of the development in land use terms.
- housing quality.
- design, character and appearance.
- residential amenity.
- transport and highways.
- environmental considerations and
- planning obligations.

4. PRINCIPLE OF DEVELOPMENT AND LAND USE

Housing Supply

- 4.1 Policy H1 of the London Plan (2021) establishes ten-year targets for net housing completions that each local planning authority should plan for. Table 4.1 sets a 10-year target of 16,090 net additional dwellings for Hammersmith and Fulham by 2028/2029. Policy HO1 of the Local Plan (2018) references this target and seeks the delivery of additional dwellings within the borough on both identified and windfall sites, and as a result of changes of use.
- 4.2 The application site is located within a mixed-use area characterised primarily by residential flats above ground floor commercial uses and would result in a net gain of 15 residential units that would contribute towards housing delivery in the borough. The continued use of the site for residential purposes is acceptable subject to relevant development management policies and any other material considerations. The proposals accord with London Plan Policy H1 and Local Plan (2018) Policy HO1.

Small Sites

- 4.3 Policy H2 (Small Sites) of the London Plan sets out that boroughs should proactively support well-designed new homes on small sites (below 0.25 hectares in size) through both planning decisions and plan-making. The site is approximately 0.09 hectares in size and therefore represents a small site for the purpose of this policy.
- 4.4 The proposal would provide 19 residential units and would make efficient use of this small site. The proposals therefore accord with Policy H2.

Housing mix

- 4.4 Policy HO5 of the Local Plan requires a mix of housing types and sizes in development schemes, especially increasing the proportion of family accommodation.
- 4.5 The proposed scheme comprising of 5 x studios, 5 x 1-bed, and 9 x 2-bed units is considered to represent an appropriate housing mix in this Town Centre location, where a higher proportion of smaller non-family sized units is acceptable due to site constraints. Overall, the proposed scheme would accord with Policy HO5 of the Local Plan.

Loss of employment use

- 4.6 The overriding emphasis in both national and local policy is to enable increased provision for new housing, albeit not at the expense of existing economic activity.
- 4.7 Local Plan Policy E2 asserts that the Council will require the retention of land and premises capable of providing continued accommodation for employment or local services. Permission will only be granted for a change where 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 evidenced that the property is no longer required for employment purposes.
- 4.8 The site is located within Fulham Town Centre Fulham and the Regeneration Area which benefits from a high level of public transport accessibility due to the four London Underground stations within or near to its boundary. This high level of public transport accessibility, together with the facilities and services in the Fulham Town Centre provides the opportunity for the delivery of a substantial number of new homes and jobs.
- 4.9 The proposal involves the conversion of the existing office space (366 sqm) on the first and second floors at Nos. 88-90 Lillie Road and 236 North End Road, which have been vacant since May 2023. Although no marketing study has been provided, the proposals optimise the redevelopment via a net gain of 15 on site residential units which makes a significant contribution to the borough's housing supply. This is a demonstrably greater benefit than the existing uses on the site. In this case, the loss of office space is considered acceptable.
- 4.10 The proposal also involves the retention and extension of the existing ground floor commercial premises, which would allow the existing retail tenants to enhance their operations in this Town Centre location.
- 4.11 On balance, given that the existing offices have been vacant for some time, and that the conversion to residential use has been established through the recent

prior approval, the proposed change of use to residential in this instance is considered acceptable.

5. QUALITY OF ACCOMMODATION

Internal Floorspace and External Amenity Space Standards

- 5.1 Local Plan Policy HO4 seeks to ensure that all housing development is provided to a satisfactory quality, has an appropriate mix of types and sizes, with an emphasis on family accommodation. Local Plan Policy HO11 requires that design and quality of all new housing, including new build, is of a high standard and will meet the needs of future occupants and respect the principles of good neighbourliness. This is supported by the housing standards within Key Principles HS1, HS2, and HS3 of the Council's SPD, which sets minimum floor areas and internal room sizes for new residential development. In either case, any development would still need to comply with the London Plan minimum standards which supersede those within the Local Plan.
- 5.2 Policy D6 of London Plan (2021) states that housing development should be of high-quality design and provide adequately sized rooms with comfortable and functional layouts which are fit for purpose and meet the needs of Londoners without differentiating between tenures. Dwellings must provide a minimum amount of gross internal floor area and built-in storage area. The proposed dwellinghouse would also need to meet the relevant standards set out in the Mayor's Housing Supplementary Planning Guidance (SPG), the DCLG's Nationally Described Space Standards and Key Principle HS2.
- 5.3 The proposals include the following minimum GIA unit sizes:
- Unit 1: 2-bed, 3 Person, 2 Storey: 70sqm - complies (70sqm minimum)
 - Unit 2: 1-bed, 1 Person studio, 1 Storey: 29sqm – does not comply (37sqm minimum)
 - Unit 3: 2-bed, 3 Persons, 2 Storey: 79sqm - complies (70sqm minimum)
 - Unit 4: 2-bed, 4 Persons, 2 Storey: 88sqm - complies (79sqm minimum)
 - Unit 5: 2-bed, 4 Persons, 2 Storey: 75sqm – does not comply (79sqm minimum)
 - Unit 6: 1-bed, 2 Persons, 1 Storey: 50sqm - complies (50sqm minimum)
 - Unit 7: 2-bed, 3 Persons, 1 Storey: 61sqm - complies (61sqm minimum)
 - Unit 8: 2-bed, 3 Persons, 1 Storey: 65sqm - complies (61sqm minimum)
 - Unit 9: 1-bed, 2 Persons, 1 Storey: 50sqm - complies (50sqm minimum)
 - Unit 10: 2-bed, 3 Persons, 1 Storey: 81sqm - complies (61sqm minimum)
 - Unit 11: 2-bed, 3 Persons, 1 Storey: 63sqm - complies (61sqm minimum)
 - Unit 12: 1-bed, 1 Person studio, 1 Storey: 50sqm - complies (37sqm minimum)
 - Unit 13: 1-bed, 1 Person studio, 1 Storey: 43sqm - complies (37sqm minimum)
 - Unit 14: 2-bed, 4 Persons, 1 Storey: 77sqm - complies (70sqm minimum)
 - Unit 15: 1-bed, 2 Persons, 1 Storey: 65sqm - complies (50sqm minimum)

- Unit 16: 1-bed, 2 Persons, 2 Storey: 88sqm - complies (58sqm minimum)
- Unit 17: 1-bed, 2 Persons, 2 Storey: 105sqm - complies (58sqm minimum)
- Unit 18: 1-bed, 1 Person studio, 1 Storey: 45sqm - complies (37sqm minimum)
- Unit 19: 1-bed, 1 Person studio, 1 Storey: 45sqm - complies (37sqm minimum)

5.4 All the units aside from Units 2 and 5 would exceed the minimum floorspace requirements as detailed in Table 3.1, Policy D6 of the London Plan (2021) and Key Principle HS2 of the Planning Guidance SPD. The proposal also includes at least 1sqm of built-in storage for each dwelling.

5.5 Unit 2 would be 8sqm below the minimum floor space target of 37sqm for a 1-storey, 1-person studio flat. Notably, the London Plan standards do not account for studio units being split over multiple floors. In this case if the circulation space is included, the unit would result in 47sqm which meets minimum required floor area. Regarding individual rooms, as set out in Table 1 below, the combined living/kitchen/dining area at 24.1 sqm would exceed the 19.5 sqm minimum floor area in the Council's SPD Policy HS3. The proposed bathroom (3.5sqm) would be 0.2sqm less than the minimum target in the Planning Guidance SPD. Overall, officers consider that the general layout is appropriate for a dwelling of this type and would provide suitable space for day-to-day activity, particularly in the context of its location within a mixed-use area close to the town centre.

5.6 Unit 5 would be 4sqm below the minimum floor space target of 70sqm for a 2-storey, 2-bed, 2-person flat. Officers consider that the overall size and layout of this unit has been optimised based on the physical constraints of the site. In this case, the proposed unit would provide an adequate level of internal space for future occupiers, which on balance is considered acceptable.

Table 1: Proposed Room Sizes (sqm)

	Unit 1	Unit 2	Unit 3	Unit 4	Unit 5	Unit 6	Unit 7	Unit 8	Unit 9
Living/Kitchen/Dining	25	24.1	28.6	27.9	28.3	22.2	26	27.3	24
Kitchen	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Living/Diner	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Main Bedroom	11.9	n/a	11.5	15	13.1	14.7	12.1	11.5	12.6
Main Bathroom	4.9	3.5	4.9	4.2	3.2	6.3	3.5	5.4	5.7
Double Bedroom 2	n/a	n/a	n/a	13.8	12	n/a	n/a	n/a	n/a
Single Bedroom 2	8.2	n/a	10.4	n/a	n/a	n/a	8.2	8.2	n/a

	Unit 10	Unit 11	Unit 12	Unit 13	Unit 14	Unit 15	Unit 16	Unit 17	Unit 18	Unit 19
Living/Kitchen/Dining	27.2	26.9	32.9	31.4	26.9	29.6	n/a	n/a	32.3	31.6
Kitchen	n/a	n/a	n/a	n/a	n/a	n/a	9.9	9.3	n/a	n/a
Living/Diner	n/a	n/a	n/a	n/a	n/a	n/a	13.1	13.1	n/a	n/a
Main Bedroom	17	11.5	n/a	n/a	15.7	12.7	11.5	15.5	n/a	n/a
Main Bathroom	5.9	4.7	4.3	4	5.8	5.8	5.1	4.2	4.8	4.8
Double Bedroom 2	n/a	n/a	n/a	n/a	12	n/a	n/a	n/a	n/a	n/a
Single Bedroom 2	9.1	8	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a

- 5.8 With the exception of the 3 bathrooms in Units 2, 5 and 7, and 2 living/dining rooms in Units 16 and 17, all the rooms meet minimum standards as outlined in Key Principle HS3. The size of the three aforementioned bathrooms fall marginally below the minimum recommended size of 3.7sqm and are laid out in a logical arrangement. As such, officers consider these bathrooms to be acceptable. The two living/dining rooms in Units 16 and 17 fall short of the target 14 sqm by less than 1sqm and officers note that these units also include a generous secondary “cinema/playroom” at basement level that would provide additional living space for lounging and entertainment. Overall, in this case, it is considered that the proposed new dwellings would provide sufficient internal space to provide a suitable standard of amenity for future occupiers.
- 5.9 The London Plan (2021) Policy D6 (F), Subsection 9 provides guidance for private amenity space in new dwellings. The supporting text recognises that private open space is highly valued and that a minimum of 5 square metres of private outdoor space should be provided in new developments for 1-2 person dwellings, with a minimum depth and width of 1.5m. Local Plan Policy HO11 and SPD Key Principle HS1 require all new developments to make provision for open space to meet the needs of occupiers and users, appropriate to the type of housing being provided.
- 5.10 The proposal includes approximately 17-18sqm of external amenity space for Units 16 and 17 within private rear gardens, and a small, enclosed roof terrace for Unit 3 at second floor level. Otherwise, the remaining dwellings do not have access to private amenity space; however, the proposal includes a landscaped central courtyard measuring approximately 70sqm. The constrained site does not lend itself to the provision of private amenity space for all the units, particularly on the upper floors. Given that the site is within walking distance of the public amenity space at Normand Park, in this case, the provision of external amenity space is considered acceptable. On balance, considering site constraints and the proximity of Normand Park, the proposals are in general accordance with London Plan Policy D6 and Local Plan HO11 and SPD Key Principle HS1.

Outlook and Daylight to Habitable Rooms

- 5.11 The London Plan, the Mayor's Housing SPG Standards 29 and 32 and Planning Guidance SPD Key Principle HS2 state that developments should minimise the number of single aspect dwellings, and single aspect dwellings that are north facing should be avoided. SPD Key Principle HS2 defines "north facing" as "where the orientation is less than 50 degrees either side of north." The supporting text (Paragraph 3.7) further points out that in respect of aspect, the reception of sunlight is important to the quality of life and therefore in designing new buildings the ability for at least one habitable room to receive sunlight should be priority.

- 5.12 All of the proposed units, aside from Units 6, 8, 9 and 11, would be dual aspect. Units 6 and 9 feature between three and four large east-facing windows overlooking North End Road and Units 8 and 11 each feature three large west-facing windows overlooking the central courtyard.
- 5.13 The applicant's Daylight and Sunlight Assessment has assessed 42 windows serving habitable rooms across the development and concludes that 83% comply with the BRE guidance for daylight amenity. In total, just 7 rooms would fail to comply; four of these are within combined living/kitchen/dining rooms and three serve bedrooms. The living/kitchen/dining rooms have been designed so that the living area is located closest to the windows, with the kitchens towards the rear of the room and are designed to be predominantly artificially lit. Officers acknowledge that minimum BRE guidelines for daylight could be achieved within these spaces by compartmentalising the combined living/kitchen/dining rooms to reduce the sizes of the rooms; however, the resulting layout would reduce the functionality of these rooms, thereby creating less desirable internal living conditions.
- 5.14 The illuminance modelling within the Daylight and Sunlight Assessment adequately demonstrates adequate daylight levels throughout the development and, where the guidance is not strictly met, the majority of living areas would receive acceptable levels of daylight, particularly in the context of the constrained site's location within a dense urban environment. Overall, officers are satisfied that the vast majority of the habitable rooms within the units have been designed to benefit from windows which would provide suitable levels of daylight and outlook.
- 5.15 Likewise, the BRE guidelines recommend that at least one habitable room in a dwelling (ideally a main living room) should receive at least 1.5 hours of direct sunlight on 21 March. Of the 19 proposed units within the development, 17 have windows that the BRE guidelines suggest should be tested for sunlight amenity. Of the 17 flats, 14 would meet this guideline. Officers consider that the proposal has been adequately designed to minimise the number of flats with north facing windows, thereby resulting in a high level of compliance, particularly in this dense urban location. As such, it is considered that the future occupiers of the flats will receive acceptable levels of sunlight.
- 5.16 The Nationally Described Space Standards (NDSS) specify that the minimum finished floor-to-ceiling height should be 2.3m for at least 75% of the gross internal area. This was superseded by London Plan (2021) Policy D6 which requires that the minimum floor to-ceiling-height must be 2.5m for at least 75 per cent of the Gross Internal Area of each dwelling.

5.17 The proposed sections indicate that the NDSS standards would be met in all the units; however, Units 3-5, and 12-19, which would all feature floor-to-ceiling heights of at least 2.3m, would not strictly comply with the standard set out in London Plan policy D6. Officers acknowledge that there are inherent structural constraints in converting existing Victorian properties and that some flexibility is warranted in such situations. Likewise, although some of the proposed units would be located in newly constructed buildings or extensions to existing buildings, it is considered that reduced ceiling heights in these units would be acceptable as these units have been designed to minimise the proposal's impacts on neighbouring residential amenity and to reduce the level of harm caused to the local Building of Merit. On this basis, officers raise no issues with the quality of residential accommodation with specific regards to ceiling height.

Noise and Disturbance

5.18 Policies HO11, CC11 and CC13 of the Local Plan (2018) relate to environmental nuisance and require all development to ensure that there is no undue detriment to the general amenities enjoyed by existing surrounding occupiers, particularly those of residential properties.

5.19 To a safeguard the amenity of future occupiers, conditions would be attached to ensure that the noise level in rooms within the development do not exceed acceptable levels and that the dwelling units are adequately insulated from noise from adjacent units and the commercial premises on the ground floor. Subject to these conditions, the development accords with Policies HO11, CC11 and CC13 of the Local Plan (2018).

5.20 Overall, it is considered that the proposed scheme would provide suitable standards of accommodation as housing units within the borough. This would accord with Local Plan Policies HO4 and HO11, London Plan Policy D6, the Mayor's Housing Design Standards LPG and the Nationally Described Space Standards (Technical Housing Standard).

Privacy Between Proposed Units

5.21 Officers raised concern about the level of privacy afforded to ground floor windows which includes bedrooms adjacent to the communal area within the courtyard and next to the shared walkway providing access to the lift and stairwell behind the proposed new building fronting Bramber Road. To mitigate this, the area in front of the windows and lightwells serving Units 16 and 17 within the courtyard will be planted with substantial landscaping, so as to provide a physical buffer and limit the opportunity of overlooking from passers-by. Additional proposed landscaping in front of the rear-facing window in the building fronting Bramber Road would provide some natural screening and

obscure glazing is proposed for the lower portion to mitigate potential opportunities for overlooking. Overall, officers consider that the proposed layout is satisfactory.

Secured by Design

5.22 London Plan Policy D11 and Local Plan Policy DC1 both require new developments to respect the principles of Secured by Design and to ensure that proposals create a safe, secure, and appropriately accessible environment where crime and disorder and the fear of crime do not undermine quality of life or community cohesion.

5.23 The Metropolitan Police Crime Prevention Team have reviewed this application, and suggested applicants is informed to contact their office to commence the Secured by Design (SBD) accreditation process. Details of how the proposal will incorporate measures for crime prevention will be secured by condition.

5.24 Subject to conditions, the proposed development accord with London Plan Policy D11 and Local Plan Policy DC1.

Fire Safety

5.25 Policy D12 of the London Plan states that 'all development proposals must achieve the highest standards of fire safety'.

5.26 Paragraph 3.12.2 of the London Plan specifies that the matter of fire safety compliance is covered by Part B of the Building Regulations. However, to ensure that proposals achieve the highest standards of fire safety, reducing risk to life, minimising the risk of fire spread, and providing suitable and convenient means of escape which all building users can have confidence in, applicants should consider issues of fire safety before building control application stage.

5.27 Pursuant to London Plan Policy D12, the application has included a Fire Strategy Report which outlines fire safety measures such as means of escape, mitigations for reducing a fire spread, inclusion of dry risers, hydrant location etc. This has been conditioned to ensure the Fire Safety Strategy is adhered to in perpetuity. Given the nature of the proposal, officers are satisfied that this consideration is satisfactory in line with London Plan Policy D12, Part A.

5.28 Overall, subject to condition, the proposals would accord with fire safety and Policy D12 of the London Plan.

6. DESIGN, CHARACTER AND APPEARANCE

- 6.1 The NPPF recognises that creation of high-quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.
- 6.2 London Plan Policy D3 (Optimising site capacity through the design-led approach) states that, in terms of quality and character, development proposals should "respond to the existing character of a place by identifying the special and valued features and characteristics that are unique to the locality and respect, enhance and utilise the heritage assets and architectural features that contribute towards the local character; and be of high quality, with architecture that pays attention to detail, and gives thorough consideration to the practicality of use, flexibility, safety and building lifespan through appropriate construction methods and the use of attractive, robust materials which weather and mature well".
- 6.3 Policy DC1 of the Local Plan (2018) requires that all development within the borough should create a high-quality urban environment that respects and enhances its townscape context and heritage assets.
- 6.4 Policy DC2 requires that new build development will be permitted if it is of a high standard of design and compatible with the scale and character of existing development and its setting. The Policy sets out a number of criteria that all proposals should meet, including:
- a) the historical context and townscape setting of the site, and its sense of place.
 - b) scale, mass, form and grain of surrounding development and connections to it.
 - 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) good neighbourliness and the principles of residential amenity.

Heritage Impacts

- 6.5 The NPPF states that development should be sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities). The NPPF advocates a positive strategy for conserving and enhancing the historic environment, taking account of (amongst other things) the

desirability of new development to make a positive contribution to local character and distinctiveness. The NPPF also seeks to promote and support the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing where land supply is constrained and available sites could be used more effectively. Paragraph 125 states that planning policies and decisions should give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs, proposals for which should be approved unless substantial harm would be caused.

- 6.6 The Planning (Listed Buildings and Conservation Areas) Act 1990 sets out the principal statutory duties which must be considered in the determination of any application affecting listed buildings or conservation areas. Section 72 of the Act is relevant to consideration of these applications. In determining applications, Paragraph 208 of the NPPF states that LPAs 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 into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.
- 6.7 Paragraph 216 of the NPPF states that the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.
- 6.8 The NPPF makes a clear distinction between the approach to be taken in decision-making where a proposed development would affect the significance of designated heritage assets (listed buildings, conservation areas, Registered Parks and Gardens) and where it would affect the significance of non-designated heritage assets (buildings of local historic and architectural importance).
- 6.9 The NPPF also makes a clear distinction between the approach to be taken in decision-making where a proposed development would result in 'substantial' harm and where it would result in 'less than substantial' harm.
- 6.10 The Planning Practice Guidance notes which accompany the NPPF remind us that it is the degree of harm to the asset's significance rather than the scale of the development that is to be assessed.
- 6.11 Policy DC8 also seeks to protect, restore or enhance the quality, character, appearance and setting of the borough's historic environment including it

conservation areas. When determining applications affecting heritage assets, particular regard will be given to matters of scale, height, massing, alignment, materials and use.

6.12 Key Principle BM2 states that development will not be permitted if it would result in the demolition, loss or harmful alteration to buildings, structures and artifacts that are of local townscape, architectural or historic interest, including all buildings identified on the council's Register of Buildings of Merit unless:

1. (a) The building or structure is no longer capable of beneficial use, and its fabric is beyond repair; or

(b) The proposed development would outweigh the loss or harm to the significance of the non-designated heritage asset; and

(c) The proposed development cannot practicably be adapted to retain any historic interest that the building or structure possesses; and

(d) The existing building or structure has been fully recorded; and

2. In the case of artifacts, they cannot practicably be retained in situ or, failing that, retained for re-use elsewhere within the site.

6.13 The site does not lie within a Conservation Area; however, the building at 88-90 Lillie Road and 236 North End Road is included on the Council's Local Register of Buildings of Merit.

6.14 At roof level above Nos. 88 Lillie Road & 236 North End Road and Nos.230-234 North End Road, it is proposed to erect an additional floor at third floor level, which would run the full length of the application site. The additional floor would be contained within a zinc-clad mansard roof form, wrapping around the North End Road, Lillie Road and Bramber Road elevations and a portion of the rear elevation, and would include dormer windows to align with those on the floors below. Such mansard roof extensions are not uncommon in the area, with a similar development having been approved at No.313-321 North End Road (2011/03068/FUL). It is therefore considered that the additional floor would not be out of keeping with the existing pattern of development. The Council's Urban Design and Conservation Team has reviewed the proposals and acknowledge that, whilst the additional floor would result in some harm to the existing Building of Merit, the harm would be less than substantial and would be outweighed by the public benefits in the form of much needed additional housing.

6.15 The application also proposes a two-storey extension above the existing two-storey building at No.90 Lillie Road. The extension would infill a gap between the existing 4-storey building at No. 92 Lillie Road and the extended corner building at

No.88 Lillie Road & 236 North End Road. The proposed additional floors would extend towards the rear and would join with rear extensions to the buildings fronting North End Road. The second floor would be clad in stock brick to match the existing and the third floor would be contained within a zinc-clad mansard roof form to match that of the adjacent buildings. Such is form of development is found within the immediate existing pattern of development, with the building at No.90 being an outlier in that it is currently only two stories in height and with a flat roof. As such, it is considered that the proposed extensions at No.90 would be in keeping with the existing character and appearance of the area.

- 6.16 On the Bramber Road frontage, it is proposed demolish the existing one-storey garage building and erect a 3-storey, flat-roofed building containing two new residential units. The proposed new building would be clad in stock brick with aluminium framed windows set within extruded stone surrounds on the front elevation. The two units would be accessed by a timber door and the ground floor window of Unit 1 would be set back from the edge of the pavement and separated by a metal railing to provide some defensible space. The Council's Design & Conservation officer has reviewed the proposals and raised no objection, on the basis that the scale of the proposed infill building would act as an appropriate transition between the extended 4-storey building on the corner and the adjacent 3-storey building at No.1 Bramber Road.
- 6.17 At ground floor level, a new entrance is proposed to the flats on the Lillie Road elevation. The entrance has been designed to imitate the existing shopfronts along the street by incorporating fully glazed dark aluminium framed doors. The design of the new entrance would therefore be in keeping with the existing pattern of development.
- 6.18 Also at ground floor level, the application proposes four sets of painted metal gates; two on the Bramber Road frontage and one on the North End Road frontage providing pedestrian access to the central courtyard and to the cycle and bin storage areas, and one on the North End Road frontage to provide access to the existing Gates of Yemen restaurant. The proposed painted metal gates are consistent with the materials found elsewhere in the surrounding area and, as such, are acceptable alterations.
- 6.19 Within the central portion of the site, the application proposes to demolish an existing part one, part two-storey warehouse building at ground floor level and first floor flat above and erect a two-storey-over-basement building containing four flats. The proposed new building would be clad in stock brick with aluminium framed windows and would be more modern in appearance than the traditional Victorian terraces that surround the property. This part of the development would not be readily visible within the streetscene. The proposed replacement building would only be visible from the rear of properties fronting Bramber and Lillie Roads

and would be no taller than the existing building to be demolished. Given that the existing building to be demolished is also a brick building with a more utilitarian, flat-roofed form, it is therefore considered that the proposed replacement building would not have a significant impact on the existing character and appearance of the area.

- 6.20 The application also proposes one, two, three and four-storey brick-clad extensions to the rear of the buildings fronting North End Road to facilitate the expansion of the ground floor commercial uses and to house two new stairwells and lifts providing access to the residential units. The extensions would be stepped such that the bulk would be concentrated at lower levels, which would be considered to respect and be subservient to the existing application buildings and their surroundings.
- 6.21 Whilst sympathetic to neighbours concerns regarding the increase height, scale and mass of the proposed roof extensions, as well as the proposed infill building on Bramber Road, officers consider that the proposed development has been sensitively designed and is therefore considered to be acceptable. The proposed extensions and new buildings would be of an appropriate mass and scale, being similar to others along the streetscene and would feature materials compatible with those in the surrounding area.
- 6.22 The application also proposes to refurbish the remaining street-facing elevations, including replacement aluminium framed windows.
- 6.23 Great weight has been given to the conservation of the significance of the non-designated heritage asset as set out in para 212 of the NPPF. On balance, the proposal represents a sensitive design response to the surrounding built environment that would optimise the use of a previously developed site and improve the current visual relationship with adjoining sites. As such, the proposed development is in accordance with the NPPF, London Plan Policies D3 and D5, and Local Plan Policies DC1, DC2 and DC8.

Basements and Lightwells

- 6.24 The application proposes basements beneath the proposed dwellinghouses within the centre of the site provide additional floorspace, including the provision of two front lightwells and one side lightwell. Due to their location within the center of the site, the proposed lightwells would not be visible from the public domain. A similar basement excavation has been approved at the nearby neighbouring properties at Nos. 8A And 10 - 12 Bramber Road (Ref: 2013/04745/FUL).
- 6.25 Policy DC11 of the Local Plan (2018) is applicable to proposals for new basements and extensions to existing basements. This specifies that typically, basements will only be permitted where they:

- (a) *Do not extend into or underneath the garden further than 50% of the depth of the host building (as measured from the main rear elevation);*
- 6.26 The excavation would be predominantly contained beneath the footprint of the buildings, except for the lightwells central courtyard area. When measured from the main rear elevation, the proposed basements would extend no more than 1.7m under the central courtyard and, therefore, do not extend into the gardens further than 50% of the depth of the host buildings.
- (b) *Do not extend into or underneath the garden further than 50% of the depth of the garden;*
- 6.27 The proposed lightwells would project 1.7m from the front elevations and 0.7m from the north side elevation. The basements would therefore not extend into or underneath the gardens further than 50% of the depth of the gardens.
- (c) *Are set back from neighbouring property boundaries where it extends beyond the footprint of the host building;*
- 6.28 The proposed lightwells beyond the footprint of the host buildings would be set in from the neighbouring property boundaries by between 0.25m on the south side and 0.6m on the north side. This separation would ensure that suitable potential is retained for planting and that the basements would not overly develop the garden area.
- (d) *Do not comprise more than one storey;*
- 6.29 The proposed basements would be single-storey.
- (e) *Do not have an unacceptable impact upon the amenity of adjoining properties or the local, natural and historic environment during and post construction;*
- 6.30 A Construction Method Statement, prepared by a qualified structural engineer has been submitted as part of the application. Furthermore, given the overall scale and design of the basements, it is considered that the proposed basement excavation works would not result in unacceptable impact to the local, natural or historic environment.
- (f) *Are designed to minimise flood risk (from all sources of flooding) to the property and neighbouring properties;*
- 6.33 The applicant has submitted a flood risk assessment and/or SuDs report as part of this application. The Council's Environmental Policy team have raised no objection, subject to this document being adhered to. On this basis the proposal would not result in an unacceptable impact upon flood risk. Further comments are set out within the flood risk section of this report.

- (g) *Include a minimum of 1m of soil above any part of the basement beneath a garden;*
- 6.31 Given the need for the front and side lightwells to be open at ground level, the requirement for 1m of soil above these areas would not be practical. Furthermore, given the limited projection of these elements and the presence of existing hardstanding within the central courtyard, it is considered that they would not unacceptably impact upon the ability to sustain vegetation on the site or beyond the boundary.
- (h) *Ensure that the basement helps reduce the volume and flow of surface water run-off through appropriate use of SuDs and will provide active drainage devices to minimise the risk of sewer flooding;*
- 6.32 The applicant has submitted a flood risk assessment and/or SuDs report as part of this application. The Council's Environmental Policy team have raised no objection, subject to this document being adhered to. Further comments are set out within the flood risk section of this report.
- (i) *Ensure that lightwells at the front or side of the property are as discreet as possible and allow the scale, character and appearance of the property and locality to remain largely unchanged;*
- 6.33 The Council's Supplementary Planning Guidelines requires that front lightwells not exceed 800mm from front to back; reflect the shape of and be limited to the width of, the existing bay window; and that more than 50% of the existing front garden area be retained. The proposed front lightwells would measure 1700mm front to back, which exceeds the aforementioned 800mm guideline set out in Key Principle BL1 of the Planning Guidance SPD. However, it is noted that these guidelines are intended to be applied to properties where a front lightwell would be visible from the streetscene. To the front and side elevations, aluminium framed windows are proposed to provide light to the rooms at basement level. Given their location at the centre of the site, the proposed lightwells would not be visible from the public domain and, therefore, it is considered these would be sympathetic to the host buildings and would not cause adverse visual impacts to the surrounding area.
- (j) *Are designed to safeguard the structural stability of the existing building, nearby buildings and other infrastructure;*
- 6.34 A Construction Method Statement (CMS) has been provided. The CMS illustrates that the basement development is designed to safeguard the structural stability of nearby buildings and other infrastructure.
- (k) *Provide a Construction Method Statement (CMS) carried out by a qualified structural or civil engineer as part of any planning application;*

6.35 A Construction Method Statement (CMS) has been provided. This was prepared by a qualified structural engineer and demonstrates that the works will be carried out in a suitable manner.

6.36 The above comments are made without prejudice to the outcome of any necessary Party Wall agreements and / or Building Control approvals, which exist outside the remit of planning controls.

(l) *Provide a construction traffic management plan as part of the CMS to ensure that traffic and construction activity does not cause unacceptable harm to pedestrian, cycle, vehicular and road safety.*

6.37 A construction traffic logistics plan was provided by the applicant. The Council's Highway Officer was consulted on the proposals and raised no concerns. On this basis it is considered the proposal would not result in an unacceptable impact on pedestrian, cycle, vehicular and road safety.

6.38 Overall, it is considered the proposed basements would not result in an unacceptable impact on the amenities of neighbouring residential properties or the visual amenities of the surrounding area. The basements would also be acceptable in terms of structural stability, flood risk and highways impacts. Therefore, the basements are compliant with the aims of Policy DC11 of the Local Plan (2018) and Key Principles BL1 and BL3.

6.39 On balance, and for the reasons explained above, Officers consider that the proposed scheme will be a significant and welcome improvement on the condition of the existing property and will enhance the character and appearance of the North Fulham Regeneration Area. Moreover, Officers have no objection to the proposed demolition of the existing warehouse building within the centre of the site, nor the one-storey garage building, since neither are of any historical significance. The development has been designed to a high standard, in particular when compared to the buildings to be replaced. As such, it is considered that the proposal would comply with Sections 16 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, Section 16 of the NPPF (2024) and Policies DC1, DC2, DC8 and DC11 of the Local Plan (2018) and Key Principles BL1, BL3 and BM2 of the Planning Guidance SPD (2018).

7. RESIDENTIAL AMENITY

7.1 Policies DC1, DC2, CC11, CC13 and HO11 of the Local Plan require all proposals to be formulated to respect the principles of good neighbourliness. The 'Planning Guidance' SPD Housing Key Principles HS6, HS7 and HS8 seek to protect the existing amenities of neighbouring residential properties in terms of outlook, light, privacy and noise and disturbance.

Outlook/Sense of Enclosure

- 7.2 The Council's SPD Housing Key Principle HS6 acknowledges that a building's proximity can have an overbearing and dominating effect detrimental to the enjoyment by adjoining residential occupiers of their properties. Although it is dependent upon the proximity and scale of the proposed development, a general standard can be adopted by reference to a line drawn at an angle of 45 degrees from a point 2m above the adjoining ground level of the boundaries of the site where it adjoins residential properties. However, on sites that adjoin residential properties that have rear gardens of less than 9m in length, this line should be measured at 45 degrees from the 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 an on-site judgement will be a determining factor in assessing the effect which the proposed development will have on the amenity of occupiers at neighbouring properties.
- 7.3 The properties most affected by the development are the properties at Nos.1-3 Bramber Road and Nos.92-96 Lillie Road. The property immediately adjacent and to the west, at No.100 Lillie Road, is occupied by light industrial buildings, and recently received planning approval for part one, part two-and-a-half-storey buildings to provide 8 dwellinghouses; the opposing east elevation of these approved dwellings would not include any windows facing the application site. The proposed development would not result in a loss of outlook to No.100 Lillie Road.
- 7.4 At No.1 Bramber Road, the eastern side elevation includes a blank wall with no opposing window openings. The proposed development would not result in a loss of outlook to that property.
- 7.5 The proposed two-storey replacement building within the centre of the site would be no taller than, and would occupy roughly the same footprint as, the existing building it would replace. As such, the replacement building would not result in a significant increase in a sense of overbearing from adjacent properties.
- 7.6 The proposed additional floor above, and rear extensions to the buildings fronting North End Road would project slightly above a 45-degree line along the shared boundary with the adjacent properties to the north on Bramber Road and to the south along Lillie Road; notably, much of the existing building already breaches this threshold. The proposed rear extensions include a stepped design and are separated by approximately 3-4m from these adjacent properties by an interior courtyard and overall this mitigates the impact on outlook. The proposed narrow stairwell and lift on the west elevation would project beyond No.92 Lillie Road by approximately 3m, however this new element is relatively narrow and would not result in any harm due to the limited distance that this would project beyond the

rear wall of that neighbour. Based on officers' on-site judgement, the proposals are considered acceptable in this urban setting.

- 7.7 The proposed additional floor would result in modest upward projections that would be visible from properties across the street on Bramber Road, North End Road and Lillie Road. However, Officers consider that, given the limited additional height as well as the incorporation of mansard roof slopes to each of these elevations, the proposal would not result in a significant loss of outlook or sense of enclosure for properties across the street.
- 7.8 As such officers do not consider that the impact of the development would be such to result in an unacceptable sense of enclosure, aspect or outlook such as to justify refusing planning permission.

Privacy

- 7.9 SPD Housing Key Principle HS7 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. In addition, it states that a roof terrace/balcony is unacceptable if it would result in an additional opportunity for overlooking and consequent loss of privacy.
- 7.10 The east elevations of the adjoining properties on Bramber Road and Lillie Road do not include any windows. The proposal includes several new windows on the rear elevation of the proposed extensions to the buildings fronting North End Road and the infill buildings on Bramber Road and Lillie Road facing the interior of the block, as well as the removal of some existing windows. The proposal also includes new windows to the west, east and north elevations of the proposed two storey building to the rear.
- 7.11 The proposed side-facing window at first floor level within the two-storey building at the centre of the site, would directly face the existing rear-facing windows of the properties fronting Bramber Road. To prevent any overlooking from the development, the proposed side-facing window at first floor level within the two-storey building at the centre of the site will be obscure glazed and fixed shut. All other new windows would be located more than 18m from nearby existing windows when measured within a 60-degree arc. As such, the proposals accord with SPD Housing Key Principle HS7.
- 7.12 The proposal includes one small roof terrace at second floor level to the rear of Unit 3. Due to its proximity to an adjacent window within the proposed Unit 4, the proposals have been designed to include a 1.7m-tall opaque glazed screening along the perimeter of the roof terrace to prevent overlooking.

Noise and Disturbance

- 7.13 London Plan Policy D14 sets out measures to reduce, manage and mitigate noise to improve health and quality of life. Policies HO11 and CC11 of the Local Plan (2018) are aimed at ensuring that existing and future residents are not unduly affected by noise and disturbance from adjoining sites or the wider setting.
- 7.14 Key Principle HS8 adds that roof terraces or balconies likely to cause harm to the existing amenities of neighbouring properties by reason of noise and disturbance will not be supported.
- 7.15 The proposal includes one small roof terrace at second floor level to the rear of Unit 3. The potential use of a portion of the roof above the existing roof as an amenity space is likely to generate an increase in social activity which could cause noise and disturbance harmful to the amenities of surrounding residential occupiers. While it is difficult to predict with any accuracy the likely level of noise/disturbance that would be generated using the proposed terrace, the terrace itself would be of a limited scale, measuring approximately 2sqm, and would be of domestic use. As such, it is not considered that its use would, in the normal course of events, be likely to result in unacceptable levels of noise and disturbance to neighbouring occupiers.
- 7.16 It is noted that green and brown roofs would be provided on portions of the flat roofs of the building, however this would be for biodiversity, thermal performance and rainwater run-off reduction purposes. Access to these areas will be for maintenance purposes only and not for recreational purposes. This will be secured by a condition. As such, the proposal would comply with Key Principle HS8.
- 7.17 Policy CC13 of the Local Plan (2018) seeks to ensure that the amenity of future occupiers and make sure mitigation measures are implemented if a nuisance, for example, from smoke, fumes or noise are likely to occur. Local Plan Policy CC11 advises that noise and vibration impacts will be controlled by locating noise sensitive development in appropriate locations and protected against existing and proposed sources of noise through design, layout, and materials. Policy CC13 seeks to control pollution, including noise, and requires proposed developments to show that there would be 'no undue detriment to the general amenities enjoyed by existing surrounding occupiers of their properties'.
- 7.18 The Council's Environmental Protection team have reviewed the proposal and raised no objection, and have recommended conditions to ensure that the amenity of occupiers of the development site is not adversely affected by noise from adjoining residential units and industrial/commercial noise sources, and to ensure that the amenity of occupiers of surrounding premises is not adversely affected by noise, vibration, dust, lighting or other emissions from the building site.

- 7.19 Regarding noise during the demolition and construction phases, conditions would be attached to secure the submission of details for management plans, to control of nuisance during these phases.
- 7.20 Overall subject to conditions, the proposed development is in accordance with London Plan D14 and Policies HO11, CC11 and CC13 of the Local Plan (2018).

Daylight and Sunlight

- 7.20 Policy D6 of the London Plan, supported by the Mayor's Housing SPG, seeks to ensure that high quality housing schemes are delivered, which includes providing sufficient daylight and sunlight to new and surrounding housing that is appropriate for its context, whilst avoiding overheating, minimising overshadowing, and maximising the useability of outside amenity space.

- 7.19 Policy HO11 of the Local Plan includes requirements for residential developments to avoid detrimental impacts on the amenities of residents in the surrounding area. The policy states the protection of existing residential amenities, including such issues such as loss of daylight, sunlight, privacy, and outlook.

- 7.19 The British Research Establishment (BRE) guide on 'Site layout planning for daylight and sunlight', set out good practice for assessing daylight and sunlight impacts for new development. In urban and city centre areas, BRE Guidelines advise that the guidance be applied flexibly. The applicant submitted a Daylight and Sunlight Report, which was carried out in line with the BRE, which assesses the potential impacts of the proposed development on daylight, sunlight and overshadowing on existing neighbouring residential buildings.

Daylight

- 7.20 The BRE Guidance sets out three different methods of assessing daylight to or within a room, the Vertical Sky Component (VSC) method, the plotting of the no-sky-line (NSL) method and the Average Daylight Factor (ADF) method.
- 7.21 The VSC method measures the amount of sky that can be seen from the centre of an existing window and compares it to the amount of sky that would still be capable of being seen from that same position following the erection of a new building. The measurements assess the amount of sky that can be seen by converting it into a percentage. An unobstructed window will achieve a maximum level of 40% VSC. The BRE guide advises that if the VSC is greater than 27% then enough skylight should still be reaching the window of the existing window. If the VSC is both less than 27% and less than 80% of its former value, occupants of the existing building will notice the reduction in the amount of skylight. However, the Guidance makes clear that these values are advisory and paragraph 2.2.1

states that 'Different criteria may be used based on the requirements for daylighting in an area viewed against other site layout constraints.'

- 7.22 No Sky-Line 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. 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. For houses, the rooms to be assessed should include living rooms, dining rooms and kitchens. Bedrooms should also be analysed, although in terms of NSL they are considered less significant in terms of receiving direct sky light. Development will affect daylight if the area within a room receiving direct daylight is less than 80% of its former value.
- 7.23 The Average Daylight Factor (ADF) involves values for the transparency of the glass, the net glazed area of the window, the total area of room surfaces, their colour reflectance and the angle of visible sky measured from the centre of the window. This is a method that measures the general illumination from skylight and considers the size and number of windows, room size, room qualities and room use. The BRE test recommends an ADF of 5% for a well day lit space or 2% for a partly day lit space. The minimum standards for ADF recommended by the BRE for individual rooms are 2% for kitchens, 1.5% for living rooms and 1% for bedrooms. However, the BRE guide (Appendix F) states that 'Use of the ADF for loss of light to existing buildings is not generally recommended' and, therefore, the report does not include an ADF assessment.
- 7.24 Officers have assessed the Daylight and Sunlight submissions which identifies 160 windows which serve 11 adjacent properties and of these, the most affected are at:
- 92 Lillie Road
 - 1 Bramber Road

VSC Assessment

- 7.25 Of the 160 assessed windows, only 2 windows serving habitable rooms would retain a VSC value less than 27% and would be reduced by more than 80% of their former values as a result of the proposal.

No.92 Lillie Road Second Floor (Window 2)

Notably, the resulting VSC of 0.78 for this window is marginally below the VSC 0.8 target and this change would be imperceptible.

No.1 Bramber Road First Floor (Window 1)

The resulting VSC for this window would be 0.49, which is below the 0.8 VSC 0.8 target.

NSL Assessment

- 7.26 Of the 79 residential rooms tested for NSL, only 3 failed to achieve 0.80 times the levels received in the existing conditions.

No.92 Lillie Road First Floor (Window 1)

- 7.27 Notably, the resulting NSL of 0.71 for window 1 is marginally below the NSL 0.8 target; however, in practice this technical infringement is considered modest in this urban setting.

No.1 Bramber Road Ground Floor (Window 1) and First Floor (Window 1)

- 7.28 Notably the resulting NSL for these windows a ground floor kitchen and a first floor bedroom would be 0.41 and 0.47 respectively which is below the 0.8 NSL target. The Local Plan defines a habitable room as any room used or intended to be used for dwelling purposes above 6.5 sqm. in floor area except for kitchens of less than 13 sqm. In the kitchen is less than 13 sqm and is not therefore a habitable room which needs to be considered as part of the daylight assessment. Normally bedrooms do not form part of the main living area during the day when daylight has its greatest impact; in either case, on balance, the short fall to the first floor bedroom is considered acceptable in this urban setting within the town centre.
- 7.27 The Daylight and Sunlight Assessment also identifies several windows serving habitable rooms that would experience improvements with regards to daylight, notably at No.3 Bramber Road and Nos.94 and 96 Lillie Road, as a result in slight reductions in the massing of the replacement building within the centre of the site. Whilst officers acknowledge that there are some technical infringements, it is noted that the BRE guidance is intended to be used flexibly, particularly in dense urban environments. Officers consider that the additional floors, rear extensions and proposed new buildings result in massing that is comparable with the existing massing and the additional depth and height over and above the existing is modest. Overall, the proposed additional massing would have a moderate impact on daylight experienced by the closest neighbouring properties on Bramber Road and Lillie Road, which is not uncharacteristic for a site in this urban context.

Sunlight

- 7.28 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. The Annual Probable Sunlight Hours (APSH) predicts the sunlight availability during the summer and winter for the main windows of each

habitable room that faces 90 degrees of due south. The summer analysis covers the period 21 March to 21 September, the winter analysis 21 September to 21 March. 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 5% of the annual probable sunlight hours during the winter months and the percentage reduction of APSH is 20% or more.

- 7.29 Of the 79 residential rooms assessed for APSH, only one of these (at No.5 Bramber Road) failed to reach the recommended 5% during the summer and winter months. This room received 3% APSH, only falling marginally below the recommended level. Officers have considered the report and concur with the conclusions that the proposal would, on balance, not have a significant impact on neighbouring properties that would be sufficient to withhold planning permission on the grounds of sunlight. Overall, the resulting technical infringements are considered modest in this urban setting.

Daylight and Sunlight - Overall Conclusion

- 7.30 In terms of daylight and sunlight, officers consider that the habitable rooms and neighbouring gardens would, on the whole, retain sufficient access to daylight and sunlight after the development has been constructed would be acceptable having regard to London Plan Policy D6, Policies HO11, DC1 and DC2 of the Local Plan (2018), SPD Housing Key Principle HS7.

8. TRANSPORT AND HIGHWAYS

- 8.1 Policies T1-T7 of the London Plan set out that all development should make the most effective use of land, reflecting connectivity and accessibility by existing and future public transport, walking and cycling routes, and ensure that any impacts on London's transport networks and supporting infrastructure are mitigated. These policies also provide cycle and parking standards.
- 8.2 Local Plan Policy T1 sets out the Council's intention to 'work with strategic partners to improve transport provision, accessibility and air quality in the borough, by improving and increasing the opportunities for cycling and walking, and by improving connections for bus services, underground, national and regional rail'.
- 8.3 Local Plan Policy T2 relates to transport assessments and travel plans and states "All development proposals would be assessed for their contribution to traffic generation and their impact on congestion, particularly on bus routes and on the primary route network". Local Plan Policies T3, T4, T5 and T7 relate to opportunities for cycling and walking, vehicle parking standards, blue badge holders parking and construction logistics.

- 8.4 The above policies are supported by Key Principles TR1, TR4, TR7, TR21 and TR27 of the 'Planning Guidance' SPD (2018).
- 8.5 Local Plan Policy CC7 sets out the requirements for all new developments to provide suitable facilities for the management of waste.

Car Parking

- 8.6 The site has a PTAL rating of 5, meaning it has very good access to public transport. According to Policy T4 of the Local Plan (2018), the council will only consider issuing of permits for on street parking in locations where the PTAL level is considered 2 or lower (TfL's public transport accessibility level). The PTAL calculator represents the best available tool for calculating public transport accessibility, as such this is the primary method for determining car permit free developments. The site lies within a Controlled Parking Zone. Therefore, to be in accordance with the Local Plan (2018) Policy T4 and The London Plan (2021), the proposed new units must be made car permit free for on-street parking, save for blue badge holders for disabled parking. This would also help reduce poor localised air quality and improve highways safety and condition. This is to be secured through a legal agreement.
- 8.7 The proposal involves the elimination of a vehicle crossover on the west side of North End Road. The removal of the vehicle crossover and reconstruction of the adjacent public footpath will be at the developer's expense and will be secured through a s278 agreement. On this basis, the proposal is not considered to have an unacceptable impact upon the public highway.

Cycle Parking

- 8.8 Policy T1 of the Local Plan seeks to encourage the provision and use of public transport and bicycles, to improve congestion and air quality within the Borough. Policy T5 of the London Plan specifies that cycle parking should be fit for purpose, secure and well-located, with the following standards for residential accommodation:
- 1 space per studio unit or 1-person, 1-bedroom dwelling
 - 1.5 spaces per 2-person, 1-bedroom dwelling
 - 2 spaces per all other dwellings.
- 8.9 The development would require the provision of covered, safe and secure long-stay storage for 31 bicycles and 2 short-stay spaces for the residential portion of the proposal and long-stay storage for 2 bicycles and 16 short-stay spaces for the commercial portion of the proposal. The plans indicate that 10 long-stay bicycle racks would be provided at ground floor level within an enclosure with secure access from the central courtyard and Bramber Road as well as 21 spaces at basement level for residential use. The required short-stay cycle spaces will be provided by means of Sheffield stands near the site on the public

footpath. The provision of the required on-site cycle stores will be secured by way of planning condition and off-site stands will be secured by a legal agreement and will be installed at the applicant's expense through a financial contribution. Highways officers raise no objection and consider that this would be sufficient to meet the requirements of Policy T5 of the London Plan.

Refuse, Recycling and Servicing

- 8.10 Local Plan Policy CC7 states that new developments, including conversions should aim to minimise waste and should provide convenient facilities for future occupiers. Three x 1100L refuse bins and three x 1100L recycling bins will be provided within an enclosed room at ground floor level with direct access to Bramber Road. The provision of such arrangements is therefore to be secured by condition. Officers consider that this would be sufficient to meet the requirements of Policy CC7 of the London Plan.

Footway Improvements

- 8.11 The Transport Statement confirms that the proposal includes sealing off the existing vehicular crossover along North End Road and reinstate the public footway. This is welcomed and would be an improvement to the pedestrian environment and safety. According to SPD Key Principle TR17, the developer will be required to pay for any works that the Council in their capacity as the highway authority has the power to carry out and that are necessary as a result of a new development. The Council will undertake the works on the highway in order to ensure that the works are undertaken to the council's adoptable standards and to ensure the disruption to the road network is minimal. The works would be secured via a legal agreement.

Demolition and Construction Logistics Plan

- 8.12 The applicant's Construction Management Plan and Construction Logistics Plan have been submitted and reviewed by the Council's Transport Planning Team. In order to assess and minimise the impact of the demolition/construction of the proposed development on the local highway network, the submission of a Construction and Demolition Plan is required to 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 managed, washed and cleaned to prevent the transfer of mud and dirt onto the highway/footway, as well as other matters relating to traffic management to be agreed with the Network Management and the Permit Coordinators of the Council. Subject to conditions securing further details of a final detailed plan, officers consider that the proposals would not unduly impact the nearby highway network during the construction phase.

- 8.13 Overall, highways officers raise no objections to the proposals, subject to appropriate conditions and legal obligations, the scheme would accord with the relevant policies of the London Plan and the Local Plan.

9. ENVIRONMENTAL CONSIDERATIONS

Flood Risk / Sustainable Drainage (SuDS)

- 9.1 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.
- 9.2 London Plan Policy SI 12 states that development proposals should ensure that flood risk is minimised and mitigated, and that residual risk is addressed. Policy SI 13 sets out the same requirement and additionally states that proposals for impermeable paving should be refused and that drainage should be designed and implemented to address water efficiency, water quality, biodiversity and recreation.
- 9.3 Local Plan Policy CC3 requires that new development reduce the use of water and be designed to take account of increasing risks of flooding. Policy CC4 states that new development would be expected to manage surface water run off by implementing a range of measures, such as sustainable drainage systems (SuDs) where feasible and the use of water efficient fittings and appliances.
- 9.4 The site is within the Environment Agency's Flood Risk Zone 2 indicating a medium risk of flooding from the Thames. However, it is well protected by flood defences such as the Thames Barrier and local river walls. As required, a Flood Risk Assessment has been submitted with the application and it assesses flood risk from all relevant sources as required, including surface water, reservoirs, groundwater and sewers. The FRA concludes flood from all sources to be very low to medium. This accords with the information in the Council's SFRA and SWMP.
- 9.5 The Council's Environmental Policy – Flood Prevention Team have reviewed the FRA and raised no objection subject to conditions to secure the implementation of the flood resilience and water efficiency measures, including the installation of green and brown roofs, permeable paving and soft landscaping along with control discharge of stormwater, as outlined in the FRA, and to finalise basement waterproofing details. Subject to these conditions the scheme is considered to be acceptable on flood risk grounds.
- 9.6 Therefore, the proposed development would accord with London Plan Policies SI12 and SI13 and Local Plan Policies CC3 and CC4.

Sustainability / Climate Change

- 9.7 London Plan Policy SI 2 states that major development should be net zero-carbon by reducing greenhouse gas emissions in operation and minimising both annual and peak energy demand.
- 9.8 Local Plan Policies CC1 and CC2 of the Local Plan (2018) require the implementation of energy conservation measures and the integration of sustainable design and construction measures in all major developments. In line with the Climate Change SPD, the Council also encourages the implementation of sustainability measures such as energy efficiency and carbon curbing measures to address the climate emergency declared by the Council in 2019.
- 9.9 The scheme is considered major development; therefore, the applicant has submitted an Energy and Sustainability Assessment to show compliance with local and regional policies on these issues. In this instance, the proposed development incorporates measures to minimise greenhouse gas emissions, promote energy use from renewable sources and reduce energy consumption, as well as to promote water efficiency in accordance with and Policies CC1 and CC2 of the Local Plan (2018).
- 9.10 The Energy and Sustainability Assessment assesses the performance of the proposed development using the procedures set out in 'Energy Assessment Guidance – Greater London Authority guidance on preparing energy assessments (June 2022)' and applies the Mayor's Energy Hierarchy from the London Plan. Passive sustainability measures have been included in the design to increase the energy performance of the development such as in the building fabric, cross natural ventilation, cooling and heating abilities, etc.
- 9.11 The proposal includes a communal heat network system fed from central air source heat pumps located on the roof which will include an air purification function to filter out airborne particles that can pose serious health risks. The proposal also includes solar panels installed on the flat portion of the mansard roofs, and water-efficient fixtures which will help achieve the Council's sustainability goals in terms of climate change, sustainable drainage and renewable energy generation. The quality and durability of materials will be such to ensure the longevity of the new units and reflective of the existing architecture of the neighbourhood. These measures would achieve a 73% reduction in regulated carbon emissions against baseline figures (target emissions rate).
- 9.12 As the development would still be emitting 4.77 tonnes of CO₂ per annum, the report recommends that the applicant make a financial contribution to the council to offset these emissions. At £95 per tonne over a period of 30 years, the contribution required for this development would therefore be £13,594.50. The Council's Environmental Policy officer has reviewed the report and noted

that, based on the Council's recently published guidance, a contribution in the amount of £47,093.76 would be necessary to offset these emissions.

- 9.13 The proposals are therefore considered acceptable with regards to London Plan Policy SI 2 and Local Plan Policy CC1.

Biodiversity Net Gain (BNG) and Urban Greening Factor (UGF)

- 9.14 London Plan Policies 5.10 and 5.11 outline how green infrastructure such as green and brown roofs can make a contribution to sustainable drainage by absorbing a proportion of surface water and therefore reducing run-off rates. London Plan Policy G5 Urban Greening states that new residential developments should target an Urban Greening Factor (UGF) score of 0.4.
- 9.15 Policy OS5 of the Local Plan (2018) states that the Council will seek to enhance biodiversity and green infrastructure in the borough by, amongst others, maximising the provision of soft landscaping, green or brown roofs and other planting as part of new development.
- 9.16 These objectives are further articulated in Key Principles SuD5 and BD11 of the SPD, which describes how developers should incorporate biodiversity friendly green or brown roofs and living walls into new developments to help contribute to reducing surface water run-off.
- 9.17 The Environment Act (2021) requires the proposal to deliver a 10% biodiversity net gain (BNG) relative to the pre-development value of the habitat present on-site.
- 9.18 The applicant has submitted a Biodiversity Statement & Metric Assessment indicating that the proposal will deliver a BNG of 272.26% and an Urban Greening Factor score of 0.27 achieved primarily through the provision of green and brown roofs and landscaping within the central courtyard at ground floor level as shown on the supporting courtyard and rooftop landscape concept plans.
- 9.19 Whilst the proposal falls somewhat short of the UGF target, officers acknowledge that a significant portion of the proposals relate to the conversion of existing buildings on a constrained site with limited green space. As such, to offset the shortfall the applicant has agreed to a payment in lieu towards the provision of off-site tree planting/UGF projects. This will be secured by a legal agreement. On this basis, the UGF is considered acceptable in this case. Final details of landscaping and species will be secured by a condition.
- 9.20 The Council's Ecology officers have reviewed the report and have raised no objections to the proposal, subject to conditions to secure planting details, a BNG monitoring plan, an updated bat roost assessment, and that financial

contribution be secured through a legal agreement for the planting of off-site trees and/or grasslands and for the ongoing monitoring of the on-site green/brown roofs and landscaping.

Contamination

- 9.21 Policy 5.21 of the London Plan and Policy CC9 of the Local Plan 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.
- 9.22 Potentially contaminative land uses, past or present, are understood to occur at, or near to, this site. To ensure that no unacceptable risks are caused to humans, controlled waters, or the wider environment during and following the development works conditions are to be attached covering the assessment and remediation of contaminated land.
- 9.23 Subject to conditions the proposed scheme would accord with Policy CC9 of the Local Plan.

Air Quality

- 9.24 Policy CC10 of the Local Plan specifies that the council will seek to reduce the potential adverse air quality impacts of new development. Notably, where a proposal has potential to result in occupants being affected by poor air quality, mitigation measures will be required to mitigate against this. The application site is located within the borough wide Air Quality Management Area (AQMA). The site is in an area of poor air quality due to the road traffic emissions from North End Road (B317) and Lillie Road (A3218).
- 9.25 The Council's Air Quality Team were consulted on this application and raised no objection, subject to conditions including the submission of a Ventilation Strategy and post installation compliance report, and Ultra Low Emission Strategy (ULES); details of the installation of electric induction stoves in the residential commercial kitchens, Commercial Kitchen Particulate Emissions (PM2.5) System (CKPMS), Zero Emission Air/Water Source Heat Pumps and Electric Boilers, Waste Water Heat Recovery System (WWHRS), Commercial Waste Heat Exchanger Recovery System (CWHERS), Battery Solar Energy Storage Systems (BSESS), and secondary mains electricity supply/Zero Emission Uninterruptable Power Supply (UPS) for fire and life safety equipment, and Aerobic Food Digesters (AFD).
- 9.26 Subject to these conditions, the proposals comply with Policy CC10 of the Local Plan.

10. COMMUNITY INFRASTRUCTURE LEVY / PLANNING OBLIGATIONS

Mayoral and Local CIL

- 10.1 In this case, the proposed development would be liable to pay Community Infrastructure Levy (CIL) at both the mayoral and borough levels. The Mayoral CIL (MCIL2) rates are applicable to all planning permissions granted from 1 April 2019. The Mayor expects the Council, as the collecting authority, to secure the levy in accordance with London Plan Policy DF1. This development would be subject to a London wide community infrastructure levy. This development is liable for an estimated Mayoral CIL of approximately £70,124.80 (plus indexation).
- 10.2 The Council's Community Infrastructure Levy (CIL) is also a charge levied on the net increase in floorspace arising from development to fund infrastructure that is needed to support development in the area. The CIL Charging Schedule formally took effect from 1st September 2015. This development is liable for an estimated CIL of approximately £175,312.00 (plus indexation).

S106 Heads of Terms

- 10.3 The NPPF provides guidance for local planning authorities in considering the use of planning obligations. It states that 'authorities should consider whether otherwise unacceptable development could be made acceptable through the use of conditions or planning obligations and that planning obligations should only be used where it is not possible to address unacceptable impacts through a planning condition'.
- 10.4 London Plan Policy DF1 (Delivery of the Plan and Planning Obligations) states that development proposals should provide the infrastructure and meet the other relevant policy requirements necessary to ensure that they are sustainable and to support delivery of the Plan.
- 10.5 Local Plan Policy INFRA1 (Planning Contributions and Infrastructure Planning) advises that the council will seek planning contributions to ensure the necessary infrastructure to support the Local Plan is delivered using two main mechanisms which are the Community Infrastructure Levy (CIL) and Section 106 Agreements (s106).
- 10.6 The planning obligations set out in the heads of terms below are considered necessary to make the development acceptable in planning terms, they are related to the development and reasonably commensurate the scale and type of development proposed. A Section 106 agreement is therefore required to ensure the proposal is in accordance with the statutory development plan and to secure the necessary infrastructure to mitigate the needs and impacts of the proposed development.

10.7 In view of the fact the Section 106 agreement will be the subject of extended negotiations, officers consider that circumstances may arise which may result in the need to make minor modifications to the conditions and obligations (which may include variation, addition, or deletion). Accordingly, the second recommendation has been drafted to authorise the Director of Planning and Property, after consultation with the Assistant Director Legal Services and the Chair of the Planning and Development Control Committee, to authorise the changes they consider necessary and appropriate, within the scope of such delegated authority.

10.8 The applicant is expected to agree to enter into a legal agreement with the Council to which would include the following site-specific items:

- 1) Restriction of on-street car parking permits in borough CPZs save for blue badge holders (disabled parking);
- 2) S278 works including the removal of the vehicular crossover on North End Road;
- 3) Prior to Occupation, to have entered into a Section 278 agreement to deliver the agreed Highway Works necessitated by this Development, at the Developer's cost;
- 4) Not to Occupy the Development until the agreed Highways Works, forming the S278 Agreement have been implemented and all Council costs have been met;
- 5) A contribution of £250,000 towards the provision of affordable housing, public realm improvements and community safety;
- 6) A contribution of £33,125 (£29,750 E&S + £3,375 LP) to support delivery of the Council's Industrial Strategy "Upstream London", including to support employment, skills and local procurement activities;
- 7) A commitment that at least 10% of the total number of people employed during the development are local (H&F) residents, including:
 - a) 4.5 apprenticeships lasting at least 12 months
 - b) 2 paid work experience placements lasting at least 6 months
 - c) 2 unpaid work experience placements for local (H&F) residents and students of local (H&F) schools lasting at least 4 weeks

- 8) A commitment that local (H&F) businesses are procured in the supply chain of the construction of the development to a value of at least 10% of the build cost;
- 9) A commitment to sign up to the Council's Upstream Pathway Bond, a broad menu of opportunities to help businesses play a meaningful role in supporting the local community in which they operate – and to encouraging end-users of the development to do so;
- 11) None of these contributions are double counted with any social value contributions committed by a procured developer as part of the procurement process;
- 12) The developer reports evidence to the Council of any of these outputs delivered on a quarterly basis;
- 13) Provision of Demolition and Construction Logistics Plans, and fund liaison with Local Contractor Co-ordination Group associated with monitoring of the demolition and construction process (£3,000 per annum);
- 14) AQDMP Compliance monitoring of £5000 per annum of the demolition and construction phases of the development;
- 15) Urban Greening Factor (UGF) - Payment of £3,500 for the enhancement of a species-rich grassland situated in the nearby Normand Park and £9,750 for planting 13 trees across various locations in lieu to offset UGF shortfalls, towards the provision of off-site tree planting/UGF projects;
- 16) Biodiversity Net Gain Monitoring Report and Fee - Submission of monitoring report each monitoring year; and £3,500 per monitoring year payable on years 1, 3, 5, 10, 20 and 30 post completion of the development;
- 17) A commitment to meet the costs of the Council's associated legal fees;
- 18) Contribution of £47,093.76 to offset carbon emissions.
- 19) Contribution of £75,000 to North End Road Christmas Lights and Market

11. CONCLUSION

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

- 11.2 In the assessment of the application regard has been given to the NPPF, London Plan, and Local Plan policies as well as guidance.
- 11.3 In summary, the proposals would contribute towards an identified housing need and local housing target on previously developed land suitable for residential infill development that would be compatible with the land uses in the surrounding area, which is characterised primarily by flats above ground floor commercial uses and terraced dwellings.
- 11.4 The proposal is acceptable in visual terms and is of a good quality of design which would not adversely impact upon the surroundings. The harm to the Building of Merit would be less than significant and would be outweighed by public benefits including the high quality of design of the replacement buildings and the delivery of new residential units. Subject to conditions, the proposal would not result in unacceptable impacts upon the amenities of neighbouring residential properties. Highways, transportation and environmental matters including energy and sustainability, flood risk, air quality, land contamination and ecology have also been satisfactorily addressed and will be subject to conditions/planning obligations. In these respects, the proposals comply with the relevant policies of the NPPF (2024), the London Plan (2021), the Local Plan (2018) and the relevant Key Principles within the 'Planning Guidance' (2018) and 'Climate Change' (2023) Supplementary Planning Documents.
- 11.5 Officers have taken account of all the representations received and in overall conclusion for the reasons detailed in this report, it is considered having regard to the development plan as a whole and all other material considerations, that planning permission should be granted subject to the conditions listed, and the completion of a s106 agreement.
- 11.6 In line with the Town and Country Planning Act 1990 and the Town and Country Planning (Pre-commencement Conditions) Regulations 2018, Officers have consulted the Applicant on the pre-commencement conditions included in the agenda and the Applicant has raised no objections.

12. RECOMMENDATION

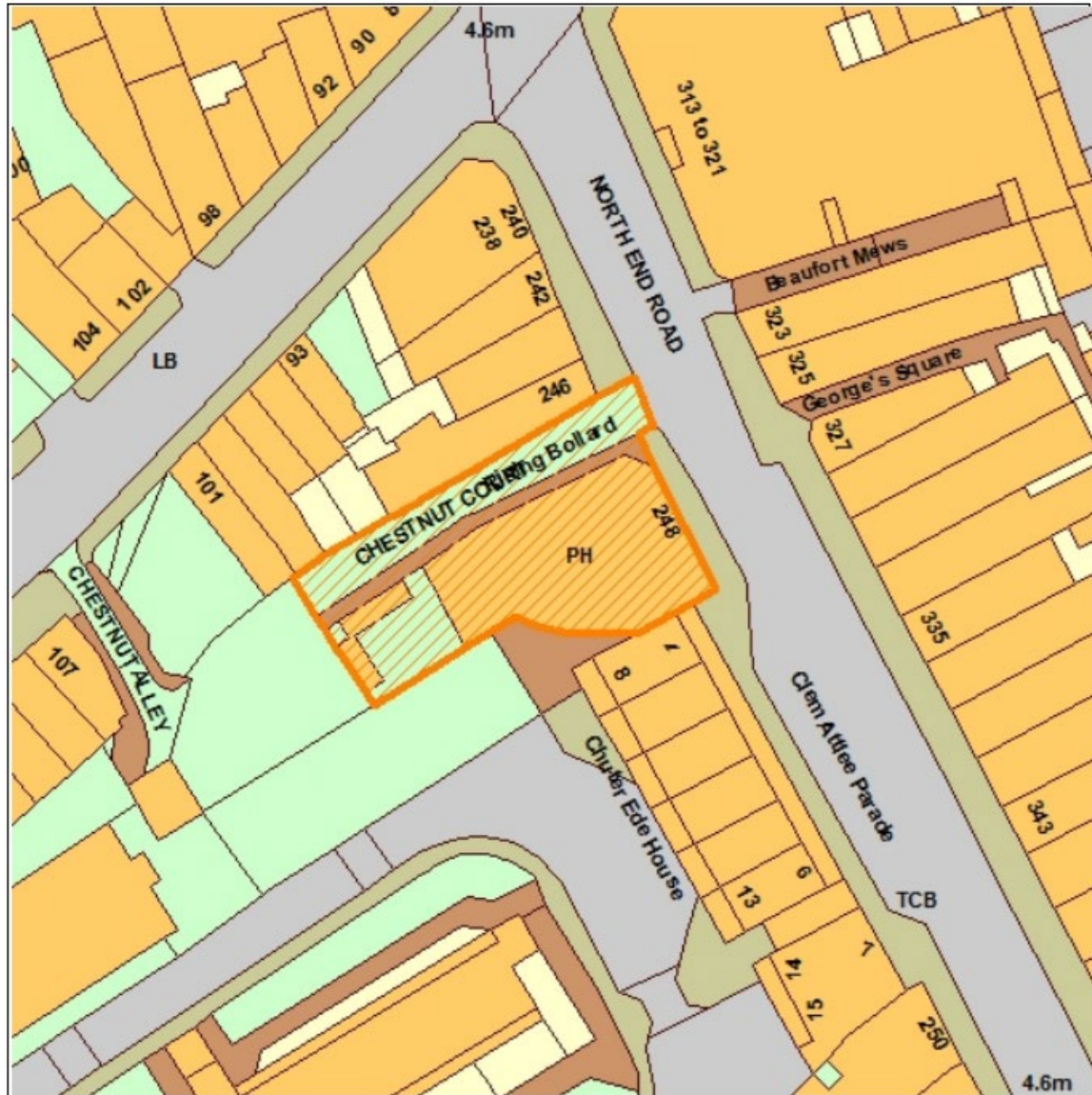
- 12.1 The application is therefore recommended for approval, subject to conditions and the completion of a legal agreement.

Agenda Item 5

Ward: Lillie

Site Address:

The Goose 248 North End Road London SW6 1NL



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For identification purposes only - do not scale.

Reg. No:

2023/03266/FUL

Case Officer:

Ronny Ferley

Date valid:

15.01.2024

Conservation Area:

N/A

Committee Date:

14.10.2025

Applicant:

Cordage 25 Limited
C/O Agent

Description:

Erection of a mansard roof to create an additional third floor for residential use; second floor side extension; roof extension of the existing back addition and fenestration alterations in connection with the change of use of first and second floor level from Public House (Class Sui Generis) into 6 x 1 bedroom and 3 x 2 bedroom self-contained flats (Class C3). Formation of roof terraces at third floor level and re-location of plant equipment above the roof of back addition at first floor level; installation of an access ladder to western elevation of the building; erection of bin and cycle stores to the rear.

Application type:

Full Detailed Planning Application

Officer Recommendation:

- (1) That the Committee resolve that the Director of Planning and Property be authorised to grant planning permission upon the completion of a satisfactory legal agreement and subject to the conditions listed below.
- (2) That the Committee resolve that the Director of Planning and Property, after consultation with the Assistant Director of Legal Services and the Chair of the Planning and Development Control Committee be authorised to make any minor changes to the proposed conditions, which may include the variation, addition or deletion of conditions, any such changes shall be within their discretion.

Conditions:

1) Time Limit

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) Approved Drawings/Plans

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

22.3374.100 Rev P10.

22.3374.101 Rev P12.

22.3374.102 Rev P12.

22.3374.110 Rev P11.

22.3374.112 Rev P6.

22.3374.113 Rev P5.

Flood Risk Assessment.

To ensure full compliance with the planning permission hereby approved and to prevent harm arising through deviations from the approved plans, in accordance with Policies DC1, DC4 and DC8 of the Local Plan (2018).

3) Materials

No part of the structure above ground level shall be constructed until details and samples of all materials to be used on the external faces of the building, including walls, roof coverings, windows and doors, have been submitted to and approved in writing by the Council. No part of the development shall be used or occupied prior to the completion of the development in accordance with the approved details.

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

4) Absolute Internal and External Noise

The noise level in rooms at the development hereby approved shall meet the noise standard specified in BS8233:2014 for internal rooms and external amenity areas.

To ensure that the amenity of occupiers of the development site and surrounding premises is not adversely affected by vibration, in accordance with Policies CC11 and CC13 of the Local Plan (2018).

5) Separation of Noise Sensitive Rooms

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. 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 household/neighbour noise transmission to adjoining dwellings at unreasonable levels due to unsuitable layout and arrangement of rooms and communal areas, in accordance with Policies CC11 and CC13 of the Local Plan (2018).

6) Noise Separation

The sound insulation value $D_{nT,w}$ of the floor/ceiling/walls separating the commercial part(s) of the premises from dwellings shall be enhanced 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 CC11 and CC13 of the Local Plan (2018).

7) External Noise

Prior to commencement of the development, details shall be submitted to and approved in writing by the Council, of the external sound level emitted from plant/machinery/equipment and mitigation measures as appropriate. The measures shall ensure that the external sound level emitted from plant, machinery/equipment will 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.

A post installation noise assessment shall be carried out where required to confirm compliance with the sound criteria and additional steps to mitigate noise shall be taken, as necessary. Approved details shall be implemented prior to occupation of the development and thereafter be permanently retained.

To ensure that the amenity of occupiers of the development site/surrounding premises is not adversely affected by noise from plant/mechanical installations/equipment, in accordance with Policies CC11 and CC13 of the Local Plan (2018).

8) Anti-Vibration

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

To ensure that the amenity of occupiers of the development site/surrounding premises is not adversely affected by vibration, in accordance with Policies CC11 and CC13 of the Local Plan (2018).

9) No Aerials

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order amending, revoking and re-enacting that Order), no aerials, antennae, satellite dishes or related telecommunications equipment shall be erected on any part of the development hereby permitted, without planning permission first being obtained.

To ensure that the visual impact of telecommunication equipment can be considered in accordance with Policies DC1, DC4 and DC8 of the Local Plan (2018).

10) Rooftop Structures

No water tanks, water tank enclosures or other structures, other than those set out on the approved drawings, shall be erected upon the roofs of the building hereby permitted.

It is considered that such structures would seriously detract from the appearance of the building, contrary to Policies DC1, DC4 and DC8 of the Local Plan (2018).

11) No Further Roof Terrace

Other than the areas shown on the hereby approved drawings as a designated roof terrace, no part of any other roof at the premises shall be used as a roof terrace or other form of open amenity space. No alterations shall be carried out; nor planters or other chattels placed on the roofs. No railings or other means of enclosure shall be erected on the roofs, and no alterations shall be carried out to the property to form access onto the roofs.

The use of the roofs as terraces would increase the likelihood of harm to the existing residential amenities of the occupiers of neighbouring properties as a result of overlooking, noise and disturbance, contrary to Policies HO11 and CC11 of the Local Plan (2018).

12) Roof Terrace Enclosure

Prior to the occupation of the development hereby permitted, the enclosure details of the third-floor terraces of Apartments 8 & 9 (as shown on Dwg Nos. 22.3374.102 Rev P12 & 22.3374.112 Rev P6) shall be submitted to and approved by the Local Planning Authority.

The enclosures shall thereafter be permanently retained as approved.

To ensure a satisfactory appearance and to protect the amenities of adjoining occupiers in terms of privacy and overlooking in accordance with Policies DC4 and HO11 of the Local Plan (2018).

13) Cycle Parking

Prior to the first occupation of the development hereby permitted, details of cycle parking facilities for the hereby approved residential use shall be submitted to and approved by the Local Planning Authority.

Such details must be in accordance with Table 10.2 (minimum cycle parking standards) of the London Plan (2021) and shall be secured, accessible and sheltered as a minimum.

Approved details shall thereafter be retained solely for the designated use.

To ensure adequate cycle parking is available on site and to promote sustainable modes of transport in accordance with Policy T3 of the Local Plan (2018) and Policy T5 of the London Plan (2021).

14) Refuse and Recycling

Prior to the first occupation of the development hereby permitted, details of refuse and recycling facilities for the hereby approved residential use shall be submitted to and approved by the Local Planning Authority.

Thereafter, the provision for refuse and recycling storage shall be permanently maintained in the form of the approved details for the lifetime of the development.

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

15) Construction Management/Logistics Plan

Prior to commencement (excluding site clearance and demolition) of the development hereby approved the following shall be submitted to, and approved in writing by, the Council:

- (i) A Construction Management Plan-
Details shall include monitoring and control measures for noise, vibration, lighting, delivery locations, contractors' method statements, waste classification and disposal procedures and 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 and not on Sundays or Bank Holidays, 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 approved details shall be implemented throughout the project period.
- (ii) A Construction Logistics Plan-
This shall be in accordance with Transport for London (TfL) requirements and must seek to minimise the impact of construction traffic on nearby roads and restrict construction trips to off peak hours only. The details shall also 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. The 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, and that the amenity of occupiers of surrounding premises is not adversely affected by noise, vibration, lighting or other emissions from the building site, in accordance with policies T1, T6, T7, CC10, CC11, CC12 and CC13 of the Local Plan (2018).

16) Air Quality Dust Management Plan (Construction)

Prior to the commencement of the construction phase (excluding installation of temporary fencing/hoarding around the perimeter of the site) of the development hereby permitted, details of Air Quality Emissions Control including Nitrogen Oxides (NO_x), Particulates (PM₁₀, PM_{2.5}) emission control of Non-Road Mobile Machinery (NRMM), On Road Vehicles and fugitive dust emissions in order to mitigate air pollution shall be submitted to and approved in writing by the council. The submitted details shall include:

- a) Details of the Non-Road Mobile Machinery (NRMM) used on the site with CESAR Emissions Compliance Verification (ECV) identification that shall comply with the minimum Stage V NO_x and PM₁₀ emission criteria of The Non-Road Mobile Machinery (Type-Approval and Emission of Gaseous and Particulate Pollutants) Regulations 2018 and its subsequent amendments. This will apply to both

variable and constant speed engines for both NO_x and PM. An inventory of all NRMM for the first phase of construction shall be registered on the London City Hall NRMM register GLA-NRMM-Register prior to commencement of construction works and thereafter retained and maintained until occupation of the development.

- b) Details of installation of solid timber hoarding (minimum height of 2.5 metres) in accordance with BS 5975-2:2024 including photographic confirmation of installed solid timber hoarding around the perimeter of the site on all site boundaries.

Developers must ensure that on-site contractors follow best practicable means to minimise dust, particulates (PM₁₀, PM_{2.5}) and NO_x emissions at all times in compliance with the Mayor of London 'The Control of Dust and Emissions during Construction and Demolition', SPG, July 2014. Approved details shall be fully implemented and permanently retained and maintained during the construction phases of the development.

To comply with the requirements of the NPPF, Policy SI 1 of the London Plan, Policy CC10 of the Local Plan (2018) and the Council's Air Quality Action Plan.

17) Ventilation Strategy

Prior to commencement of above ground works in the development hereby permitted, a Ventilation Strategy Report to mitigate the impact of existing poor air quality for each of the eight self-contained dwellinghouses (Use Class C3) shall be submitted to and approved in writing by the Local Planning Authority. This is applicable to all residential floors where the Annual Mean Nitrogen Dioxide (NO₂), and Particulate (PM₁₀, PM_{2.5}) concentrations are equal to 20ug/m³, 20ug/m³ and 10 ug/m³ respectively and where current and future predicted pollutant concentrations are within 5% of these limits. The report shall include the following information:

- a. Details and locations of the ventilation intake locations at rear roof level or on the rear elevations of each residential floor.
- b. Details and locations of restricted opening windows (maximum 200mm for emergency purge ventilation only) for all front elevation habitable rooms (Bedrooms, Living Rooms, Study) on all residential floors facing North End Road.
- c. Details and locations of ventilation extracts, to demonstrate that they are located a minimum of 2 metres away from the air ventilation intakes on all residential floors, to minimise the potential for the recirculation of extract air through the supply air ventilation intake in accordance with paragraph 8.9 part 'C' of Building Standards, Supporting Guidance, Domestic Ventilation, 2nd Edition, The Scottish Government, 2017.
- d. Details of the independently tested mechanical ventilation system with Nitrogen Dioxide (NO₂) and Particulate Matter (PM_{2.5}, PM₁₀) filtration with air intakes on the rear elevation to remove airborne pollutants. The filtration system shall have a minimum efficiency of 90% in the removal of Nitrogen Oxides/Dioxides, Particulate

Matter (PM2.5, PM10) in accordance with BS EN ISO 10121-1:2014 and BS EN ISO 16890:2016.

The whole system shall be designed to prevent summer overheating and minimise energy usage. The maintenance and cleaning of the systems shall be undertaken regularly in accordance with manufacturer specifications and shall be the responsibility of the primary owner of the property. Approved details shall be fully implemented prior to the occupation/use of the development and thereafter permanently retained and maintained.

To comply with the requirements of the NPPF, Policy SI 1 of the London Plan, Policy CC10 of the Local Plan (2018) and the Council's Air Quality Action Plan.

18) Ventilation Strategy Compliance

Prior to occupation of the development hereby permitted, details of a post installation compliance report including photographic confirmation of the mitigation measures as detailed in the approved ventilation strategy as required by condition 17 to mitigate the impact of existing poor air quality shall be submitted to and approved in writing by the Local Planning Authority. The report shall be produced by an accredited Chartered Building Surveyor (MRICS). Approved details shall be fully implemented prior to the occupation of the development and thereafter permanently retained and maintained.

To comply with the requirements of the NPPF, Policy SI 1 of the London Plan, Policy CC10 of the Local Plan (2018) and the Council's Air Quality Action Plan.

19) Local Air Quality Building Emissions Heating/Cooling Plant Compliance

Prior to occupation of the development hereby permitted, details (including manufacturer specification, installation/commissioning certificates, gas supply/meter site clear certificate and photographic confirmation) of the installed Air Source Heat Pumps (ASHP), or alternative electrical only heating/cooling systems to be provided for space heating, hot water and cooling for the 9 self-contained dwellinghouses (Class C3) shall be submitted to and approved in writing by the Local Planning Authority. Approved details shall be fully implemented prior to the occupation/use of the development and thereafter permanently retained and maintained.

To comply with the requirements of the NPPF, Policy SI 1 of the London Plan, Policy CC10 of the Local Plan (2018) and the Council's Air Quality Action Plan.

20) Flood Risk

The development hereby permitted shall not be occupied or used until the flood resilient design measures and water efficiency measures identified in the Flood Risk Assessment by JDL Consultants Limited Civil and Structural Consulting Engineers (dated December 2023) submitted with this application are fully implemented.

The measures shall thereafter be permanently retained.

To prevent flooding by ensuring the satisfactory storage and disposal of surface water from the site, and to reduce the impact of flooding to the proposed development and future occupants, in accordance with Policy CC3 and CC4 of the Local Plan (2018).

21) Public House Beer Garden Hours

The beer garden of the associated Public House (Sui Generis Use) shall not be used before the hours of 8am and after 10pm Monday to Thursday, before 10am and after 11pm Fridays and Saturdays and before 11am and after 10pm Sundays.

The access to the beer garden shall be restricted outside of the specified operating hours stated above with a clear notice displayed from any access point into the beer garden.

To ensure that the amenity of occupiers of the development site/surrounding premises is not adversely affected by interactions and other nuisance resulting from the use of the beer garden, in accordance with Policies CC11 and CC13 of the Local Plan (2018).

22) No Amplified Noise

Neither music nor amplified voices emitted from the additional floor hereby permitted shall be audible at any residential/noise sensitive premises.

To ensure that the amenity of occupiers of surrounding premises is not adversely affected by noise, in accordance with Policies CC11 and CC13 of the Local Plan (2018).

23) No Advertisement

No advertisements shall be installed on the additional floors hereby permitted without the prior written approval of the Council.

To ensure a satisfactory external appearance of the development in accordance with Policy D3 of the London Plan (2021), Policies DC1, DC4, DC8 and DC9 of the Local Plan (2018).

Justification for approving application:

1. Land Use: The proposed development would achieve a sustainable form of development by meeting local housing demands through the optimisation of the current site capacity to provide additional dwellings. It has been demonstrated that the proposals would not negatively impact on the current operation, function and viability of the existing Public House which would retain its current trading floorspace and reconfigure ancillary space only. Therefore, the existing employment and community use of the site would not be comprised. It is considered that the proposed residential use would be compatible with the surrounding mixed-use area which includes residential above commercial ground floors. The proposed 9 small non-family sized residential units would make efficient use of land within a town centre. The proposals are therefore considered to be in accordance with Policies D3, GG2, H1, HC7 and SD6 of the London Plan (2021), Policies E2, HO1, HO4, HO5, TLC2, TLC5 and FRA of the Local Plan (2018).

2. Housing Quality: The proposed development would provide 9 small units of 1 to 2 bedrooms meeting and in some cases, exceeding their minimum floorspace requirements. Given the town centre location and other identified constraints of the site, it is considered more appropriate for small non-family sized units. The units would provide dwellings with acceptable living conditions and good standards of accommodation to future occupiers in accordance with London Plan (2021) Policy D6, the Mayor's Housing 'Design Standards' LPG (2023), the DCLG's Nationally Described Space Standards (2015), Local Plan (2018) Policies HO4, and HO11 as well as relevant Housing Key Principles of the 'Planning Guidance' SPD (2018).

3. Design and Heritage: The proposed development is held to be visually and aesthetically acceptable. The proposed extensions and alterations are considered to be sensitively designed to be respectful and integral with the original architectural style, detailing and finishing of the host building including in materiality and form. The significance and setting of adjoining Conservation Area would be adequately preserved. Overall, the proposed scheme is in

accordance with the NPPF (2024), London Plan Policies D3, D4 and HC1, as well as Local Plan Policies DC1, DC4 and DC8.

4. Residential Amenity: The proposed development would respect the principles of good neighbourliness and maintain an acceptable relationship with the neighbouring residential properties. Subject to conditions, the proposed scheme would not have an unacceptably harmful impact on neighbouring residential amenity in terms of daylight/sunlight, outlook, privacy and noise and disturbance. In this regard, the proposals comply with Policies DC1, DC4, HO11, CC11, CC12 and CC13, and relevant housing and amenity Key Principles of the 'Planning Guidance' SPD (2018).

5. Transport and Highways: It is considered that the scheme would not have a significant undue impact on the highway network, road safety and conditions or local on-street car parking demands due to restriction of car parking on and off street; hence it is deemed to be acceptable in transport terms. Satisfactory provision would be made for cycle parking and a legal agreement is secured to ensure a car-free scheme in this area, which benefits from very good public transport links. Adequate provision for the storage and collection of refuse and recyclables would be provided for the proposed residential use. The proposed development therefore accords with the NPPF (2024), London Plan (2021) Policies T1-T7, Local Plan (2018) Policies T1, T2, T3, T4, T7 and CC7, and relevant transport and waste management Key Principles of the 'Planning Guidance' SPD (2018).

6. Environmental Issues: The impact of the development with regards to flood risk, air quality and land contamination are considered to be acceptable subject to conditions to secure further details of mitigations and appropriate measures, in accordance with London Plan (2021) Policies SI 12 and SI 13 Local Plan (2018) Policies CC1, CC2, CC3, CC4, CC9 and CC10, and relevant Key Principles of the 'Planning Guidance' SPD (2018).

7. Planning Obligations: Planning obligations to offset the impacts of the development and make it acceptable in planning terms are secured. This includes car permit free restrictions and a Section 106 financial contribution for public realm/town centre improvements and community safety measures. The proposed development would therefore mitigate unwanted impacts and cater to the needs of the community affected by the proposed development. This would accord with London Plan (2021) Policy DF1 and Local Plan (2018) Policies TLC2 and INFRA1

That the applicant be informed as follows:

1. 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.
2. Permitted hours for building work
Construction and demolition works and associated activities at the development, audible beyond the boundary of the site should not be carried out other than between the hours of 0800 - 1800hrs Mondays to Fridays and 0800 - 1300hrs on Saturdays and at no other times, including Sundays and Public/Bank Holidays, unless otherwise agreed with the Environmental Health Officer.

Notification to neighbours of demolition/building works

At least 21 days prior to the commencement of any site works, all occupiers surrounding the site should be notified in writing of the nature and duration of works to be undertaken. The name and contact details of a person responsible for the site works should be made available for enquiries and complaints for the entire duration of the works and updates of work should be provided regularly. Any complaints should be properly addressed as quickly as possible.

Dust

Best Practicable Means (BPM) should be used in controlling dust emissions, in accordance with the Supplementary Planning Guidance issued by the GLA 2014 for The Control of Dust and Emissions from Construction and Demolition.

Dark smoke and nuisance

No waste materials should be burnt on site of the development hereby approved.

Noise and Vibration from demolition, piling, concrete crushing, drilling, excavating, etc.

Best Practicable Means (BPM) should be used, including low vibration methods and silenced equipment and machinery, in accordance with the Approved Codes of Practice of BS5228:2009 for noise and vibration control on construction and open sites.

3. The Metropolitan Police have a preferred security standard for the manufacture of doors and windows which is known as Secured by Design (SBD). Numerous long-term studies have shown that by fitting SBD approved specification doors and windows you will reduce the chances of becoming a burglary victim.

Within the London Borough of Hammersmith & Fulham (LBHF) all larger scale new builds/developments and refurbishments are built to this standard and it is encouraged that you to adopt Secured by Design accredited products for your own build.

You can find a list of product and suppliers on the secured by design web site: www.securedbydesign.com

4. Potentially contaminative land uses (past or present) have been identified at, and or, near to this site. Although I would not expect any significant problems, the applicant is advised to contact the Council should any unexpected materials or malodours are encountered during excavations.
5. Best Practicable Means (BPM) should be used in controlling dust emissions, in accordance with the Supplementary Planning Guidance issued by the GLA 2014 for The Control of Dust and Emissions from Construction and Demolition and Practice Note – The Control of Dust and Emissions from Construction and Demolition, GLA, 2024 .
6. 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.

LOCAL GOVERNMENT ACT 2000 LIST OF BACKGROUND PAPERS

All Background Papers held by case officer named above:

Application received: 15th December 2023

Drawing Nos: see above

Policy Documents: National Planning Policy Framework (NPPF, 2024)
The London Plan (2021)
LBHF - Local Plan (2018)

Supplementary Planning Documents:

LBHF - 'Planning Guidance' Supplementary Planning Document (2018)
LBHF - 'Climate Change' Supplementary Planning Document (2023)

Consultation Comments:

Comments from:

Thames Water
Metropolitan Police Crime Prevention

Dated:

25.01.2024
08.02.2024

Neighbour Comments:

Letters from:

Dated:

Flat 24 Mo Mowlam House, Clem Attlee Ct, London SW6 26.01.2024
No Address Given (NAG) 29.01.2024
Shepherds Bush Housing Group, Flanders Road Chiswick 09.02.2024

1. SITE DESCRIPTION AND HISTORY

- 1.1 The application site (0.06ha) is located on the western side of North End Road at its junction with Chestnut Court to the north. The site includes a part two and part three storey building with a large two storey back addition, in use as Public House.
- 1.2 The main trading space of the Public House is situated at the ground floor with ancillary spaces at basement and upper floor areas. The basement comprises of customer toilets and storage space and the upper floors includes a commercial kitchen and an ancillary manager's flat. There is a beer garden to the rear which is directly accessible from the main bar area.
- 1.3 The site falls within the Fulham Town Centre and the Fulham Regeneration Area. It is not within a Conservation Area (CA) although the Sedlescombe Road CA lies to the east on the opposite side the road. It is also within a Flood Risk Zone 2, Controlled Parking Zone (F) and it has a Public Transport Accessibility Level (PTAL) of 5.

Planning History

- 1.4 In 2022 advertisement consent (Ref: 2022/00754/ADV) was refused for the display of replacement externally illuminated fascia signs to the corner splay and front and side elevations; an externally illuminated handwritten sign to the corner splay at first and second floor levels; a non-illuminated handwritten sign to the left hand side of the front elevation at part ground and first floor levels; a replacement internally illuminated projecting sign to the front elevation at first floor level; and various other smaller signs at ground floor level. The application was refused the grounds of design, scale and siting which results in ill proportioned, incongruous and dominant signage which failed to preserve

and enhance the character and appearance of the adjoining Sedlescombe Road Conservation Area, as well as the aesthetic quality of the local urban environment in general.

- 1.5 In 2007 planning permission (Ref: 2007/01657/FUL) was approved for alterations to the existing external canopy structure located within the rear beer garden of the Public House; involving the installation of polycarbonate sheeting to canopy structure and the erection of an additional fixed Jumbrella.
- 1.6 In 2004 advertisement consent (Ref: 2004/01081/ADV) was approved for the display of 3 externally illuminated fascia signs; 1 non-illuminated poster box on southern flank at ground floor; 2 internally illuminated poster boxes on front elevation at ground floor; 1 non-illuminated poster box on northern flank wall at ground floor; alterations to existing projecting sign at first floor.

2. PUBLICITY AND CONSULTATION

Pre-Application Engagement

- 2.1 In accordance with the National Planning Policy Framework (NPPF), the applicant undertook a detailed programme of pre-application advice with the Local Planning Authority. Pre-application discussions were held between June 2023 to January 2024 for a similar scheme involving 7 units. Officers advised the proposals were acceptable subject to design changes and the removal of roof terraces. proposed number of units was optimised and increased from 8 to 9 housing flats.

Statutory Consultation

- 2.2 The application was publicised by way of site and press notices. Notification letters were also sent to 108 neighbouring addresses. In response, 3 objections were received on the following summary grounds: -
 - Loss of light and outlook
 - Detrimental to existing residents' living conditions and well-being
 - Loss of a comfortable living environment
 - Application must be comprehensively reviewed
 - Insufficient drainage
 - Disruption during construction, related hazards and health/safety issues.

Officers Response:

- 2.3 Where the above concerns constitute material planning considerations, they are considered in the relevant section of this report.
- 2.4 Concerns about construction nuisance and activities, health and safety are normally covered by separate regulations such as building control and

environmental protection. However, where appropriate planning conditions and informatives have been proposed to mitigate potential harm.

- 2.5 The Metropolitan Police Secure by Design Team advised that they have no objection subject to informatives.
- 2.6 Thames Water have raised no objections subject to informatives.

3. POLICY CONTEXT

- 3.1 The Town and Country Planning Act 1990, the Planning and Compulsory Purchase Act 2004 and the Localism Act 2011 are the principal statutory legislation for Town Planning in England.
- 3.2 Collectively the three Acts create a plan led system which requires local planning authorities to determine planning applications in accordance with an adopted statutory development plan unless there are material considerations which indicate otherwise (Section 38 (6) of the 2004 Act as amended by the Localism Act).
- 3.3 In this instance, the statutory development plan comprises the London Plan (2021), the Local Plan (2018) and the 'Planning Guidance' (2018) and the 'Climate Change' (2023) Supplementary Planning Documents (hereafter referred to as 'Planning Guidance' and Climate Change' SPDs). Other strategic and local supplementary planning guidance and other documents from the Council and the Greater London Authority/Mayor of London are also material to the determination of the application.

National Planning Policy Framework (2024)

- 3.4 The National Planning Policy Framework - NPPF (as updated December 2024) is a material consideration in planning decisions. The NPPF, as supported by the Planning Practice Guidance (PPG), sets out national planning policies and how these are expected to be applied.
- 3.5 The NPPF does not change the statutory status of the development plan as the starting point for decision making. Proposed development that accords with an up to-date Local Plan should be approved and proposed development that conflicts should be refused unless other material considerations indicate otherwise.

The London Plan (2021)

- 3.6 The London Plan (2021) was published in March 2021 and is the Spatial Development Strategy for Greater London. The Plan provides the strategic planning policies for London, setting out an integrated economic, environmental, transport and social framework for growth over the next 20-25 years. The proposed development has been assessed in line with the policies set out in the

London Plan. The London Plan is supported by guidance, which provides further information about how the London Plan Policies should be implemented in the form of Supplementary Planning Guidance ('SPG') documents which have also been considered in determining this application.

The Local Plan (2018)

- 3.7 The Council Local Plan was adopted on 28 February 2018. The policies in the Local Plan together with the London Plan make up the statutory development plan for the borough. The 'Planning Guidance' (February 2018) and 'Climate Change' (October 2023) Supplementary Planning Documents (SPDs) are also material considerations. These provide supplementary detail to the policies and are organised around key principles.
- 3.8 With regard to this application, all planning policies in the National Planning Policy Framework (NPPF, 2023), London Plan (2021), Local Plan (2018), and Supplementary Planning Guidance (SPG)/Supplementary Planning Documents (SPDs) have been referenced where relevant.
- 3.9 The main planning considerations in light of the London Plan (2021), and the Local Plan (2018) (hereafter referred to as Local Plan 2018) and the 'Planning Guidance' Supplementary Planning Document (2018) (hereafter referred to as the 'Planning Guidance' SPD) include:
- land use.
 - quality of accommodation.
 - design and heritage.
 - residential amenity.
 - transport and highways.
 - environmental considerations and;
 - planning obligations.

4. LAND USE

Public House (Sui Generis) Use

- 4.1 London Plan Policy HC7 (Protecting Public Houses) and Local Plan Policy TLC7 (Public Houses) seek to protect public houses because of their cultural, heritage, social and economic value. Both policies require robust evidence before allowing any change of use or redevelopment that would result in the loss of a public house.
- 4.2 Policy E2 of the Local Plan states that the Council will require the retention of land and premises capable of providing continued accommodation for employment or local services.
- 4.3 In this case, the proposals involve limited changes to the existing Public House. The existing commercial use at ground floor would be retained. The beer garden at

the rear would be retained, as would the customer toilet facilities in the basement, subject to minor reconfiguration.

- 4.4 The main changes involve relocating the kitchen to the basement alongside existing storage areas and providing a small office for the commercial premises. The existing ancillary manager's flat on the first floor would be converted to residential use (Class C3).
- 4.5 The ground floor remains largely untouched and alterations to the basement would not increase the floor area. An officer site visit confirmed that the basement is currently underused and could accommodate the proposed new kitchen. Food would be transferred to the ground floor via a dumbwaiter lift. The kitchen plant equipment would be relocated to the first-floor roof space.
- 4.6 The existing public house would be retained, and the proposals therefore accord with Local Plan Policies E2 and TLC7 which seek to protect employment uses and public houses.

Residential (C3) Use

- 4.7 Section 5 of the NPPF (Delivering a sufficient supply of homes) requires local planning authorities to significantly boost the supply of housing. The need for housing is also recognised in Policy H1 of the London Plan. Table 4.1 of this Policy sets out a minimum target of 16,090 new residential dwellings by 2028/9 within the Borough Policy HO1 of the Local Plan seeks to exceed the minimum target set out in London Plan Policy H1, Table 4.1.
- 4.8 The proposed development includes 9 self-contained flats and would result in a net addition of 8 residential units which would contribute to the borough's housing need. The development would accord with London Plan Policy H1 and Local Plan Policy HO1.

Housing Mix

- 4.9 Policy HO5 of the Local Plan requires a mix of housing types and sizes in development schemes, especially increasing the proportion of family accommodation.
- 4.10 The proposed development comprises a mix of 3 x 2-bed and 6 x 1-bed units which is considered appropriate in this Town Centre location, where a higher proportion of smaller non-family sized units is acceptable due to site constraints. As such, the proposals would accord with Policy HO5 of the Local Plan.

Conclusion on Land Use

- 4.11 Overall, the proposed development is acceptable in land use terms. The continued use of the Public House would maintain an active commercial frontage and the development would deliver additional housing. The proposals comply with London Plan Policies H1 and HC7 and Local Plan Policies E2, HO1 and TLC7.

5. QUALITY OF ACCOMMODATION

Space Standards

- 5.1 London Plan Policy D6 states that housing development should be of high-quality design and provide adequately sized rooms with comfortable and functional layouts which are fit for purpose. Local Plan Policy HO4 seeks to ensure that all housing development is provided to a satisfactory quality, has an appropriate mix of types and sizes, with an emphasis on family accommodation. Local Plan Policy HO11 and Housing Standards Key Principles HS1, HS2, and HS3 of the Council's SPD also sets minimum floor areas and internal room sizes for new residential development. In either case, any development would still need to comply with the London Plan minimum standards which supersede those within the Local Plan.
- 5.2 Policy D6 of the London Plan also sets the minimum Gross Internal Area (GIA / floorspace) in line with the Technical Housing Standards - Nationally Described Space Standard (NDSS) for new dwellings. The proposals include the following unit sizes:
- Apt 1: 2 Bed / 4 Persons / 1 Storey - 76sqm (complies - 70sqm minimum)
 - Apt 2: 2 Bed / 4 Persons / 1 Storey - 83sqm (complies - 70sqm minimum)
 - Apt 3: 2 Bed / 4 Persons / 1 Storey - 72sqm (complies - 70sqm minimum)
 - Apt 4: 1 Bed / 1 Person / 1 Storey - 47sqm (complies - 37sqm minimum)
 - Apt 5: 1 Bed / 2 Persons / 1 Storey - 50sqm (complies - 50sqm minimum)
 - Apt 6: 1 Bed / 2 Persons / 1 Storey - 55sqm (complies - 50sqm minimum)
 - Apt 7: 1 Bed / 2 Persons / 1 Storey - 51sqm (complies - 50sqm minimum)
 - Apt 8: 1 Bed / 2 Persons / 1 Storey - 50sqm (complies - 50sqm minimum)
 - Apt 9: 1 Bed / 1 Person / 1 Storey - 37sqm (complies - 37sqm minimum).
- 5.3 All the proposed units would meet and exceed their minimum GIA/floorspace requirement as set out in London Plan, the NDSS and Key Principle HS2 of the 'Planning Guidance' SPD. The development is also compliant with the Technical Housing Standards in terms of minimum room sizes, storage space and floor-to-ceiling heights.
- 5.4 Regarding external amenity space, Policy D6 of the London Plan requires a private space of at least 5sqm (plus an extra 1sqm per additional occupiers) which is at least 1.5m deep. Except for Apartments 8 and 9, none of the proposed residential units would have access to private amenity space. In this

case, due to physical site constraints, it is not practicable to provide private external amenity space for all the proposed units. There are some public open spaces within walking distance of the site, most notably Normand Park which is roughly 200m away to the west. A financial contribution has been made to towards the public realm which includes the local park.

Outlook and Daylight to Habitable Rooms

- 5.5 London Plan Policy D6 Housing Quality and Standards," is a key design policy that aims to ensure new housing developments in London meet high standards for quality, quality of life, and user well-being. Local Plan Policy HO11 states that new housing is of a high standard and provide housing that will meet the needs of future occupants.
- 5.6 The supporting text, paragraph 3.6.4 of London Plan Policy D6 states that dual aspect dwellings with opening windows on at least two sides have many inherent benefits including better daylight and a greater chance of direct sunlight for longer periods. Paragraph 3.6.5 states that single aspect dwellings that are north facing, contain three or more bedrooms or are exposed to noise levels above which significant adverse effects on health and quality of life occur, should be avoided.
- 5.7 In this case, except for Apartments 6 and 7, all the units would be dual aspect with at least one aspect facing 90-degrees from due North. Although the Apartments 6 and 7 would be single aspect, these are both non-family 1-bedroom units which face either East or West; these windows would receive satisfactory daylight/sunlight and there would be no obstruction of outlook from these windows.
- 5.8 The Daylight and Sunlight report submitted with the application shows that there would be minor shortfalls to 3 windows at first and second floors; this includes a bedroom and a living room/kitchen/diners (R5) and at second floor a bedroom window (R4) within the proposed development in terms of Sunlight Exposure Analysis and Daylight Hours. The applicant's applied a luminance higher Median Daylight Illuminance (MDI) target of 200 lux for a combined living/kitchen/dining (LKD) room. However, a more flexible target of 150 lux (suggested for living rooms) is considered acceptable in urban developments. Regarding the bedroom, the applicant has assessed a target luminance of 100 lux for bedrooms and the development should reach 50% of this. In this case the bedroom at 47% would be marginally below the 50% target. However officer consider that on balance, the overall daylight provision is acceptable in this urban setting.

Noise and Disturbance

- 5.9 Local Plan Policies HO11 and CC11 are aimed at ensuring that residents of future housing are not unduly affected by noise and disturbance from adjoining

sites or the wider setting. SPD Noise Key Principle NN3 concerning the sound insulation between dwellings states that "...careful consideration should be given to stacking and layout of rooms in relation to adjoining walls/floors/ceilings."

- 5.10 It is proposed to relocate existing plant equipment which would be on the first floor to the side of proposed Apartment 1. The application has been reviewed by the Council's Environmental Protection Team, and they requested an updated Noise Impact report with more details to ensure that the amenity of future occupiers was adequately protected. The revised Noise report was considered by the Environmental Protection Team, and they raised no objections, subject to appropriate conditions regarding internal and external noise, sound insulation and anti-vibration and silencing methods for plant.
- 5.11 Subject to conditions, the proposals would ensure that the amenity of occupiers of the development site and surrounding premises are not adversely affected by noise including those from plant/mechanical installations.
- 5.12 The Nationally Described Space Standards (NDSS) specify that the minimum finished floor-to-ceiling height should be 2.3m for at least 75% of the gross internal area. This was superseded by London Plan (2021) Policy D6 which requires that the minimum floor to-ceiling-height must be 2.5m for at least 75 per cent of the Gross Internal Area of each dwelling. The proposals include floor-to-ceiling height of over 2.5m throughout the whole of the development for all dwellings.

Conclusion on Quality of Accommodation

- 5.13 Overall, it is considered that subject to conditions the proposed scheme would provide suitable standards of accommodation as housing units within the borough. This would accord with Local Plan Policies HO4 and HO11, London Plan Policy D6, the Mayor's Housing Design Standards LPG and the Nationally Described Space Standards (Technical Housing Standard).

6. DESIGN AND HERITAGE

- 6.1 The NPPF recognises that creation of high-quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.
- 6.2 London Plan Policy D3 (Optimising site capacity through the design-led approach) states that, in terms of quality and character, development proposals should "respond to the existing character of a place by identifying the special and valued features and characteristics that are unique to the locality and respect, enhance and utilise the heritage assets and architectural features that contribute towards the local character; and be of high quality, with architecture that pays attention to detail, and gives thorough consideration to the practicality of use,

flexibility, safety and building lifespan through appropriate construction methods and the use of attractive, robust materials which weather and mature well".

- 6.3 Local Plan Policy DC1 states that all development within the borough should create a high-quality urban environment that respects and enhances its townscape context and heritage assets.
- 6.4 Policy DC4 of the Local Plan states that the council will require a high standard of design in all alterations and extensions to existing buildings. These should be:
- compatible with the scale and character of existing development, neighbouring properties and their setting.
 - successfully integrated into the architectural design of the existing building; and
 - subservient and should never dominate the parent building in bulk, scale, materials or design.
- 6.5 Policy DC8 states that the Council will conserve the significance of the borough's historic environment by protecting, restoring and enhancing its heritage assets. These assets include listed buildings, conservation areas historic parks and gardens, the scheduled monument of Fulham Palace Moated site, unscheduled archaeological remains and buildings and features of local interest.
- 6.6 Strategic Policy FRA of the Local Plan states that there is a substantial opportunity for regeneration within the Fulham Regeneration Area (FRA) and for the development of strategic sites to benefit the wider community.
- 6.7 The site is not located in a Conservation Area and does not feature any designated/non-designated heritage assets. However, the proposals would impact upon the setting of Sedlescombe Road Conservation Area, directly to the east; the second-floor extension, reconfigured roof profile and elevational detailing would be visible from that Conservation Area.
- 6.8 In terms of mass, the existing building is stepped; it includes a three-storey element to the north with a flat roofed and parapet detailing which steps down to two-storey element with a pitched roof on the southern extent. The detailing of main facing elevation to the eastern façade is consistent featuring large casement windows, framed by stucco detailing. To the rear, the site features a large two storey rear outrigger with a high-pitched roof. Buildings to the north of the site feature buildings incorporating mansard style, or lightweight detailed roofscapes.
- 6.9 The proposals seek to demolish and replace the pitched roof to the southern aspect of the current public house, infilling this space to create a full second floor to the main body of the building, also to enable construction of a full mansard style roof above. This roof extension would also cover the extent of the back addition.

- 6.10 The proposed second floor infill extension would be a continuation of the existing façade extending southwards along North End Road which would feature similar feature windows and detailing to the existing development at this level. It would feature a matching palette of materials including traditional stock brick, incorporating the traditional sash windows with matching proportions, detailing, and architraves consistent with the existing windows at this level. There would also be the subtle addition of cornices and pilasters where appropriate to mirror the decorative elements on the façade at parapet level. The extension would continue the building line to the front and southern elevation of the development, without extending onto the rear back addition.
- 6.11 It is considered that the proposed second floor infill extension has been designed in a manner which would provide limited differentiation from the established character of the public house. The design and detailing of the main façade of the building would follow the same arrangement as at lower floor levels, introducing two additional feature windows, framed with stucco detailing to match the existing, and at main roof level the parapet of the building would be continued, to afford the building a complete and robust detailing. Suggested conditions would require the submission of 1:20 details and materials, which would help to ensure that the visual appearance of the extension matches that of the existing building as closely as possible.
- 6.12 The proposed mansard roof has been designed to have a recessive appearance from surrounding views, allowing the building's main parapet to remain clearly legible. This element would be set back from the roof parapets by approx. 0.9m to avoid a dominating appearance, it would have a moderate height of roughly 2.5m above the roof plane and incorporate traditional sloping elevations of about 70 degrees, transitioning to a flatter surface at the top, to follow typical mansard proportions. It is proposed to use natural slate tiles on the mansard elevations to match period characteristics. The proposed mansard roof would feature dormer windows with timber sash frames, painted to match the existing window colours, ensuring alignment and harmony with the windows below.
- 6.13 Further minor works are proposed externally, including changes to fenestration, replacement of existing windows, provision of new window openings, as well as the infilling of a first-floor window in the back addition. Existing plant equipment will be relocated towards the rear elevation of the first floor back addition. The siting of roof plant equipment on the first floor is well established and the new location would still be discreet with limited public views. A fixed ladder to provide access to the plant equipment at first floor is also being proposed on the ground floor rear elevation of the back addition. Overall, the details of the proposed extensions and rooftop addition are considered to represent a high-quality of design, which would retain the quality of the existing Public House building and have negligible townscape impacts.

Impact upon the setting of Sedlescombe Road Conservation Area

- 6.14 Whilst the proposed scheme would have a degree of intervisibility from views of the Sedlescombe Road Conservation Area, along North End Road, officers consider given the scale of the existing Public House building and the existing terraces occupying this section of North End Road; coupled with the design quality and materiality of the proposed extensions, there would be no harmful impact to the setting of the Conservation Area. Its character and significance would remain clearly legible and appreciable post construction of the development. As such, the proposals would preserve the setting of the Conservation Area.

Conclusion on Design and Heritage

- 6.15 In general, the proposed development consisting of a second floor-infill extensions and introduction of a roof-top mansard style extension would, due to their design and materiality be compatible with the character of the existing Public House and be of a high-quality of design. Conditions in relation to 1:20 details and materials would assist in further managing the visual appearance of the scheme. In this regard the proposals would not impact upon the setting of adjacent heritage assets, namely the Sedlescombe Road Conservation Area. As such, proposals are in accordance with the NPPF, Policies D3, D4 and HC1 of the London Plan and Local Plan Policies DC1, DC4 and DC8.

7. RESIDENTIAL AMENITY

- 7.1 Policies DC1, DC4, CC11, CC13 and HO11 of the Local Plan require all proposals to be formulated to respect the principles of good neighbourliness. The 'Planning Guidance' SPD Housing Key Principles HS6 and HS7 seek to protect the existing amenities of neighbouring residential properties in terms of outlook, light, privacy and noise and disturbance.
- 7.2 Policies CC11 (Noise) and CC13 (Control of Potentially Polluting Uses) also deal with environmental nuisance and requires all developments to ensure that there is no undue detriment to the general amenities at present enjoyed by existing surrounding occupiers of their properties.
- 7.3 Being in a town centre location, the application site is bounded by mixed-use development constituting of ground floor commercial and upper floor residential units to the north (No.246 North End Road/Chestnut Court) and south (Chuter Ede House). To its rear, it is adjoined by the new residential development at Mo Mowlam House in Clement Attlee Court and Nos.1 - 9 Makers Yard. These are the main neighbouring residential properties stand to be affected by the proposed development.
- 7.4 Further down at the bottom of Chestnut Court is the rear elevation of Lillium House (Nos. 93 - 97 Lillie Road) which contains habitable room windows at first

and second floors. However, these windows look out towards the beer garden of the Public House beyond the rear elevation of the application site, therefore any visibility of the proposals from the Lillium House properties would be oblique and restricted.

Outlook and Sense of Enclosure

- 7.5 The 'Planning Guidance' SPD Housing Key Principle HS6 acknowledges that a building's proximity can have an overbearing and dominating effect detrimental to the enjoyment by adjoining residential occupiers of their properties. Although it is dependent upon the proximity and scale of the proposed development, a general standard can be adopted by reference to a line drawn at an angle of 45 degrees from a point 2m above the adjoining ground level of the boundaries of the site where it adjoins residential properties with gardens of more than 9m in length.
- 7.6 However, on sites that adjoin residential properties that have rear gardens of less than 9m in length, this line should be measured at 45 degrees from the 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 an on-site judgement will be a determining factor in assessing the effect which the proposed development will have on the amenity of occupiers at neighbouring properties.
- 7.7 Immediately, to the west are two recently erected buildings at Nos. 1 - 9 Makers Yard (ref: 2016/02771/FUL) and Mo Mowlam House, which is the former Fulham North Area Housing Office at Clem Attlee Court (ref: 2017/03700/FUL). The opposing elevation at 1 - 9 Makers Yard is windowless and the proposed development would not result in any loss of outlook to that development.
- 7.8 The opposing eastern flank of Mo Mowlam is situated some 10m from the application buildings and this building includes windows that serve habitable rooms; these windows appear to be secondary windows which include obscure-glazing. In either case, the proposed development would not infringe on a notional angle of 45 degrees from the centre of any of those windows at the ground to second floor of Mo Mowlam House. The proposals would therefore have no undue impact on Mo Mowlam House.
- 7.9 To the north, is the flank elevation of No.246 North End Road along Chestnut Court. This property contains first and second floor windows which serve habitable rooms. The proposed mansard roof would infringe on a 45-degree line taken from the centre of 1 first-floor window. However, the existing building at the application site already infringes on this angle and given that proposed mansard is designed with a 70-degree slope on its elevations to minimise its bulk and massing and, based on on-site judgement, officers consider the proposed development would not cause any significant worsening of outlook. The proposed development would therefore have an acceptable impact and not exacerbate the existing situation.

Conclusion on Outlook and Sense of Enclosure

- 7.10 The proposed development would fall within acceptable limits in terms of outlook and sense of enclosure on neighbouring properties in accordance with Key Principles HS6 and HS7.

Daylight and Sunlight

- 7.11 Policy D6 of the London Plan, supported by the Mayor's Housing SPG, seeks to ensure that high quality housing schemes are delivered, which includes providing sufficient daylight and sunlight to new and surrounding housing that is appropriate for its context, whilst avoiding overheating, minimising overshadowing, and maximising the useability of outside amenity space.
- 7.12 Policy HO11 of the Local Plan includes requirements for residential developments to avoid detrimental impacts on the amenities of residents in the surrounding area. The policy states the protection of existing residential amenities, including such issues such as loss of daylight, sunlight, privacy, and outlook.
- 7.13 Policy DC4 requires development to be designed to respect residential amenity and to demonstrate good neighbourliness. This is expanded on within the 'Planning Guidance' SPD. Key Principles HS6 and HS7 of the SPD seek to protect the existing amenities of neighbouring residential properties, in terms of outlook, light, and privacy.
- 7.14 The British Research Establishment (BRE) guide on 'Site layout planning for daylight and sunlight', set out good practice for assessing daylight and sunlight impacts for new development. In urban and city centre areas, BRE Guidelines advise that the guidance be applied flexibly.
- 7.15 The applicant has submitted a Daylight, Sunlight and Overshadowing Assessment Report which assesses the impacts on existing habitable rooms in the adjacent surrounding properties based on Vertical Sky Component (VSC) on individual windows, Daylight Distribution (DD) using the No-Sky Line and Annual Probable Sunlight Hours (APSH). These matters are considered below.

Daylight

- 7.16 The BRE Guidance sets out three different methods of assessing daylight to or within a room, the Vertical Sky Component (VSC) method, the plotting of the no-sky-line (NSL) method and the Average Daylight Factor (ADF) method.
- 7.17 The VSC method measures the amount of sky that can be seen from the centre of an existing window and compares it to the amount of sky that would still be capable of being seen from that same position following the erection of a new building. The measurements assess the amount of sky that can be seen by converting it into a percentage. An unobstructed window will achieve a maximum

level of 40% VSC. The BRE guide advises that if the VSC is greater than 27% then enough skylight should still be reaching the window of the existing window. If the VSC is both less than 27% and less than 80% of its former value, occupants of the existing building will notice the reduction in the amount of skylight. However, the Guidance makes clear that these values are advisory and paragraph 2.2.1 states that 'Different criteria may be used based on the requirements for daylighting in an area viewed against other site layout constraints.'

- 7.18 No Sky-Line 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. 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. For houses, the rooms to be assessed should include living rooms, dining rooms and kitchens. Bedrooms should also be analysed, although in terms of NSL they are considered less significant in terms of receiving direct sky light. Development will affect daylight if the area within a room receiving direct daylight is less than 80% of its former value.
- 7.19 The Average Daylight Factor (ADF) involves values for the transparency of the glass, the net glazed area of the window, the total area of room surfaces, their colour reflectance and the angle of visible sky measured from the centre of the window. This is a method that measures the general illumination from skylight and considers the size and number of windows, room size, room qualities and room use. The BRE test recommends an ADF of 5% for a well day lit space or 2% for a partly day lit space. The minimum standards for ADF recommended by the BRE for individual rooms are 2% for kitchens, 1.5% for living rooms and 1% for bedrooms. However, the BRE guide (Appendix F) states that 'Use of the ADF for loss of light to existing buildings is not generally recommended' and, therefore, the report does not include an ADF assessment.

Vertical Sky Component (VSC)

- 7.20 In total of 119 windows were tested for VSC on North End Road (Nos. 246, 313-321, 323, 325, 327, 329 and 331), 95-97 Lillie Road (Lillium House), Mo Mowlam House and Chuter Ede House, and all these windows passed the minimum target 80% of the former value.

Daylight Distribution (No Skyline)

- 7.21 All of the 66 windows tested for Daylight Distribution (No-Sky Line) and all these rooms passed the minimum target 80% of the former value.

Sunlight

- 7.22 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. The Annual Probable Sunlight Hours (APSH) predicts the sunlight availability during the summer and winter for the main windows of each habitable room that faces 90 degrees of due south. The summer analysis covers the period 21 March to 21 September, the winter analysis 21 September to 21 March. 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.
- 7.23 The development would meet the APSH for both annual and winter targets.

Overshadowing

- 7.24 The BRE guidance requires at least 50% of outdoor amenity space to receive 2 hours of sunlight on 21 March. The submitted Daylight and Sunlight report confirms this standard is maintained, with no significant additional overshadowing to any neighbours' amenity areas.

Conclusion on Daylight and Sunlight

- 7.25 Overall, all the windows tested meet BRE guidelines. No windows, rooms or gardens experienced a reduction beyond BRE thresholds in terms of daylight or sunlight. Officers have considered the daylight and sunlight report and have no reason to disagree with its conclusions.
- 7.26 In view of the above, the proposals would accord with London Plan D6, Local Plan Policies HO11, DC1 and DC4.

Privacy

- 7.27 The 'Planning Guidance' SPD Key Principle HS7(iii) requires that any new windows should be positioned at least 18m from existing habitable room windows. This will be measured by an arc of 60 degrees taken from the centre of the proposed new window to ensure there is no loss of privacy. If this standard cannot be met, then windows should be designed to ensure that no loss of privacy will occur.
- 7.28 The proposed mansard roof sits above the main building on the application site and would not project over the back addition. The mansard roof would include two roof terraces associated with Apartments 8 and 9 at the rear. Both roof

terraces would be more than 20m away from the nearest buildings to the (rear) west at Nos. 1 - 9 Makers Yard and Mo Mowlam House.

- 7.29 The proposed roof terrace for Apartment 9 would not be enclosed by a privacy screen and it is set behind the building line of the adjoining property to the south, Chuter Ede House. The opposing flank elevation of that property does not include any windows no screening is therefore required.

Conclusion on Privacy

- 7.30 Overall, the proposed development would not result in any undue loss of privacy. The proposals accord with Policy HO11 and Key Principle HS7 of the Planning Guidance SPD.

Noise

- 7.31 Key Principle HS8 of the 'Planning Guidance' SPD requires all residential roof terraces to be limited to no more than 15sqm so as to restrict the way it is used in terms of number of people who can use it and the activities it can be used for. The proposed roof terraces would have a size of less than 15sqm (8sqm and 9 sqm respectively) which would limit the amount of people that can congregate on them and limit potential adverse noise impact on sensitive residential receptors.
- 7.32 Regarding noise during the construction phase, the Council's Environmental Protection Team have considered the proposals and raise no objections subject to appropriate noise conditions to control and limit potential nuisance during construction. Conditions have been attached.
- 7.33 The proposed plant equipment has also been considered by the Environmental Protection Team, and no objections were raised subject to conditions to ensure adequate mitigation measures identified with the report. Conditions have been attached.

Conclusion on Noise

- 7.34 The proposed development would not result in any undue noise impact on residential occupiers. As such, the scheme accords with Local Plan Policies CC11 and CC13, as well as Key Principle HS8 'Planning Guidance' SPD.

General Conclusion on Neighbouring Amenity

- 7.35 Overall, the proposed development would respect the principles of good neighbourliness and maintain an acceptable relationship with the neighbouring residential properties. Subject to conditions, the proposed scheme would not have an unacceptably harmful impact on neighbouring residential amenity in terms of daylight/sunlight, outlook, privacy, noise and disturbance. In this regard, the proposed development complies with Policies DC1, DC4, HO11, CC11 and

CC13, and relevant housing and amenity Key Principles of the 'Planning Guidance' SPD (2018).

8. TRANSPORT AND HIGHWAYS

- 8.1 Policies T1-T7 of the London Plan set out that all development should make the most effective use of land, reflecting connectivity and accessibility by existing and future public transport, walking and cycling routes, and ensure that any impacts on London's transport networks and supporting infrastructure are mitigated. These policies also provide cycle and parking standards.
- 8.2 Local Plan Policy T1 sets out the Council's intention to 'work with strategic partners to improve transport provision, accessibility and air quality in the borough, by improving and increasing the opportunities for cycling and walking, and by improving connections for bus services, underground, national and regional rail'.
- 8.3 Local Plan Policy T2 relates to transport assessments and travel plans and states "All development proposals would be assessed for their contribution to traffic generation and their impact on congestion, particularly on bus routes and on the primary route network". Local Plan Policies T3, T4, T5 and T7 relate to opportunities for cycling and walking, vehicle parking standards, blue badge holders parking and construction logistics.
- 8.4 The above policies are supported by Key Principles TR1, TR4, TR7, TR21 and TR27 of the 'Planning Guidance' SPD. Local Plan Policy CC7 sets out the requirements for all new developments to provide suitable facilities for the management of waste.

Car Parking

- 8.5 Policy T6 of the London Plan states that car-free development should be the starting point for all development proposals in places that are (or are planned to be) well-connected by public transport. Policy T4 of the Local Plan states that car parking permit free measures will be required on all new development unless evidence is provided to show that there is a significant lack of public transport available or in locations where the PTAL rating is 2 or lower (TfL's public transport accessibility level).
- 8.6 The site has a PTAL rating of 5 meaning it has very good access to public transport. To avoid exacerbating existing levels of parking stress and congestion, and to help with air quality improvement from vehicle emissions, the Council's Highways officers have confirmed that car parking permit restrictions for future occupants of all the 9 proposed residential units would be required. This will be secured by a legal agreement to prevent parking permits eligibility within all the borough's Controlled Parking Zones, except for those in possession of a blue badge for disabled parking.

Cycle Parking

- 8.7 Policy T1 of the Local Plan seeks to encourage the provision and use of public transport and bicycles, to improve congestion and air quality within the Borough. Policy T5 of the London Plan specifies that cycle parking should be fit for purpose, secure and well-located, with the following standards for residential accommodation:
- 1 space per studio unit or 1-person, 1-bedroom dwelling
 - 1.5 spaces per 2-person, 1-bedroom dwelling
 - 2 spaces per all other dwellings.
- 8.8 The proposed plans show that the external cycle storage facilities would be in a dedicated storage space at the rear of the site; in the alleyway of Chestnut Court, which falls within the application site. The Council's Highways officers have considered these arrangements and raise no objections. In principle, the proposed cycle storage provision is acceptable provide that conditions are attached to secure sheltered and accessible provision. Subject to this the proposals accord with Table 10.2 (minimum cycle parking standards) of the London Plan.

Refuse, Recycling and Servicing

- 8.9 Local Plan Policy CC7 states that new developments, including conversions should aim to minimise waste and should provide convenient facilities for future occupiers.
- 8.10 The submissions indicate that adequately sized refuse storage would be provided on site in dedicated stores and no resident would have to walk more than the recommended distance of 25m to carry their waste. A separate refuse area has been designated for waste from the Public House. Deliveries and servicing for the development are expected to be undertaken in the same way as existing. Delivery and servicing vehicles can access the site along Chestnut Court. The Council's Highways officers have considered these arrangements and raise no objections subject to appropriate conditions which have been attached.

Construction Logistics/Management Plan

- 8.11 In order to assess and minimise the impact of the construction of the proposed development on the local highway network, the submission of a Construction Logistics Plan is required to 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 managed, washed and cleaned to prevent the transfer of mud and dirt onto the highway/footway. It would also require the covering of other matters relating to traffic management to be agreed with the Network Management and the Permit Coordinators of the Council. Subject to a

condition securing a detailed CLP, officers consider that the proposals would not unduly impact the local highway network during the construction phase.

Conclusion on Transport and Highways

- 8.11 Overall, there are no objections to the proposed development from a transport and highways perspective. Therefore, subject to the outlined conditions, the scheme would accord with the relevant transport policies of the London Plan and the Local Plan.

9.0 ENVIRONMENTAL CONSIDERATIONS

Flood Risk / Sustainable Drainage (SuDS)

- 9.1 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.
- 9.2 London Plan Policy SI 12 states that development proposals should ensure that flood risk is minimised and mitigated, and that residual risk is addressed. Policy SI 13 sets out the same requirement and additionally states that proposals for impermeable surfacing should normally be resisted unless they can be shown to be unavoidable and that drainage should be designed and implemented to address water efficiency, water quality, biodiversity and recreation.
- 9.3 Local Plan Policy CC3 requires that new development reduce the use of water and be designed to take account of increasing risks of flooding. Policy CC4 states that new development would be expected to manage surface water run off by implementing a range of measures, such as sustainable drainage systems (SuDs) where feasible and the use of water efficient fittings and appliances.
- 9.4 The site lies within a Flood Risk Zone 2 with medium residual risk of flooding and the application is submitted with a Flood Risk Assessment report, as well as a Flood Warning Evacuation Plan. Although the proposed structural works are from the first floor upwards, various flood mitigation measures have been outlined within the FRA which is welcomed and would be subject to a compliance condition. Notwithstanding this, the nature of the proposals would suggest that the flood risks associated with this scheme are likely to be low.

Contamination

- 9.5 Policy 5.21 of the London Plan and Policy CC9 of the Local Plan 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.

- 9.6 The Council's Environmental Quality Team have advised that potentially contaminative land uses (past or present) have been identified at, and or, near to this site. Although it is not expected that any significant problems arise as a result of the proposed development, the applicant is advised to contact the Council should any unexpected materials or malodours are encountered during excavations.

Air Quality

- 9.7 NPPF Paragraph 199 relates to air quality, and states planning decisions should ensure that any new development in Air Quality Management Areas (AQMA) is consistent with the local air quality action plan. The Council's Air Quality Action Plan 2025-2030 was approved and adopted by the Council on the 16th of December 2024.
- 9.8 The development site is within the borough wide AQMA and GLA Air Quality Focus Area 65-Hammersmith Town Centre for the air pollutants - Nitrogen Dioxide (NO₂) and Particulate Matter (PM₁₀, PM_{2.5}).
- 9.9 The sources of PM_{2.5} within Hammersmith & Fulham are varied with the largest current contributor being Road Transport, followed by Commercial Cooking as the second largest source. LAEI 2019 data indicates Commercial cooking PM_{2.5} emissions account for 23% of total PM_{2.5} emissions in Hammersmith & Fulham. By 2030 Road Transport and Commercial Cooking are expected to account for approximately the same quantity of PM_{2.5} emissions in the borough. As such further mitigation measures are required to make the development acceptable in accordance with the above policies.
- 9.10 Policy CC10 of the Local Plan specifies that the Council will seek to reduce the potential adverse air quality impacts of new development. Notably, where a proposal has potential to result in occupants being affected by poor air quality, mitigation measures will be required to mitigate against this.
- 9.11 The Council's Air Quality Team have considered the proposals and raise no objection, subject to conditions to secure Air Quality Dust Management Plan, Ventilation Strategy, Indoor Air Quality, Zero Emission Heating, Aerobic Food Digester and an Ultra Low Emission Strategy. Appropriate conditions have been attached.

10. COMMUNITY INFRASTRUCTURE LEVY / PLANNING OBLIGATIONS

Mayoral and Local CIL

- 10.1 In this case, the proposed development would be liable to pay Community Infrastructure Levy (CIL) at both the mayoral and borough levels. The Mayoral CIL (MCIL2) rates are applicable to all planning permissions granted from 1 April 2019. The Mayor expects the Council, as the collecting authority, to secure the

levy in accordance with London Plan Policy DF1. This development would be subject to a London wide community infrastructure levy. This development is liable for an estimated Mayoral CIL of approximately £7,500 (plus indexation).

- 10.2 The Council's Community Infrastructure Levy (CIL) is also a charge levied on the net increase in floorspace arising from development to fund infrastructure that is needed to support development in the area. The CIL Charging Schedule formally took effect from 1st September 2015. This development is liable for an estimated Borough CIL of approximately £25,500 (plus indexation).

S106 Heads of Terms

- 10.3 The NPPF provides guidance for local planning authorities in considering the use of planning obligations. It states that 'authorities should consider whether otherwise unacceptable development could be made acceptable through the use of conditions or planning obligations and that planning obligations should only be used where it is not possible to address unacceptable impacts through a planning condition'.
- 10.4 London Plan Policy DF1 (Delivery of the Plan and Planning Obligations) states that development proposals should provide the infrastructure and meet the other relevant policy requirements necessary to ensure that they are sustainable and to support delivery of the Plan.
- 10.5 Local Plan Policy INFRA1 (Planning Contributions and Infrastructure Planning) advises that the Council will seek planning contributions to ensure the necessary infrastructure to support the Local Plan is delivered using two main mechanisms which are the Community Infrastructure Levy (CIL) and Section 106 Agreements.
- 10.6 The planning obligations set out in the heads of terms below are considered necessary to make the development acceptable in planning terms, they are related to the development and reasonably commensurate with the scale and type of development proposed. A Section 106 agreement is therefore required to ensure the proposed development is in accordance with the statutory development plan and to secure the necessary infrastructure to mitigate the needs and impacts of the proposed development.
- 10.7 In view of the fact the Section 106 agreement will be the subject of extended negotiations, officers consider that circumstances may arise which can result in the need to make minor modifications to the conditions and obligations (which may include variation, addition, or deletion). Accordingly, the second recommendation has been drafted to authorise the Director of Planning and Property, after consultation with the Assistant Director Legal Services and the Chair of the Planning and Development Control Committee, to authorise the changes they consider necessary and appropriate, within the scope of such delegated authority.

- 10.8 The applicant is expected to agree to enter into a legal agreement with the Council to which would include the following site-specific items:
- 1) Restriction of on-street car parking permit in borough CPZs save for blue badge holders (disabled parking);
 - 2) Secure a £150,000 financial contribution towards public realm and town centre improvements (as part of the Fulham Regeneration Area) and community safety measures.
 - 3) A commitment to meet the costs of the Council's associated legal fees.

11. CONCLUSION

- 11.1 In considering planning applications, the Local Planning Authority needs to consider the development plan as a whole and planning applications that accord with the development plan should be approved without delay, unless material considerations indicate otherwise and any adverse impacts of doing so would significantly and demonstrably outweigh the benefits.
- 11.2 In the assessment of the application regard has been given to the NPPF, London Plan, and Local Plan policies as well as relevant guidance.
- 11.3 In summary, the proposals would contribute toward an identified housing need and local housing target by optimising an existing site capacity, that would maintain an existing commercial Public House use which provides local employment and protect the community space. This is supported in principle.
- 11.4 The proposed development is acceptable in visual terms and is of a good quality of design which would not adversely impact upon the setting of the adjacent Conservation Area. Subject to conditions, the proposals would not result in unacceptable impacts upon the amenities of neighbouring residential properties. Highways, transportation and environmental matters have also been satisfactorily addressed and will be subject to conditions. In these respects, the proposals comply with the relevant policies of the NPPF (2024), the London Plan (2021), the Local Plan (2018) and the relevant Key Principles within the 'Planning Guidance' (2018) Supplementary Planning Document.
- 11.5 In line with the Town and Country Planning Act 1990 and the Town and Country Planning (Pre-commencement Conditions) Regulations 2018, Officers have consulted the Applicant on the pre-commencement conditions included in the agenda and the Applicant has raised no objections.

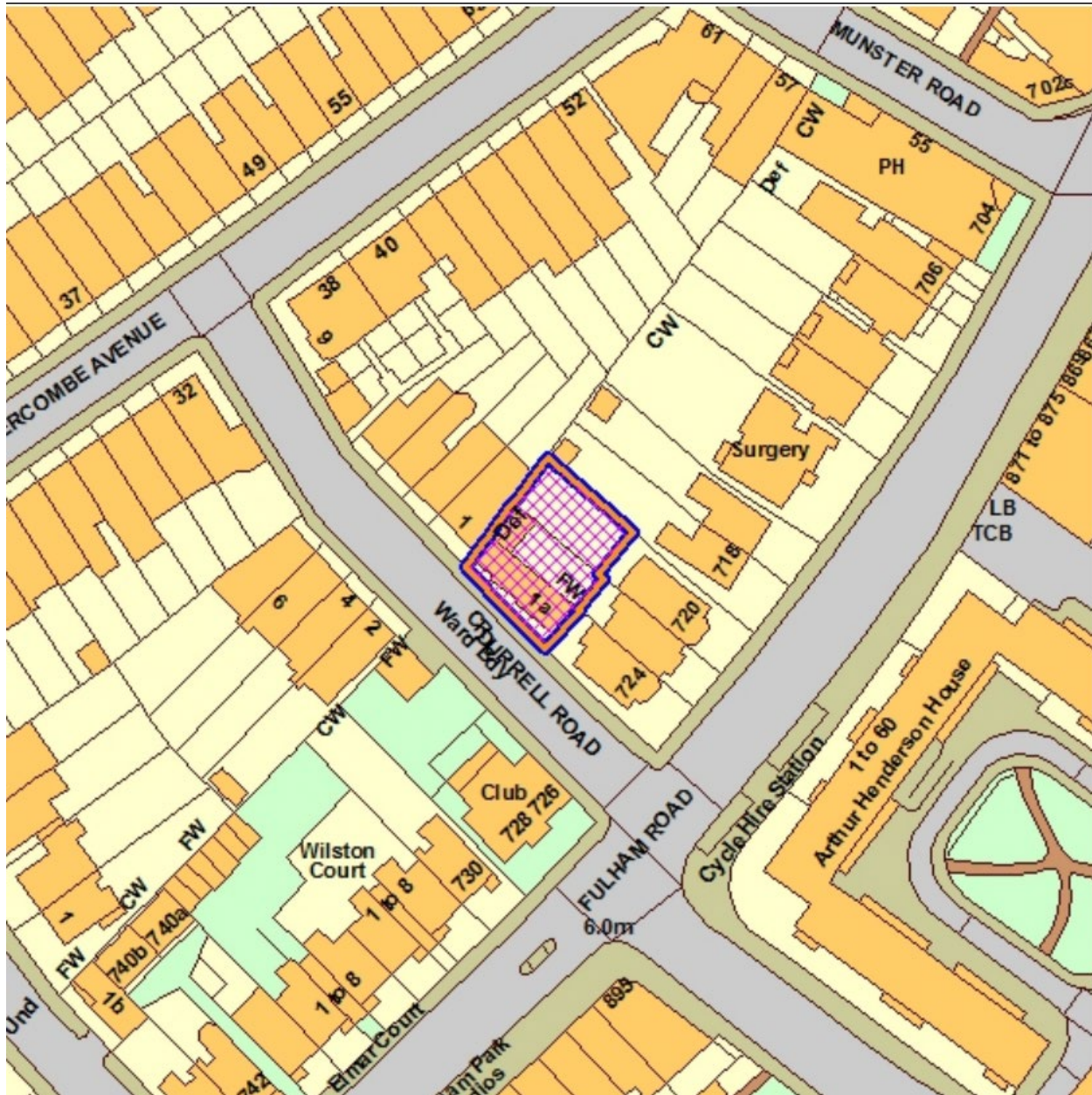
12. RECOMMENDATION

- 12.1 The application is recommended for approval, subject to conditions and the completion of a legal agreement.

Ward: Munster

Site Address:

1A Durrell Road and Rear Of 720 Fulham Road SW6



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For identification purposes only - do not scale.

Reg. No:
2025/00352/FUL

Case Officer:
Christopher May

Date valid:
18.02.2025

Conservation Area:
Central Fulham
Conservation Area

Committee Date:
16.09.2025

Applicant:
Khaled El Jalek
c/o Jo Cowen Architects
533 Kings Road
London
SW10 0TZ

Description:
Demolition of the existing semi-detached single dwellinghouse and erection of 3no. new dwellinghouses plus basement with front and rear lightwells, including erection of new low level brick-built front boundary wall with metal railings on top and brick piers, erection of 3no. bike stores in the rear garden, and provision of amenity spaces amalgamated with part of the rear garden to the rear of no.720 Fulham Road; removal of existing crossover and reinstatement of footpath/ kerb to the front elevation.

Application type:
Full Detailed Planning Application

Officer Recommendation:

- (1) That the Committee resolve that the Director of Planning and Property be authorised to grant planning permission upon the completion of a satisfactory legal agreement and subject to the conditions listed below.
- (2) That the Committee resolve that the Director of Planning and Property, after consultation with the Assistant Director of Legal Services and the Chair of the Planning and Development Control Committee be authorised to make any minor changes to the proposed Heads of Terms of the legal agreement or proposed conditions, which may include the variation, addition or deletion of conditions, any such changes shall be within their discretion.

Conditions:

1) Time Limit

The development hereby permitted shall not commence later than the expiration of 3 years beginning with the date of this planning permission.

Reason: 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) Approved Plans/Drawings

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

JCA-0936-1000-PP-SP Rev.P1;
JCA-0936-1001-PP-BF Rev.P2;
JCA-0936-1002-PP-GF Rev.P2;
JCA-0936-1003-PP-1F Rev.P1;
JCA-0936-1004-PP-2F Rev.P3;
JCA-0936-1005-PP-RF Rev.P2;
JCA-0936-1010-PE-SW Rev.P3;
JCA-0936-1011-PE-SE Rev.P3;
JCA-0936-1012-PE-NE Rev.P2;
JCA-0936-1013-PE-NW Rev.P2;
JCA-0936-1020-PA-AA Rev.P2;
JCA-0936-1021-PS-BB Rev.P3;
JCA-0936-4501-PP-G Rev.P1;
JCA-0936-4504-PP-G Rev.P1;
Arboricultural Report by Landmark Trees received 7 February 2025;
Flood Risk Assessment by Green Structural Engineering received 5 June 2025;
Construction Logistics Plan by ADL Planning PYT received 7 February 2025;
Construction Management Plan by ADL Planning PTY received 7 February 2025;
Construction Method Statement by Toynbee Associates received 7 February 2025;
Fire Safety Statement received 7 February 2025.

Reason: To ensure full compliance with the planning permission hereby approved and to prevent harm arising through deviations from the approved plans, in accordance with Policy DC1 and DC2 of the Local Plan (2018).

3) Materials

Details of all external materials to be used in the faces and roofs of the development (including physical material samples) shall be submitted to and approved in writing by the Council prior to the commencement of development. An external materials sample panel shall be constructed onsite for the inspection and approval of the Council in writing prior to the commencement of development. The

development shall be carried out and completed in accordance with the approved details and the approved external materials sample panel and thereafter permanently retained. Any works of making good to existing elevations shall be carried out in materials to match the elevation to which the works relate.

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

4) Hard and Soft Landscaping

The development hereby permitted shall not be occupied or used before details of the soft and hard landscaping of all private external areas, including planting, planting schedules, paving, boundary walls, fences, gates and other means of enclosure, have been submitted to and approved in writing by the Council.

The development shall thereafter be carried out in accordance with the approved details and permanently retained thereafter. All 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.

Reason: To ensure the building maintains satisfactory external relationship with its surroundings and that the new external areas are of an acceptable appearance, in accordance with Policies DC1 and DC2 of the Local Plan (2018).

5) Refuse and Recycling

Prior to occupation of the residential units hereby approved the refuse and recycling bin storage shall be implemented in accordance with the approved details as shown on drawing no. JCA-0936-1002-PP-GF Rev.P2 and shall thereafter be permanently retained.

Reason: To ensure adequate refuse and recycling facilities and to ensure that the use does not give rise to smell nuisance and to prevent harm to the character and appearance of the Conservation Area arising from the appearance of accumulated rubbish, in accordance with Policies DC8, CC6 and CC7 of the Local Plan 2018.

6) Cycle Storage

Prior to occupation of the residential units hereby approved the cycle storage shall be implemented in accordance with the approved details as shown on drawing nos. JCA-0936-1002-PP-GF Rev.P2, JCA-0936-4501-PP-G Rev.P1 and JCA-0936-4504-PP-G Rev.P1 and shall thereafter be permanently retained.

Reason: To encourage and support the increased use of bicycles, thereby promoting sustainable and active modes of transport, in accordance with Policy T5 of the London Plan (2021) and Policies T3 and CC7 of the Local Plan (2018).

7) Opaque Window

The development hereby permitted shall not be occupied until the new first floor bathroom window in unit 1C (as shown on drawing nos. JCA-0936-1003-PP-1F Rev.P1 and JCA-0936-1012-PE-NE Rev.P2;) has been installed with obscure glazing to a minimum level of obscurity equivalent to Pilkington Texture Glass Level 3 and shall be non-opening and fixed shut up to a height of 1.7m above the finished floor level. Thereafter, the window shall be retained in the form approved.

Reason: In order to ensure that the glazing would not result in overlooking and any subsequent loss of privacy, in accordance with Policy HO11 and DC4 of the Local Plan (2018) and Key Principle HS7 of the Planning Guidance Supplementary Planning Document (2018).

8) No External Alterations

No alterations shall be carried out to the external appearance of any part of the development hereby approved, including the installation of air-conditioning units, ventilation fans or extraction equipment not shown on the approved drawings, without planning permission first being obtained.

Reason: To ensure a satisfactory external appearance and to prevent harm to the amenities of the occupiers of neighbouring residential properties, in accordance with Policies DC1, DC2 and HO11 of the Local Plan (2018).

9) Rooftop Structures

No part of any roofs of the buildings shall be used as roof terraces or other form of open amenity space.

No alterations shall be carried out; nor planters or other chattels placed on the roofs. No railings or other means of enclosure shall be erected on the roofs, and no alterations shall be carried out to any elevation of the application property to form access onto the roofs.

Reason: The use of the roofs as a terrace would increase the likelihood of harm to the existing residential amenities of the occupiers of neighbouring properties as a result of noise and disturbance, contrary to Policies CC11 and CC13 of the Local Plan (2018).

10) Solar PV Panels

Prior to first occupation of the development hereby approved, details of the siting, gradient and number of solar PV panels as shown on drawing nos. JCA-0936-1005-PP-RF Rev.P2, JCA-0936-1010-PE-SW Rev.P2 and JCA-0936-1012-PE-NE Rev.P2, to be installed on the roofs shall be submitted to and approved in writing by the Local Planning Authority, implemented as approved and thereafter maintained.

Reason: In the interest of sustainability and to ensure that the proposed development does not prejudice the appearance of the area in accordance with Policies CC1, DC1 and DC2 of the Local Plan (2018).

11) Flood Risk Assessment (FRA)

No part of the development shall be used or occupied until all flood prevention and mitigation measures have been installed in accordance with the Flood Risk Assessment prepared by Green Structural Engineering received 5 June 2025 and Construction Method Statement prepared by Toynbee Associates received 7 February 2025 and the development shall be permanently retained in this form and maintained as necessary thereafter. Notwithstanding the contents of approved FRA, the flood prevention and mitigation measures for this development shall include permeable paving and water butts as indicated on the approved plans.

Reason: To prevent flooding by ensuring the satisfactory storage and disposal of surface water from the site, and to reduce the impact of flooding to the proposed development and future occupants, in accordance with Policy CC2 and CC3 of the Local Plan (2018).

12) Tree Protection

All site clearance, preparatory work or development shall take place in strict accordance with the hereby approved Arboricultural Impact Assessment Report prepared by Landmark Trees received 7 February 2025.

Tree protection must be in accordance with paragraphs 5.5 and 6.1 of British Standard BS 5837: Trees in relation to design, demolition and construction - Recommendations (or in an equivalent British Standard if replaced).

The scheme for the protection of the retained trees shall be carried out as approved.

Reason: To ensure the protection of trees on and off-site during construction works and after in accordance with Policy OS5 of the Local Plan (2018).

13) Hoarding – Demolition Phase

Prior to commencement of the demolition phase of the development hereby permitted, a scheme for temporary solid timber hoarded fencing (minimum height 2.5 metres) around the perimeter of the site on all site boundaries and/or enclosure of the site shall be submitted to and approved in writing by the Local Planning Authority. The temporary solid timber hoarded fencing and/or enclosure in accordance with BS 5975-2:2024 shall be installed prior to the start of any site clearance/demolition works and thereafter be retained for the duration of the building works in accordance with the approved details. No part of the temporary fencing and/or enclosure of the site shall be used for the display of commercial advertisement hoardings unless the relevant advertisement consent is sought from

the Local Planning Authority. Approved details shall be fully implemented and permanently retained and maintained during the demolition and construction phases of the development.

Reason: To ensure air quality is not compromised during the demolition phase, in line with Local Plan Policies CC10 and CC13 (2018).

14) Air Quality Emissions Control and Dust Management – Demolition Phase

Prior to the commencement of the demolition phase (excluding installation of hoarding around the perimeter of the site) of the development hereby permitted, details of Air Quality Emissions Control including Nitrogen Oxides (NO_x), Particulates (PM₁₀, PM_{2.5}) emission control of Non-Road Mobile Machinery (NRMM), On Road Vehicles and fugitive dust emissions in order to mitigate air pollution shall be submitted to and approved in writing by the council. The submitted details shall include:

- a) Details of the Non-Road Mobile Machinery (NRMM) used on the site with CESAR Emissions Compliance Verification (ECV) identification that shall comply with the minimum Stage V NO_x and PM₁₀ emission criteria of The Non-Road Mobile Machinery (Type-Approval and Emission of Gaseous and Particulate Pollutants) Regulations 2018 and its subsequent amendments. This will apply to both variable and constant speed engines for both NO_x and PM. An inventory of all NRMM for the first phase of demolition shall be registered on the London City Hall NRMM register GLA-NRMM-Register prior to commencement of demolition works and thereafter retained and maintained until occupation of the development.
- b) Details of the use of on-road London Ultra Low Emission Zone (ULEZ) compliant vehicles from on-site contractors and suppliers of services and materials to the site e.g. minimum Petrol/Diesel Euro 6 and Euro VI
- c) Details of installation of solid timber hoarding (minimum height of 2.5 metres) in accordance with BS 5975-2:2024 including photographic confirmation of installed solid timber hoarding around the perimeter of the site on all site boundaries.

Developers must ensure that on-site contractors follow best practicable means to minimise dust, particulates (PM₁₀, PM_{2.5}) and NO_x emissions at all times in compliance with the Mayor of London 'The Control of Dust and Emissions during Construction and Demolition', SPG, July 2014. Approved details shall be fully implemented and permanently retained and maintained during the demolition phases of the development.

Reason: To ensure air quality is not compromised during the demolition phase, in line with Local Plan Policies CC10 and CC13 (2018).

15) Air Quality Emissions Control and Dust Management – Construction Phase

Prior to the commencement of the construction phase (excluding installation of hoarding around the perimeter of the site) of the development hereby permitted, details of Air Quality Emissions Control including Nitrogen Oxides (NO_x), Particulates (PM₁₀, PM_{2.5}) emission control of Non-Road Mobile Machinery (NRMM), On Road Vehicles and fugitive dust emissions in order to mitigate air pollution shall be submitted to and approved in writing by the council. The submitted details shall include:

a) Details of the Non-Road Mobile Machinery (NRMM) used on the site with CESAR Emissions Compliance Verification (ECV) identification that shall comply with the minimum Stage V NO_x and PM₁₀ emission criteria of The Non-Road Mobile Machinery (Type-Approval and Emission of Gaseous and Particulate Pollutants) Regulations 2018 and its subsequent amendments. This will apply to both variable and constant speed engines for both NO_x and PM. An inventory of all NRMM for the first phase of construction shall be registered on the London City Hall NRMM register GLA-NRMM-Register prior to commencement of construction works and thereafter retained and maintained until occupation of the development.

b) Details of the use of on-road London Ultra Low Emission Zone (ULEZ) compliant vehicles from on-site contractors and suppliers of services and materials to the site e.g. minimum Petrol/Diesel Euro 6 and Euro VI
Details of installation of solid timber hoarding (minimum height of 2.5 metres) in accordance with BS 5975-2:2024 including photographic confirmation of installed solid timber hoarding around the perimeter of the site on all site boundaries

Developers must ensure that on-site contractors follow best practicable means to minimise dust, particulates (PM₁₀, PM_{2.5}) and NO_x emissions at all times in compliance with the Mayor of London 'The Control of Dust and Emissions during Construction and Demolition', SPG, July 2014. Approved details shall be fully implemented and permanently retained and maintained during the construction phases of the development

Reason: To ensure air quality is not compromised during the construction phase, in line with Local Plan Policies CC10 and CC13 (2018).

16) Ventilation Strategy

Prior to commencement of above ground works in the development hereby permitted, a Ventilation Strategy Report to mitigate the impact of existing poor air quality for the three self-contained dwellinghouses (Use Class C3) shall be

submitted to and approved in writing by the Local Planning Authority. This is applicable to all residential floors where Council 2030 World Health Organisation (WHO) aligned Annual Mean Air Quality Targets for Nitrogen Dioxide (NO₂) - 10ug/m³, Particulate (PM₁₀) -15 ug/m³ and Particulate (PM_{2.5}) - 5 ug/m³ are exceeded and where current and future predicted pollutant concentrations are within 5% of these limits. The report shall include the following information:

1. Details and locations of the ventilation intake locations at rear roof level or on the rear elevations of all residential floors.
2. Details and locations of ventilation extracts, to demonstrate that they are located a minimum of 2 metres away from the air ventilation intakes on all residential floors, to minimise the potential for the recirculation of extract air through the supply air ventilation intake in accordance with paragraph 8.9 part 'C' of Building Standards, Supporting Guidance, Domestic Ventilation, 2nd Edition, The Scottish Government, 2017.
3. Details of the independently tested mechanical ventilation system with Nitrogen Dioxide (NO₂) and Particulate Matter (PM_{2.5}, PM₁₀) filtration with air intakes on the rear elevation to remove airborne pollutants. The filtration system shall have a minimum efficiency of 90% in the removal of Nitrogen Oxides/Dioxides, Particulate Matter (PM_{2.5}, PM₁₀) in accordance with BS EN ISO 10121-1:2014 and BS EN ISO 16890:2016.

The whole system shall be designed to prevent summer overheating and minimise energy usage. The maintenance and cleaning of the systems shall be undertaken regularly in accordance with manufacturer specifications and shall be the responsibility of the primary owner of the property. Approved details shall be fully implemented prior to the occupation/use of the development and thereafter permanently retained and maintained.

Reason: In the interest of air quality improvement and to comply with the requirements of the NPPF, Policy SI 1 of the London Plan and Policy CC10 of the Local Plan (2018).

17) Ventilation Strategy - Compliance

Prior to occupation of the development hereby permitted, details of a post installation compliance report including photographic confirmation of the mitigation measures as detailed in the approved ventilation strategy as required by condition 15 to mitigate the impact of existing poor air quality shall be submitted to and approved in writing by the Local Planning Authority. The report shall be produced by an accredited Chartered Building Surveyor (MRICS). Approved details shall be fully implemented prior to the occupation/use of the development and thereafter permanently retained and maintained.

Reason: In the interest of air quality improvement and to comply with the requirements of the NPPF, Policy SI 1 of the London Plan and Policy CC10 of the Local Plan (2018).

18) Zero Emission Heating

Prior to occupation of the development hereby permitted, details (including manufacturer specification, installation/commissioning certificates and photographic confirmation) of the installed Zero Emission Air Source Heat Pumps as stated within the Energy and Sustainability Statement prepared by Hodkinson dated March 2025 to be provided for space heating and hot water for the three self-contained dwellinghouses (Use Class C3) shall be submitted to and approved in writing by the Local Planning Authority. Approved details shall be fully implemented prior to the occupation/use of the development and thereafter permanently retained and maintained.

Reason: In the interest of air quality improvement and to comply with the requirements of the NPPF, Policy SI 1 of the London Plan and Policy CC10 of the Local Plan (2018).

19) Indoor Air Quality

Prior to occupation of the development hereby permitted, the installation/commissioning certificates including photographic confirmation of the installed electric induction cooking appliance in the kitchens of the three self-contained dwellinghouses (Use Class C3) shall be submitted to and approved in writing by the Local Planning Authority. Approved details shall be fully implemented prior to the occupation/use of the development and thereafter permanently retained and maintained.

Reason: In order to reduce carbon-based gas connections and to ensure adequate levels of indoor air quality in the councils boroughwide air quality management area, in accordance with Local Plan Policy CC10 and the councils Air Quality Action Plan.

20) Wastewater Heat Recovery System (WWHRS)

Prior to occupation of the development hereby permitted, details (including manufacturer specification, installation/commissioning certificates and photographic confirmation) of the installed Waste Water Heat Recovery System (WWHRS) for the three self-contained dwellinghouses (Use Class C3) shall be submitted to and approved in writing by the Local Planning Authority. Approved details shall be fully implemented prior to the occupation/use of the development and thereafter permanently retained and maintained.

Reason: In the interest of air quality improvement and to comply with the requirements of the NPPF, Policy SI 1 of the London Plan and Policy CC10 of the Local Plan (2018).

21) Demolition Management/Logistics Plan

Prior to commencement of the development hereby approved the following shall be submitted to, and approved in writing by the Local Planning Authority:

- (i) A Demolition Management Plan:
Details shall include monitoring and control measures for noise, vibration, lighting, delivery locations, contractors' method statements, waste classification and disposal procedures and 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, and not on Sundays or Bank Holidays, 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 approved details shall be implemented throughout the project period.
- (ii) A Demolition Logistics Plan:
This shall be in accordance with Transport for London (TfL) requirements and must seek to minimise the impact of demolition traffic on nearby roads and restrict demolition trips to off peak hours only. The details shall also 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. The approved details shall be implemented throughout the project period.

Reason: To ensure that demolition 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, lighting or other emissions from the building site, in accordance with policies T1, T6, T7, CC10, CC11, CC12 and CC13 of the Local Plan (2018).

22) Construction Management/Logistics Plan

Prior to commencement (excluding site clearance and demolition) of the development hereby approved the following shall be submitted to, and approved in writing by, the Council:

- (i) A Construction Management Plan:
Details shall include monitoring and control measures for noise, vibration, lighting, delivery locations, contractors' method statements, waste classification and disposal procedures and 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 and not on Sundays or Bank Holidays, 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 approved details shall be implemented throughout the project period.

(ii) A Construction Logistics Plan-

This shall be in accordance with Transport for London (TfL) requirements and must seek to minimise the impact of construction traffic on nearby roads and restrict construction trips to off peak hours only. The details shall also 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. The approved details shall be implemented throughout the project period.

Reason: To ensure that 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, lighting or other emissions from the building site, in accordance with policies T1, T6, T7, CC10, CC11, CC12 and CC13 of the Local Plan (2018).

23) Preliminary Risk Assessment

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 LCRM: Land Contamination Risk Management (Environment Agency 2023) or the current UK requirements for sampling and testing.

Reason: 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 Policy CC9 of the Local Plan (2018).

24) Site Investigation Scheme

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 LCRM: Land Contamination Risk Management (Environment Agency 2023) or the current UK requirements for sampling and testing.

Reason: 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 Policy CC9 of the Local Plan (2018). 26)

25) Quantitative Risk Assessment

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 LCRM: Land Contamination Risk Management (Environment Agency 2023) or the current UK requirements for sampling and testing.

Reason: 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 Policy CC9 of the Local Plan (2018).

26) Remediation Method Statement

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 LCRM: Land Contamination Risk Management (Environment Agency 2023) or the current UK requirements for sampling and testing.

Reason: 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 Policy CC9 of the Local Plan (2018). 27)

27) Verification Report

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 LCRM: Land Contamination Risk Management (Environment Agency 2023) or the current UK requirements for sampling and testing.

Reason: 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 Policy CC9 of the Local Plan (2018).

28) Onward Long-Term Monitoring Methodology

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 LCRM: Land Contamination Risk Management (Environment Agency 2023) or the current UK requirements for sampling and testing.

Reason: 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 Policy CC9 of the Local Plan (2018).

29) PD Rights – Use as Single Family Dwelling

The dwellings hereby approved shall only be used as single dwellinghouses falling within use Class C3. The resulting property shall not be used as a house in multiple occupation falling within Class C4 of the Town & Country Planning (Use Classes) Order 1987 (as amended).

Reason: The use of the property as a house in multiple occupation rather than as a single residential unit, would raise materially different planning considerations that the Council would wish to consider under a full planning application, in accordance with Policies DC1, T1, HO1, HO2, HO4, HO5, HO11 and HO8 of the Local Plan (2018).

30) Remove PD rights - Alterations and Extensions

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that order with or without modification) no enlargement, improvement, alteration, building, or enclosure permitted by Schedule 2, Part 1, Classes A, D or E of the Order shall be carried out or erected without the prior written permission of the local planning authority.

Reason: To safeguard the visual amenities of the area and ensure that the external appearance of the building is satisfactory and safeguard the amenities of neighbouring occupiers and amenity of future occupiers in accordance with Policies DC1, DC4, HO11 and DC8 of the Local Plan (2018).

31) Internal Noise Criteria

The noise level in rooms at the development hereby approved shall meet the noise standard specified in BS8233:2014 for internal rooms and external amenity areas.

Reason: To ensure that the amenity of occupiers of the development site and surrounding premises is not adversely affected by vibration, in accordance with Policies CC11 and CC13 of the Local Plan (2018).

32) Fire Safety

The development shall be carried out in accordance with the provisions of the Fire Safety Statement prepared by Fire Safety London dated 20th January 2025, unless otherwise approved in writing by the Local Planning Authority.

Reason: To ensure that the development incorporates the necessary fire safety measures in accordance with Policy D12 of the London Plan (2021).

33) Building To Be Recorded

Prior to commencement of any demolition works, an internal and external photographic record of the building identifying key features within each room and all circulation spaces with locations of each photograph marked on floor plans shall be submitted to and approved in writing by the Local Planning Authority and a copy of the approved photographic record and floorplans shall be deposited at the Local Archives.

Reason: To record the local historic interest of the Building of Merit for future generations, in accordance with Policy DC8 of the Local Plan 2018.

34) Building Contract

The demolition works hereby permitted shall not commence until a signed building contract(s) for the complete redevelopment of the site in accordance with the approved plans has been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that works do not take place prematurely, thereby preventing unnecessary harm to the significance of the Building of Merit and the Conservation Area in accordance with Policy DC8 of the Local Plan 2018.

35) Detailed 1:20 Plans

The relevant part of the development shall not commence until details (including detailed drawings at a scale of not less than 1:20 in plan, section and elevation and physical samples, including paint colours) of the materials of the proposed double glazed external timber windows and doors hereby approved have been submitted to and approved in writing by the Council. The development shall not be implemented otherwise than in accordance with such details as have been approved and thereafter they shall be permanently retained in accordance with the approved details.

To ensure a high standard of design, preserve the special architectural and historic interest of the listed building and preserve the character and appearance of the Conservation Area in accordance with Local Plan Policies (2018) DC1, DC4, DC6 and DC8.

Justification for approving application:

1. Land Use: The proposal would achieve a sustainable form of development by meeting local housing demands on previously developed land suitable for residential infill development that would be compatible with the land uses in the surrounding area, which is characterised primarily by residential uses in single dwellinghouses and flats. The proposed family sized residential units would make efficient use of land by optimising residential use on this brownfield site. The proposals are therefore considered to be in accordance with Policy D3, GG2 and GG4 of the London Plan (2021) and Policies HO1, HO4 and HO5 of the Local Plan (2018).
2. Housing Quality: The proposed development would provide 3 family-sized dwellinghouses with 3-4 bedrooms in excess of their minimum floorspace requirements and with some external amenity space. The proposed units would provide dwellings with acceptable living conditions, good standards of accommodation and good amenities to future occupiers in accordance with London Plan (2021) Policy D6, the Mayor's Housing 'Design Standards' LPG (2023), the DCLG's Nationally Described Space Standards (2015), Local Plan (2018) Policies HO4, and HO11 and relevant Housing Key Principles of the 'Planning Guidance' SPD (2018) which all require new housing to be of a high quality design and be designed to have adequate internal and external space.
3. Design, Appearance and Character: The proposed development is considered to be of a high-quality of design which optimises the capacity of previously developed land. It is considered that the proposed development would be compatible with the character and appearance of the surrounding development and the prevailing character of the Conservation Area in terms of its height, mass, form, detailed design and materiality. Whilst the proposal would

result in the loss of a locally listed Building of Merit, it has been adequately demonstrated that the existing building has been significantly altered over time such that it no longer retains any significant architectural interest and that it is of limited local historic interest. The harm to the significance of the Central Fulham Conservation Area arising from the loss of the non-designated heritage asset would be less than substantial and would be outweighed by public benefits including the high quality of the design of the replacement dwellings and the delivery of new housing units. The proposed scheme therefore accords with the NPPF (2024), London Plan (2021) Policies D3 and HC1 and Local Plan (2018) Policies DC1, DC2 and DC8.

4. Residential Amenity: The proposed development would respect the principles of good neighbourliness and maintain an acceptable relationship with the neighbouring residential properties. Subject to conditions, the proposed scheme would not have an unacceptably harmful impact on neighbouring residential amenity in terms of daylight/sunlight, outlook, privacy and noise and disturbance. In this regard, the proposals comply with Policies DC1, DC2, HO11, CC11, CC12 and CC13, and relevant housing and amenity Key Principles of the 'Planning Guidance' SPD (2018).

5. Transport and Highways: It is considered that the scheme would not have a significant undue impact on the highway network, road safety and conditions or local on-street car parking demands due to restriction of car parking on and off street; hence it is deemed to be acceptable in transport terms. Satisfactory provision would be made for cycle parking, and a legal agreement is secured to ensure a car-free scheme for the two new units in this area which benefits from very good public transport links. Adequate provision for the storage and collection of refuse and recyclables would be provided. The existing off-street parking space would be eliminated, and the associated vehicular crossover would be removed, with the kerb reinstated at the applicant's expense. The proposed development therefore accords with the NPPF (2024), London Plan (2021) Policies T1-T7, Local Plan (2018) Policies T1, T2, T3, T4, T7 and CC7, and relevant transport and waste management Key Principles of the 'Planning Guidance' SPD (2018).

6. Environmental Issues: The impact of the development with regards to land contamination, flood risk, energy, sustainability, trees and air quality are considered to be acceptable subject to conditions to secure further details of mitigations and appropriate measures, in accordance with London Plan (2021) Policies SI 12 and SI 13 Local Plan (2018) Policies CC1, CC2, CC3, CC4, CC9, CC10 and OS5, and relevant Key Principles of the 'Planning Guidance' SPD (2018).

7. Planning Obligations: Planning obligations to offset the impacts of the development and make it acceptable in planning terms are secured. This

includes urban greening/tree replacement, car permit free restrictions, Section 278 highways works and the submission of a Construction Management Plan and an Air Quality Dust Management Plan plus monitoring fees. The proposed development would therefore mitigate external impacts and cater to the needs of the community affected by the proposed development. This would accord with London Plan (2021) Policy DF1 and Local Plan (2018) Policy INFRA1.

That the applicant be informed as follows:

- 1) In determining this application, the local planning authority has worked in a pro-active and positive manner with the applicant to foster the delivery of sustainable development, in accordance with the requirements of paragraph 38 of the National Planning Policy Framework (2023).
- 2) If the alterations include integration of new water using fixtures/fittings, then these should be water efficient ones to comply with the requirements of Local Plan Policies CC3 and CC4 (2018).

- 3) Permitted hours for building work

Construction and demolition works and associated activities at the development, audible beyond the boundary of the site should not be carried out other than between the hours of 0800 - 1800hrs Mondays to Fridays and 0800 - 1300hrs on Saturdays and at no other times, including Sundays and Public/Bank Holidays, unless otherwise agreed with the Environmental Health Officer.

Notification to neighbours of demolition/ building works

At least 21 days prior to the commencement of any site works, all occupiers surrounding the site should be notified in writing of the nature and duration of works to be undertaken. The name and contact details of a person responsible for the site works should be made available for enquiries and complaints for the entire duration of the works and updates of work should be provided regularly. Any complaints should be properly addressed as quickly as possible.

Dust

Best Practicable Means (BPM) should be used in controlling dust emissions, in accordance with the Supplementary Planning Guidance issued by the GLA 2014 for The Control of Dust and Emissions from Construction and Demolition

Dark smoke and nuisance

No waste materials should be burnt on site of the development hereby approved.

Noise and Vibration from demolition, piling, concrete crushing, drilling, excavating, etc.

Best Practicable Means (BPM) should be used, including low vibration methods and silenced equipment and machinery, in accordance with the Approved Codes of Practice of BS5228:2009 for noise and vibration control on construction and open sites.

- 4) The applicant should contact the Environmental Quality team via e-mail to Environmental.Quality@lbhf.gov.uk or by phone on 0208 753 1081 as soon as possible to discuss the steps necessary to fulfil the contaminated land conditions.
- 5) You are advised that under Section 80 of the Building Act 1984 you are required to give the Council a minimum of 6 weeks' notice of your intention to carry out any works of demolition of the whole or part of a building. You should submit your notice of intended demolition to the London Borough of Hammersmith and Fulham, Environmental Quality Team, Hammersmith Town Hall Extension, King Street, Hammersmith W6 9JU or email Environmental.Quality@lbhf.gov.uk. Please see our webpage for further details: Demolition notices | London Borough of Hammersmith & Fulham (lbhf.gov.uk)

LOCAL GOVERNMENT ACT 2000 LIST OF BACKGROUND PAPERS

All Background Papers held by case officer named above:

Application form received: 7th February 2025

Drawing Nos: see above

Policy Documents: National Planning Policy Framework (NPPF, 2024)
The London Plan (2021)
LBHF - Local Plan (2018)
LBHF - 'Planning Guidance' Supplementary Planning Document (2018)
LBHF - 'Climate Change' Supplementary Planning Document (2023)

Consultation Comments:

Comments from:
Metropolitan Police Crime Prevention

Dated:
06.03.2025

Neighbour Comments:

Letters from:

Dated:

3 Durrell Road SW6 5LQ	28.03.2025
38a Hestercombe Avenue SW6 5LJ	25.02.2025
34 Waldemar Avenue London SW6 5NA	20.02.2025
40 Waldemar Avenue London SW6 5NA	20.02.2025
2 Durrell Road London SW6 5LH	22.04.2025
Flat 1 722 Fulham Road London SW6 5SB	19.03.2025

1. SITE DESCRIPTION AND HISTORY

- 1.1. The site (0.04 hectares) is located on the northeast side of Durrell Road and includes an existing two-storey building in use as a single-family dwellinghouse with an ancillary garage and 1 parking space accessed from Durrell Road. The property contains a one-storey rear extension constructed along the northwest boundary with No.1 Durrell Road.
- 1.2 The site is situated in a predominantly residential area. To the east and north-east are Nos.720 to 724 Fulham Road which comprise a four-storey residential terrace (plus basement) which is in use as flats. Immediately to the west and to the south along Durrell Road are two-storey residential terraces with accommodation at roof level.
- 1.3 The site is located within the Central Fulham Conservation Area and property included on the Council's Local Register of Buildings of Merit. The site is also located within the Environment Agency's Flood Risk Zone 3.

Relevant Planning History

- 1.4 In 1980 planning permission (Ref: 1980/01205/FUL) was granted for the erection of rear extension at ground and first floor levels.

2. PUBLICITY AND CONSULTATION

Pre-Application

- 2.1 In accordance with the National Planning Policy Framework (NPPF), the applicant undertook pre-application discussions with the Local Planning Authority between May 2024 and October 2024. The final pre-application scheme was submitted in August 2024, and officers raised no objections subject

to minor design alterations and an assessment of the full impact on the residential amenity of neighbouring properties. The applicant was encouraged to conduct their own pre-application engagement with neighbours due to the proximity of neighbouring buildings.

Pre-Application Public Engagement

2.2 The applicant's Design and Access include a chapter on the methodologies that they used during their pre-application consultation process. Letters were sent out to neighbouring properties and site notices were posted ahead of two public meetings on 11th and 18th of September 2024. According to the applicant, the draft proposals were well received in general and the following summary comments were provided by respondents: -

- Some support for the principle of development;
- Request for transparency and clear communication throughout planning and delivery stages;
- Request appropriate site management and use of reputable building contractors with necessary experience;
- Management of construction and through traffic;
- Car parking;
- Daylight levels;
- Location of new tree and specification.

2.3 In response to the to the feedback, the applicant submitted the following:

- a professional Daylight/Sunlight report
- detailed demolition/construction management/logistics plans

Statutory Consultation

2.4 The application has been subject to two rounds of public consultation. In February 2025 the application was advertised by site/ press notices, and 76 individual notification letters were sent to neighbouring addresses. In response, 7 letters were received including 1 joint letter of support from 6 individual addresses which states that the three family-sized homes would represent a positive contribution to the neighbourhood. The 6 objections (including duplicates) raised the following summary concerns:

- This is not a brownfield or opportunity site, and intensification is not justified
- Demolition of Building of Merit in conservation area
- Loss of green space on site
- Bland new build
- Insufficient evidence to show that there will not be substantial loss of sunlight and daylight to the rear properties fronting Fulham Road
- Unsatisfactory flood risk assessment

- 2.6 In September 2025, a second round of consultation was carried out to take account of a corrected site plan. In total, 78 individual notification letters were sent to neighbouring addresses. In response, 4 representations were received including 1 letter that was received neither objecting nor supporting the proposal and sought clarification of whether the existing brick boundary wall separating the rear of No.1A Durrell Road and the side boundary with No.720 Fulham Road be reconstructed along the reconfigured rear boundary. The other three letters, including raised objections to the demolition of Building of Merit in conservation area but raised no new matters beyond the first round of consultation.

Officers Response to Consultation:

- 2.7 Regarding brownfield sites, the NPPF 2024 defines this as 'previously developed land', which includes 'land which has been lawfully developed and is or was occupied by a permanent structure and any fixed surface infrastructure associated with it, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed).' The application site meets the NPPF definition and policy approach for the redevelopment of brownfield sites.
- 2.8 All the relevant concerns which constitute a material planning matter, including demolition, design and visual amenity, compatibility with the surrounding conservation area, impacts on neighbouring residential amenity, and environmental concerns are addressed within the body of the report.
- 2.9 The Metropolitan Police (Designing out Crime) raised no objections but recommended that the development adopt Secured by Design accredited products.

3. POLICY CONTEXT

- 3.1 The Town and Country Planning Act 1990, the Planning and Compulsory Purchase Act 2004 and the Localism Act 2011 are the principal statutory legislation for Town Planning in England.
- 3.2 Collectively the three Acts create a plan led system which requires local planning authorities to determine planning applications in accordance with an adopted statutory development plan unless there are material considerations which indicate otherwise (Section 38 (6) of the 2004 Act as amended by the Localism Act).
- 3.3 In this instance, the statutory development plan comprises the London Plan (2021), the Local Plan (2018) and the 'Planning Guidance' (2018) and the 'Climate Change' (2023) Supplementary Planning Documents (hereafter referred to as 'Planning Guidance' and Climate Change' SPDs). Other strategic and local supplementary planning guidance and other documents from the

Council and the Greater London Authority/Mayor of London are also material to the determination of the application.

National Planning Policy Framework (2023)

- 3.4 The National Planning Policy Framework - NPPF (as updated 2023) is a material consideration in planning decisions. The NPPF, as supported by the Planning Practice Guidance (PPG), sets out national planning policies and how these are expected to be applied.
- 3.5 The NPPF does not change the statutory status of the development plan as the starting point for decision making. Proposed development that accords with an up to-date Local Plan should be approved and proposed development that conflicts should be refused unless other material considerations indicate otherwise.

The London Plan (2021)

- 3.6 The London Plan (2021) was published in March 2021 and is the Spatial Development Strategy for Greater London. The Plan provides the strategic planning policies for London, setting out an integrated economic, environmental, transport and social framework for growth over the next 20-25 years. The proposed development has been assessed in line with the policies set out in the London Plan. The London Plan is supported by guidance, which provides further information about how the London Plan Policies should be implemented in the form of Supplementary Planning Guidance ('SPG') documents which have also been considered in determining this application.

The Local Plan (2018)

- 3.7 The Council Local Plan was adopted on 28 February 2018. The policies in the Local Plan together with the London Plan make up the statutory development plan for the borough. The 'Planning Guidance' (February 2018) and 'Climate Change' (October 2023) Supplementary Planning Documents (SPDs) are also material considerations. These provide supplementary detail to the policies and are organised around key principles.
- 3.8 With regard to this application, all planning policies in the National Planning Policy Framework (NPPF, 2023), London Plan (2021), Local Plan (2018), and Supplementary Planning Guidance (SPG) / Supplementary Planning Documents (SPDs) have been referenced where relevant.
- 3.9 The main planning considerations in light of the London Plan (2021), and the Local Plan (2018) (hereafter referred to as Local Plan 2018), the 'Planning Guidance' Supplementary Planning Document (2018) (hereafter referred to as the 'Planning Guidance' SPD) and the 'Climate Change' Supplementary Planning Document (2023) (hereafter referred to as the 'Climate Change' SPD), include:

- the principle of the development in land use terms;
- housing quality;
- design, character and appearance;
- residential/neighbouring amenity;
- transport and highways;
- environmental considerations and
- planning obligations.

4. PRINCIPLE OF DEVELOPMENT AND LAND USE

Housing Supply

- 4.1 Policy H1 of the London Plan (2021) establishes ten-year targets for net housing completions that each local planning authority should plan for. Table 4.1 sets a 10-year target of 16,090 net additional dwellings for Hammersmith and Fulham by 2028/2029. Policy HO1 of the Local Plan (2018) references this target and seeks the delivery of additional dwellings within the borough on both identified and windfall sites, and as a result of changes of use.
- 4.2 The existing lawful use of the building is as a single dwellinghouse for residential purposes. The application site is located within a residential area and would result in a net gain of 2 residential units that would contribute towards housing delivery in the borough. The continued use of the site for residential purposes is acceptable subject to relevant development management policies and any other material considerations. The proposals accord with London Plan Policy H1 and Local Plan (2018) Policy HO1.

Small Sites

- 4.3 Policy H2 (Small Sites) of the London Plan sets out that Boroughs should proactively support well-designed new homes on small sites (below 0.25 hectares in size) through both planning decisions and plan-making. The site is approximately 0.04 hectares in size and therefore represents a small site for the purpose of this policy.
- 4.4 The proposal would provide three residential units and would make efficient use of this small site. The proposals accord with Policy H2.

Housing mix

- 4.4 Policy HO5 of the Local Plan requires a mix of housing types and sizes in development schemes, especially increasing the proportion of family accommodation.
- 4.5 The proposed scheme comprising of 2 x 4-bed and 1 x 3-bed units is considered to represent an appropriate housing mix in this location. Generally, outside of town centres, the Council would expect a higher proportion of larger family-sized units.

This is because such locations are not usually as constrained and are more appropriate to provide large family sized units. Overall, the proposed scheme would accord with Policy HO5 of the Local Plan.

5. QUALITY OF ACCOMMODATION

Internal Floorspace and External Amenity Space Standards

- 5.1 Local Plan Policy HO4 seeks to ensure that all housing development is provided to a satisfactory quality, has an appropriate mix of types and sizes, with an emphasis on family accommodation. Local Plan Policy HO11 requires that design and quality of all new housing, including new build, is of a high standard and will meet the needs of future occupants and respect the principles of good neighbourliness. This is supported by the housing standards within Key Principles HS1, HS2, and HS3 of the Council's SPD, which sets minimum floor areas and internal room sizes for new residential development. In either case, any development would still need to comply with the London Plan minimum standards which supersede those within the Local Plan.
- 5.2 Policy D6 of London Plan (2021) states that housing development should be of high-quality design and provide adequately sized rooms with comfortable and functional layouts which are fit for purpose and meet the needs of Londoners without differentiating between tenures. Dwellings must provide a minimum amount of gross internal floor area and built-in storage area. The proposed dwellinghouse would also need to meet the relevant standards set out in the Mayor's Housing Supplementary Planning Guidance (SPG), the DCLG's Nationally Described Space Standards and Key Principle HS2.
- 5.3 The proposals include the following minimum GIA unit sizes:
- Unit 1A: 4-bed, 7 Person, 3 Storey: 209sqm - complies 121sqm minimum
 - Unit 1B: 4-bed, 7 Person, 3 Storey: 206sqm - complies 121sqm minimum
 - Unit 1C: 3-bed, 5 Persons, 3 Storey: 197sqm - complies 99sqm minimum
- 5.4 All the units exceed the minimum floorspace requirements as detailed in Table 3.1, Policy D6 of the London Plan (2021) and Key Principle HS2 of the Planning Guidance SPD. The proposal also includes more than 3sqm of built-in storage for each dwelling.
- 5.5 Room sizes within the unit and their compliance with Key Principle HS3 are detailed below:

Table 1: Proposed Room Sizes (sqm)

	Unit 1A	Unit 1B	Unit 1C
Living Rm (min 15sqm)	15.2	12.2	13.0

Kitchen/Diner	25.4	23.4	29.1
Main Bedroom	18.8	23.7	21.7
Main Bathroom	5.6	4.8	5.1
Double Bedroom 2	17.9	16.4	14.9
Double Bedroom 3	12.1	16.8	8.5
Single Bedrooms 4	17.2	16.0	N/A

- 5.6 With the exception of the 2 drawing rooms which appear to function as living rooms in 1B and 1C, all the rooms meet minimum standards as outlined in Key Principle HS3. Notably, all three dwellings include a generous secondary “cinema” room at basement level that would provide additional living space for lounging and entertainment. Overall, in this case, it is considered that the proposed new dwellings would provide sufficient internal space to provide a suitable standard of amenity for future occupiers.
- 5.7 The London Plan (2021) Policy D6 (F), Subsection 9 provides guidance for private amenity space in new dwellings. The supporting text recognises that private open space is highly valued and that a minimum of 5 square metres of private outdoor space should be provided in new developments for 1-2 person dwellings, with a minimum depth and width of 1.5m. Local Plan Policy HO11 and SPD Key Principle HS1 require all new developments to make provision for open space to meet the needs of occupiers and users, appropriate to the type of housing being provided.
- 5.8 The proposal includes approximately 23-31sqm of external amenity space for each of the units within private rear gardens. The proposals would provide suitable amenity space for each dwelling in accordance with London Plan Policy D6 and Local Plan HO11 and SPD Key Principle HS1.

Outlook and Daylight to Habitable Rooms

- 5.9 The London Plan, the Mayor's Housing SPG Standards 29 and 32 and Planning Guidance SPD Key Principle HS2 state that developments should minimise the number of single aspect dwellings, and single aspect dwellings that are north facing should be avoided. SPD Key Principle HS2 defines "north facing" as "where the orientation is less than 50 degrees either side of north." The supporting text (Paragraph 3.7) further points out that in respect of aspect, the reception of sunlight is important to the quality of life and therefore in designing new buildings the ability for at least one habitable room to receive sunlight should be priority.

- 5.10 The proposal would be dual aspect with windows and rooflights across the southwest and northeast elevations. Aside from one bedroom in each unit within the front portion of the loft level, which would feature rooflights instead of a window, all the habitable rooms within the units would benefit from windows which would appear to provide suitable levels of daylight and outlook.
- 5.11 The London Plan (2021) Policy D6 and SPD Key Principle HS2 stipulate that the minimum floor to ceiling height must be 2.5m for at least 75 per cent of the Gross Internal Area of a dwelling.
- 5.12 All the dwellings would meet the minimum floor to ceiling height of 2.5m for at least 75 per cent of the Gross Internal Area of a dwelling. The proposals would accord with London Plan Policy D6.

Noise and Disturbance

- 5.13 Policies HO11, CC11 and CC13 of the Local Plan (2018) relate to environmental nuisance and require all development to ensure that there is no undue detriment to the general amenities enjoyed by existing surrounding occupiers, particularly those of residential properties.
- 5.14 To a safeguard the amenity of future occupiers, a condition would be attached to ensure that the noise level in rooms at the development do not exceed maximum noise standards for internal rooms and external amenity areas. Subject to this condition the development accords with Policies HO11, CC11 and CC13 of the Local Plan (2018).
- 5.15 Overall, it is considered that the proposed scheme would provide suitable standards of accommodation as housing units within the borough. This would accord with Local Plan Policies HO4 and HO11, London Plan Policy D6, the Mayor's Housing Design Standards LPG and the Nationally Described Space Standards (Technical Housing Standard).

Secured by Design

- 5.16 London Plan Policy D11 and Local Plan Policy DC1 both require new developments to respect the principles of Secured by Design and to ensure that proposals create a safe, secure, and appropriately accessible environment where crime and disorder and the fear of crime do not undermine quality of life or community cohesion.
- 5.17 The Metropolitan Police Crime Prevention Team have reviewed this application, and suggested applicants is informed to contact their office to commence the

Secured by Design (SBD) accreditation process. Details of how the proposal will incorporate measures for crime prevention will be secured by condition.

- 5.18 Subject to conditions, the proposed development accord with London Plan Policy D11 and Local Plan Policy DC1.

Fire Safety

- 5.19 Policy D12 of the London Plan states that 'all development proposals must achieve the highest standards of fire safety'.
- 5.20 Paragraph 3.12.2 of the London Plan specifies that the matter of fire safety compliance is covered by Part B of the Building Regulations. However, to ensure that proposals achieve the highest standards of fire safety, reducing risk to life, minimising the risk of fire spread, and providing suitable and convenient means of escape which all building users can have confidence in, applicants should consider issues of fire safety before building control application stage.
- 5.21 Pursuant to London Plan Policy D12, the submission of a Fire Statement is not a requirement for minor development proposals. In the interests of fire safety and to ensure the safety of all building users, the application has included a Fire Safety Strategy which outlines fire safety measures such as means of escape, mitigations for reducing a fire spread, inclusion of dry risers, hydrant location etc. This has been conditioned to ensure the Fire Safety Strategy is adhered to in perpetuity. Given the nature of the proposal, officers are satisfied that this consideration is satisfactory in line with London Plan Policy D12, Part A.
- 5.22 Overall, subject to condition, the proposals would accord with fire safety and Policy D12 of the London Plan.

6. DESIGN, CHARACTER AND APPEARANCE

- 6.1 The NPPF recognises that creation of high-quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.
- 6.2 London Plan Policy D3 (Optimising site capacity through the design-led approach) states that, in terms of quality and character, development proposals should "respond to the existing character of a place by identifying the special and valued features and characteristics that are unique to the locality and respect, enhance and utilise the heritage assets and architectural features that contribute towards the local character; and be of high quality, with architecture that pays attention to detail, and gives thorough consideration to the practicality of use, flexibility, safety

and building lifespan through appropriate construction methods and the use of attractive, robust materials which weather and mature well".

- 6.3 Policy DC1 of the Local Plan (2018) requires that all development within the borough should create a high-quality urban environment that respects and enhances its townscape context and heritage assets.
- 6.4 Policy DC2 requires that new build development will be permitted if it is of a high standard of design and compatible with the scale and character of existing development and its setting. The Policy sets out a number of criteria that all proposals should meet, including:
- 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 and connections to it;
 - 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) good neighbourliness and the principles of residential amenity;

Heritage Impacts

- 6.5 The NPPF states that development should be sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities). The NPPF advocates a positive strategy for conserving and enhancing the historic environment, taking account of (amongst other things) the desirability of new development to make a positive contribution to local character and distinctiveness. The NPPF also seeks to promote and support the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing where land supply is constrained and available sites could be used more effectively. Paragraph 125 states that planning policies and decisions should give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs, proposals for which should be approved unless substantial harm would be caused.
- 6.6 The Planning (Listed Buildings and Conservation Areas) Act 1990 sets out the principal statutory duties which must be considered in the determination of any

application affecting listed buildings or conservation areas. Section 72 of the Act is relevant to consideration of these applications. In determining applications, Paragraph 208 of the NPPF states that LPAs 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 into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

- 6.7 Paragraph 216 of the NPPF states that the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.
- 6.8 The NPPF makes a clear distinction between the approach to be taken in decision-making where a proposed development would affect the significance of designated heritage assets (listed buildings, conservation areas, Registered Parks and Gardens) and where it would affect the significance of non-designated heritage assets (buildings of local historic and architectural importance).
- 6.9 The NPPF also makes a clear distinction between the approach to be taken in decision-making where a proposed development would result in 'substantial' harm and where it would result in 'less than substantial' harm.
- 6.10 The Planning Practice Guidance notes which accompany the NPPF remind us that it is the degree of harm to the asset's significance rather than the scale of the development that is to be assessed.
- 6.11 Policy DC8 also seeks to protect, restore or enhance the quality, character, appearance and setting of the borough's historic environment including it conservation areas. When determining applications affecting heritage assets, particular regard will be given to matters of scale, height, massing, alignment, materials and use.
- 6.12 Key Principle BM2 states that development will not be permitted if it would result in the demolition, loss or harmful alteration to buildings, structures and artifacts that are of local townscape, architectural or historic interest, including all buildings identified on the council's Register of Buildings of Merit unless:
 - 1. (a) The building or structure is no longer capable of beneficial use, and its fabric is beyond repair; or

(b) The proposed development would outweigh the loss or harm to the significance of the non-designated heritage asset; and

(c) The proposed development cannot practicably be adapted to retain any historic interest that the building or structure possesses; and

(d) The existing building or structure has been fully recorded; and

2. In the case of artifacts, they cannot practicably be retained in situ or, failing that, retained for re-use elsewhere within the site.

- 6.13 Key Principle CAG1 describes how the mixture of uses within a conservation area is a component of character and often reinforces the role and quality of its individual buildings and local townscape. The impact of changing the balance of uses on that character must be carefully considered. Where new uses are proposed, they should be configured and accommodated in a manner that is consistent with the character of the conservation area and its architectural form, scale and features.
- 6.14 Key Principle CAG2 goes on to state that new development should contribute positively to the townscape and visual quality of the area and achieve a harmonious relationship with its neighbours to preserve or enhance the character and appearance of the conservation area. A successful design will take account of the characteristics of setting, urban grain, key townscape features, architectural details, landscape features, views, landmarks of the conservation area.
- 6.15 The application proposes the demolition of a Building of Merit located within the Central Fulham Conservation Area. The property is two storeys with a front gable to one bay and a pitched roof. It is simply designed in yellow stock brick with metal windows and soldier courses above the window openings. There is a single storey 'lean to' adjacent to the front boundary and an integral garage accessed from the public highway via a crossover with cobble stones. The Building of Merit would be replaced with three traditionally designed two storey houses with basements and living accommodation in the roofspace that seek to replicate the form, height, mass, front building line and detailed design of the adjacent Victorian properties when viewed from the street. Such a development would reflect the prevailing character of the Conservation Area.
- 6.16 There is relatively little information currently available on the significance of the Building of Merit. Historic maps suggest that there was a building on the site in the 1890s, potentially a commercial or industrial use. However, the building footprint has changed significantly over time, and it is unclear as to whether the current building is the same one that was on the site in the 1890s.

- 6.17 In response to feedback received at the pre-application stage, the applicant has submitted a Heritage Impact Statement outlining the history of the Building of Merit and assessing its significance. An 1894 Ordnance Survey Map shows a small structure in the rear garden of 724 Fulham Road which corresponds to a remnant part of 1A Durrell Road. Given the pattern of nearby development at this time, this building is likely to have been a stable or ancillary accommodation for the larger houses fronting Fulham Road.
- 6.18 The 1951 Ordnance Survey Map shows the building as having been substantially extended. The Heritage Impact Assessment concludes that the building, as it exists today, appears to be a hybrid of an older, perhaps coach house that dates to the end of the 19th century but entirely altered, with a large extension to the southeast which terminates with a brick gable. It is likely that at this time the whole elevation appears to have been given an inter-war appearance with 'Crittall' style, metal framed windows.
- 6.19 The northwest portion of the existing building corresponds with the building footprint on the 1894 Ordnance Survey Map, including the slight step in the front elevation. The high brick wall with piers at the front suggests there may have been a garage or coach entrance, which is now blocked. However, internally this space is now a kitchen and externally all stylistic reference to that time has been lost. To the rear, the whole of the older and extended building has an entirely blank façade to the rear garden and there is now also a flat roofed rear extension dated to 1981, of no architectural interest.
- 6.20 The Heritage Impact Assessment notes that archival research at the Hammersmith Local History Centre revealed very little additional information about the building. The archive has revealed that the house was occupied by Eric Warburg and his two wives for nearly 50 years; however, there is no evidence that this contributed to any particular historic or associative interest in the building. The archive also contains a number of street photographs dated July 1974 which show the house in its current context: largely un-changed except for the presence of what appears to be a prefab house on land now used for garages, to the north.
- 6.21 Whilst 1A Durrell Road has an element of historical interest, as shown from the historic maps, its inter-war extensions have completely altered both its character and appearance to the extent that it currently bears little relationship with either the earlier development of the area, or the more prevalent late 19th/early 20th century development. The result is a building that is stylistically out of place and with little architectural cohesiveness. The blocked-in entrance at the northwest end provides an awkward blank elevation to the street and the majority of building is single-aspect with a large blank two-storey elevation to the rear. Other than from historic

maps, its original function cannot be discerned from the remaining building and neither the inter-war or post-war extensions are of any architectural quality.

- 6.22 The Council's Design & Conservation officer has reviewed the Heritage Impact Assessment and accepts its findings that, in architectural terms, it is considered to make a neutral contribution to the townscape. It is very much a 'one off' in terms of its design and materials and does not relate particularly well to the architecture or character of the surrounding Victorian properties. In particular, the front building line projects beyond that of the attached adjacent Victorian terrace which creates an unsightly junction between properties and exposes a flank wall condition. Likewise, the eaves of the building do not align with the height of the eaves of the adjacent Victorian terrace.
- 6.23 Following several revisions to the scheme during both the pre-application and current application stages, the Council's Design & Conservation officer has raised no objection to the demolition of the Building of Merit and its proposed replacement buildings, subject to a condition requiring the submission and approval of a signed Building Contract for the erection of the replacement buildings in accordance with the planning permission, prior to the commencement of any demolition works. In the absence of such guarantees, the demolition of the existing building would not be acceptable, as otherwise this could result in premature demolition and an unsightly gap in the streetscene.
- 6.24 Given the existing building's lack of architectural significance and limited local historic significance, it is considered that the proposed development, which would result in three new family-sized dwellings – a housing type for which there is an established need and the high quality of their design in the streetscene - would outweigh the loss of the non-designated heritage asset and the less than substantial harm to the significance of the Conservation Area. Moreover, the building has been substantially altered over time to the extent that it cannot practicably be adapted to retain any historic interest that the building or structure possesses. As such, subject to a condition requiring the existing building being fully recorded prior to its demolition, the proposal is considered to be acceptable and would comply with Key Principle BM2.
- 6.25 Great weight has been given to the preservation of the character and appearance of the Conservation Area as required by s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and to the conservation of the significance of the designated heritage asset as set out in para 212 of the NPPF. On balance, the proposal represents a sensitive design response to the surrounding built environment that would optimise the use of a previously developed site and improve the current visual relationship with adjoining sites. As such, the proposed

development is in accordance with the NPPF, London Plan Policies D3 and D5, and Local Plan Policies DC1, DC2 and DC8.

Basements and Lightwells

6.26 The application proposes basements within the proposed dwellinghouses to provide additional floorspace, including the provision of front and rear lightwells. Similar basement excavations have been approved at nearby neighbouring properties, notably at Nos. 1 (Ref: 2017/02149/FUL) and 3 (Ref. 2017/02146/FUL).

6.27 Policy DC11 of the Local Plan (2018) is applicable to proposals for new basements and extensions to existing basements. This specifies that typically, basements will only be permitted where they:

(a) Do not extend into or underneath the garden further than 50% of the depth of the host building (as measured from the main rear elevation);

6.28 The excavation would be predominantly contained beneath the footprint of the properties, with the exception of the lightwells into the front and rear gardens. When measured from the main rear elevation, the proposed basements would extend 1m under the rear gardens and, therefore, do not extend into the gardens further than 50% of the depth of the host buildings.

(b) Do not extend into or underneath the garden further than 50% of the depth of the garden;

6.29 The rear gardens measure approximately 6m in length and the proposed rear lightwells would project 1m from the rear elevations. The front gardens measure approximately 2.3m in length and the proposed front lightwells would project 0.8m from the front elevations. The basements would therefore not extend into or underneath the gardens further than 50% of the depth of the gardens.

(c) Are set back from neighbouring property boundaries where it extends beyond the footprint of the host building;

6.30 The proposed lightwells beyond the footprint of the host buildings would be set in from the neighbouring property boundaries by between 0.45m and 1.4m. This separation would ensure that suitable potential is retained for planting and that the basements would not overly develop the garden area.

(d) Do not comprise more than one storey;

6.31 The proposed basements would be single-storey.

(e) Do not have an unacceptable impact upon the amenity of adjoining properties or the local, natural and historic environment during and post construction;

6.32 A Construction Method Statement, prepared by a qualified structural engineer has been submitted as part of the application. Furthermore, given the overall scale and design of the basements, it is considered that the proposed basement excavation works would not result in unacceptable impact to the local, natural or historic environment.

(f) Are designed to minimise flood risk (from all sources of flooding) to the property and neighbouring properties;

6.33 The applicant has submitted a flood risk assessment and/or SuDs report as part of this application. The Council's Environmental Policy team have raised no objection, subject to this document being adhered to. On this basis the proposal would not result in an unacceptable impact upon flood risk. Further comments are set out within the flood risk section of this report.

(g) Include a minimum of 1m of soil above any part of the basement beneath a garden;

6.34 Given the need for the rear and front lightwells to be open at ground level, the requirement for 1m of soil above these areas would not be practical. Furthermore, given the limited projection of these elements and the presence of existing hardstanding within the front garden, it is considered that they would not unacceptably impact upon the ability to sustain vegetation on the site or beyond the boundary.

(h) Ensure that the basement helps reduce the volume and flow of surface water run-off through appropriate use of SuDs and will provide active drainage devices to minimise the risk of sewer flooding;

6.35 The applicant has submitted a flood risk assessment and/or SuDs report as part of this application. The Council's Environmental Policy team have raised no objection, subject to this document being adhered to. Further comments are set out within the flood risk section of this report.

(i) Ensure that lightwells at the front or side of the property are as discreet as possible and allow the scale, character and appearance of the property and locality to remain largely unchanged;

6.36 The Council's Supplementary Planning Guidelines requires that front lightwells not exceed 800mm from front to back; reflect the shape of and be limited to the width of, the existing bay window; and that more than 50% of the existing front garden area be retained. The proposed front lightwells would measure 800mm front to back, following the model design for angled bays as set out in Key Principle BL1 of

the Planning Guidance SPD. These lightwells would be covered with horizontal metal grilles. Therefore, it is considered these would be sympathetic to the host dwellings and in keeping with the mix of lightwell designs in the area.

6.37 To the rear, aluminium framed sliding doors are proposed. These would match the size and scale of the ground floor rear elevation windows and would be aligned with these fenestration treatments. To the front elevations of the basement a new timber framed single door and timber framed window will be installed. The design and materials would match the rest of the opening, and the new windows will be aligned with the ground floor windows above.

(j) Are designed to safeguard the structural stability of the existing building, nearby buildings and other infrastructure;

6.38 A Construction Method Statement (CMS) has been provided. The CMS illustrates that the basement development is designed to safeguard the structural stability of nearby buildings and other infrastructure.

(k) Provide a Construction Method Statement (CMS) carried out by a qualified structural or civil engineer as part of any planning application;

6.39 A Construction Method Statement (CMS) has been provided. This was prepared by a qualified structural engineer and demonstrates that the works will be carried out in a suitable manner.

6.40 The above comments are made without prejudice to the outcome of any necessary Party Wall agreements and / or Building Control approvals, which exist outside the remit of planning controls.

(l) Provide a construction traffic management plan as part of the CMS to ensure that traffic and construction activity does not cause unacceptable harm to pedestrian, cycle, vehicular and road safety.

6.41 A construction traffic management plan was provided as part of the CMS. The Council's Highway Officer was consulted on the proposals and raised no concerns. On this basis it is considered the proposal would not result in an unacceptable impact on pedestrian, cycle, vehicular and road safety.

6.42 Overall, it is considered the proposed basements would not result in an unacceptable impact on the amenities of neighbouring residential properties or the visual amenities of the surrounding area/and would preserve the character of the Conservation Area. The basements would also be acceptable in terms of structural stability, flood risk and highways impacts. Therefore, the basements are compliant with the aims of Policy DC11 of the Local Plan (2018) and Key Principles BL1, BL2 and BL3.

- 6.43 On balance, and for the reasons explained above, Officers consider that the proposed scheme will be a significant and welcome improvement on the condition of the existing property and will enhance the character and appearance of the conservation area. Moreover, Officers have no objection to the proposed demolition of the existing building since it is not of any significance. The development has been designed to a high standard, in particular when compared to the existing building to be replaced. As such, it is considered that the proposal would comply with Sections 16 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, Section 16 of the NPPF (2024) and Policies DC1, DC2, DC8 and DC11 of the Local Plan (2018) and Key Principles BL1, BL2, BL3, BM2, CAG1 and CAG2 of the Planning Guidance SPD (2018).

7. RESIDENTIAL AMENITY

- 7.1 Policies DC1, DC2, CC11, CC13 and HO11 of the Local Plan require all proposals to be formulated to respect the principles of good neighbourliness. The 'Planning Guidance' SPD Housing Key Principles HS6 and HS7 seek to protect the existing amenities of neighbouring residential properties in terms of outlook, light, privacy and noise and disturbance.
- 7.2 Policy HO11 of the Local Plan includes requirements for residential developments to avoid detrimental impacts on the amenities of residents in the surrounding area. The policy states the protection of existing residential amenities, including such issues such as loss of daylight, sunlight, privacy, and outlook.

Outlook/Sense of Enclosure

- 7.3 The Council's SPD Housing Key Principle HS6 acknowledges that a building's proximity can have an overbearing and dominating effect detrimental to the enjoyment by adjoining residential occupiers of their properties. Although it is dependent upon the proximity and scale of the proposed development, a general standard can be adopted by reference to a line drawn at an angle of 45 degrees from a point 2m above the adjoining ground level of the boundaries of the site where it adjoins residential properties. However, on sites that adjoin residential properties that have rear gardens of less than 9m in length, this line should be measured at 45 degrees from the 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 an on-site judgement will be a determining factor in assessing the effect which the proposed development will have on the amenity of occupiers at neighbouring properties.
- 7.4 The properties most affected by the development are the lower ground floor flats at No.720 to 724 Fulham. Although the proposed development would breach a 45-degree line above 2m high on the southeast boundary, the existing

building already breaches that standard. It is acknowledged that, at a height of 9.7m, the proposal would be taller than the existing building by approximately 1.6m. However, the proposal has been revised to incorporate a hipped roof on its south-eastern flank to reduce the impact on the opposing rear elevation of the flats at 720 to 724 Fulham Road. This reduced massing to a hip design rather than gabled roof, for the end-of-terrace unit (1C), helps to mitigate the impact on outlook from the rear of those neighbouring properties fronting Fulham Road. In either case based on officers on site judgement the proposals are considered acceptable in this urban setting.

- 7.5 Immediately to the north, is the rear garden of No.718 Fulham Road. The proposed development would result in modest upward projections including the rear first floor outrigger and second floor pod projections to Units 1A and 1B would project above a 45-degree notional angle as measured from the rear boundary. Officers consider that the replacement buildings would not result in a significant loss of outlook or sense of enclosure for No.718 Fulham Road.

Privacy

- 7.6 SPD Housing Key Principle HS7 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. In addition, it states that a roof terrace/balcony is unacceptable if it would result in an additional opportunity for overlooking and consequent loss of privacy.
- 7.7 The southeast elevation of the proposed development does not include any windows. The proposed first floor window on the north-east corner of the development would not serve a habitable area and in either case would be obscure glazed, and this is secured by condition. There are no opposing windows to the north. To the south, on the opposite of Durrell Road there is an existing residential terrace, but the proposed front elevation of the development would be no closer than existing. The proposed development includes no windows in its western flank elevation and would not therefore impact on the adjacent site at No1 Durrell Road.
- 7.8 Overall, the proposals accord with SPD Housing Key Principle HS7.

Noise and Disturbance

- 7.9 London Plan Policy D14 sets out measures to reduce, manage and mitigate noise to improve health and quality of life. Local Plan Policy CC11 advises that noise and vibration impacts will be controlled by locating noise sensitive development in appropriate locations and protected against existing and proposed sources of noise through design, layout, and materials. Noise generating development will not be permitted if it would materially increase the

noise experienced by occupants/users of existing or proposed noise sensitive areas in the vicinity. Policy CC13 seeks to control pollution, including noise, and requires proposed developments to show that there would be 'no undue detriment to the general amenities enjoyed by existing surrounding occupiers of their properties'.

- 7.10 The application site is situated within a residential area. The proposals have been considered the Council Environmental Protection Team, and they raise no objections to the proposals. The residential gardens are consistent with others in the locality and are considered unlikely to harm the existing amenities of adjoining occupiers from additional noise and disturbance. As such, the proposed development is in accordance with Policies HO11, CC11 and CC13 of the Local Plan (2018).
- 7.11 Regarding noise during the demolition and construction phases, conditions would be attached to secure the submission of details for management plans, to control of nuisance during these phases.
- 7.12 In general, the proposed residential development would not result in any undue noise impact on residential occupiers. The proposals accord with London Plan D14 and Local Plan Policies CC1 and CC13.

Daylight and Sunlight

- 7.13 Policy D6 of the London Plan, supported by the Mayor's Housing SPG, seeks to ensure that high quality housing schemes are delivered, which includes providing sufficient daylight and sunlight to new and surrounding housing that is appropriate for its context, whilst avoiding overheating, minimising overshadowing, and maximising the useability of outside amenity space.
- 7.14 Policy HO11 of the Local Plan includes requirements for residential developments to avoid detrimental impacts on the amenities of residents in the surrounding area. The policy states the protection of existing residential amenities, including such issues such as loss of daylight, sunlight, privacy, and outlook.
- 7.15 The British Research Establishment (BRE) guide on 'Site layout planning for daylight and sunlight', set out good practice for assessing daylight and sunlight impacts for new development. In urban and city centre areas, BRE Guidelines advise that the guidance be applied flexibly. The applicant submitted a Daylight and Sunlight Report, which was carried out in line with the BRE, which assesses the potential impacts of the proposed development on daylight, sunlight and overshadowing on existing neighbouring residential buildings. The Daylight and Sunlight Report has been updated following the design alterations which reduce

massing along the southeast through the inclusion of a hipped roof rather than a gable roof.

Daylight

- 7.16 The BRE Guidance sets out three different methods of assessing daylight to or within a room, the Vertical Sky Component (VSC) method, the plotting of the no-sky-line (NSL) method and the Average Daylight Factor (ADF) method.
- 7.17 The VSC method measures the amount of sky that can be seen from the centre of an existing window and compares it to the amount of sky that would still be capable of being seen from that same position following the erection of a new building. The measurements assess the amount of sky that can be seen by converting it into a percentage. An unobstructed window will achieve a maximum level of 40% VSC. The BRE guide advises that if the VSC is greater than 27% then enough skylight should still be reaching the window of the existing window. If the VSC is both less than 27% and less than 80% of its former value, occupants of the existing building will notice the reduction in the amount of skylight. However, the Guidance makes clear that these values are advisory and paragraph 2.2.1 states that 'Different criteria may be used based on the requirements for daylighting in an area viewed against other site layout constraints.'
- 7.18 No Sky-Line 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. 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. For houses, the rooms to be assessed should include living rooms, dining rooms and kitchens. Bedrooms should also be analysed, although in terms of NSL they are considered less significant in terms of receiving direct sky light. Development will affect daylight if the area within a room receiving direct daylight is less than 80% of its former value.
- 7.19 The Average Daylight Factor (ADF) involves values for the transparency of the glass, the net glazed area of the window, the total area of room surfaces, their colour reflectance and the angle of visible sky measured from the centre of the window. This is a method that measures the general illumination from skylight and considers the size and number of windows, room size, room qualities and room use. The BRE test recommends an ADF of 5% for a well day lit space or 2% for a partly day lit space. The minimum standards for ADF recommended by the BRE for individual rooms are 2% for kitchens, 1.5% for living rooms and 1% for

bedrooms. However, the BRE guide (Appendix F) states that 'Use of the ADF for loss of light to existing buildings is not generally recommended' and, therefore, the report does not include an ADF assessment.

7.20 Officers have assessed the Daylight and Sunlight submissions which identify 121 windows which serve 8 adjacent properties and of these the most affected are at:

- 720 Fulham Road
- 722 Fulham Road
- 724 Fulham Road

VSC Assessment

7.21 Of the 121 assessed windows, all but 4 habitable rooms would retain a VSC value greater than 27% and would be reduced by more than 80% of their former values as a result of the proposal.

No 720 Fulham Road Lower Ground Floor (Window 35)

Although the existing VSC reduces from 18.3% to 12.8% which results in a retained value of 0.70 which is below the 0.8 target, the room served by that window includes three additional roof lights.

No.722 Fulham Road Lower Ground Floor (Windows 53-55)

Notably the resulting VSC for two of these windows (54 and 55) is marginally below the VSC 0.8 target at VSC 0.76 and 0.79; however, this change would be imperceptible. However, the resulting VSC for one window (53) would be 0.59 which is below the 0.8.

7.22 Whilst officers acknowledge that there are some technical infringements, notably to windows 35 and 53 but it is noted that the BRE guidance is intended to be used flexibly, particularly in dense urban environments. Officers consider that the new building is comparable with the existing massing and the additional depth and height over and above the existing is modest. Overall, the proposed additional massing would have a moderate impact on daylight and sunlight experienced by the closest neighbouring property in Fulham Road, which is not uncharacteristic of the for this urban context.

Sunlight

7.23 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. The Annual Probable Sunlight Hours (APSH) predicts the

sunlight availability during the summer and winter for the main windows of each habitable room that faces 90 degrees of due south. The summer analysis covers the period 21 March to 21 September, the winter analysis 21 September to 21 March. 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.

- 7.24 Of the 121 windows assessed, all but two (windows 36 and 37 on the lower ground floor of No.720 Fulham Road) meet the targets for annual probable sunlight hours (APSH). It is noted that these are roof lights located in a room that is also served by windows 34, 35 and 38, all of which meet the BRE guidance for direct sunlight. Officers have considered the report and concur with the conclusions that the proposal would, on balance, not have a significant impact on neighbouring properties that would be sufficient to withhold planning permission on the grounds of sunlight. Overall, the resulting technical infringements are considered modest in this urban setting.

Overshadowing

- 7.25 BRE guidelines recommend that at least 50% of the area of neighbouring amenity space should receive at least two hours of sunlight on 21 March. If, as a result of new development, an existing garden or amenity area does not meet the above, and the area which can receive two hours of sunlight on 21 March is less than 0.8 times its former value, then the loss of light is likely to be noticeable.
- 7.26 There are 11 amenity areas neighbouring the site which have been considered for Sun Hours on Ground analysis in accordance with the BRE Guidelines. All 11 amenity areas will retain at least 98% of their existing sunlight amenity and therefore would meet BRE guidance for Sun Hours on the Ground.

Daylight and Sunlight - Overall Conclusion

- 7.27 In terms of daylight, sunlight and overshadowing, officers consider that the habitable rooms and neighbouring gardens would, overall, retain sufficient access to daylight and sunlight after the development has been constructed would be acceptable having regard to London Plan Policy D6, Policies HO11, DC1 and DC2 of the Local Plan (2018), SPD Housing Key Principle HS7.

8. TRANSPORT AND HIGHWAYS

- 8.1 Policies T1-T7 of the London Plan set out that all development should make the most effective use of land, reflecting connectivity and accessibility by existing and future public transport, walking and cycling routes, and ensure that any impacts on London's transport networks and supporting infrastructure are mitigated. These policies also provide cycle and parking standards.

- 8.2 Local Plan Policy T1 sets out the Council's intention to 'work with strategic partners to improve transport provision, accessibility and air quality in the borough, by improving and increasing the opportunities for cycling and walking, and by improving connections for bus services, underground, national and regional rail'.
- 8.3 Local Plan Policy T2 relates to transport assessments and travel plans and states "All development proposals would be assessed for their contribution to traffic generation and their impact on congestion, particularly on bus routes and on the primary route network". Local Plan Policies T3, T4, T5 and T7 relate to opportunities for cycling and walking, vehicle parking standards, blue badge holders parking and construction logistics.
- 8.4 The above policies are supported by Key Principles TR1, TR4, TR7, TR21 and TR27 of the 'Planning Guidance' SPD (2018).
- 8.5 Local Plan Policy CC7 sets out the requirements for all new developments to provide suitable facilities for the management of waste.

Car Parking

- 8.6 The site has a PTAL of 3, meaning it has good access to public transport. According to Policy T4 of the Local Plan (2018), the council will only consider issuing of permits for on street parking in locations where the PTAL level is considered 2 or lower (TfL's public transport accessibility level). The PTAL calculator represents the best available tool for calculating public transport accessibility, as such this is the primary method for determining car permit free developments. The site lies within a Controlled Parking Zone. Therefore, to be in accordance with the Local Plan (2018) Policy T4 and The London Plan (2021), the proposed new units must be made car permit free for on-street parking, save for blue badge holders for disabled parking. This would also help reduce poor localised air quality and improve highways safety and condition. This is to be secured through the signing of a Unilateral Undertaking (UU) by the applicant.
- 8.7 The proposal involves the elimination of an off-street parking space within the existing garage, as well as the vehicle crossover providing access to the garage which, in turn, will add one publicly accessible on-street parking space. The removal of the vehicle crossover and reconstruction of the adjacent public footpath will be at the developer's expense and will be secured through a s278 agreement. On this basis, the proposal is not considered to have an unacceptable impact upon the public highway.

Cycle Parking

- 8.8 Policy T1 of the Local Plan seeks to encourage the provision and use of public transport and bicycles, to improve congestion and air quality within the Borough. Policy T5 of the London Plan specifies that cycle parking should be fit for purpose, secure and well-located, with the following standards for residential accommodation:
- 1 space per studio unit or 1-person, 1-bedroom dwelling
 - 1.5 spaces per 2-person, 1-bedroom dwelling
 - 2 spaces per all other dwellings.
- 8.9 The development would require the provision of covered, safe and secure storage for 6 bicycles. The proposed plans indicate that each dwelling would include a cycle store within the proposed rear garden area. The submitted Design & Access Statement also confirms that provision for 2 cycle storage spaces can be made for each dwellinghouse. The provision of the required cycle stores will be secured by way of planning condition. Officers consider that this would be sufficient to meet the requirements of Policy T5 of the London Plan.

Refuse, Recycling and Servicing

- 8.10 Local Plan Policy CC7 states that new developments, including conversions should aim to minimise waste and should provide convenient facilities for future occupiers. Refuse and recycling facilities have been indicated on the proposed plans within proposed front garden area. The provision of such arrangements is therefore to be secured by condition.

Footway Improvements

- 8.11 The Transport Statement confirms that the proposed development would restrict vehicular access to the site by sealing off the existing crossover and reinstate the public footway along Durrell Road. This is welcomed and would be an improvement to the pedestrian environment and safety. According to SPD Key Principle TR17, the developer will be required to pay for any works that the Council in their capacity as the highway authority has the power to carry out and that are necessary as a result of a new development. The Council will undertake the works on the highway to ensure that the works are undertaken to the council's adoptable standards and in order to ensure the disruption to the road network is minimal. The works would be secured via a legal agreement.

Demolition and Construction Logistics Plan

- 8.12 The applicant's Construction Management Plan and Construction Logistics Plan have been submitted and reviewed by the Council's Transport Planning Team. In order to assess and minimise the impact of the demolition/construction of the

proposed development on the local highway network, the submission of a Construction and Demolition Plan is required to 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 managed, washed and cleaned to prevent the transfer of mud and dirt onto the highway/footway, as well as other matters relating to traffic management to be agreed with the Network Management and the Permit Coordinators of the Council. Subject to conditions securing further details of a final detailed plan, officers consider that the proposals would not unduly impact the nearby highway network during the construction phase.

- 8.13 Overall, there are no objections to the proposals from a transport and highways perspective. Subject to the outlined conditions and legal obligations, the scheme would accord with the relevant policies of the London Plan and the Local Plan.

9. ENVIRONMENTAL CONSIDERATIONS

Flood Risk / Sustainable Drainage (SuDS)

- 9.1 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.
- 9.2 London Plan Policy SI 12 states that development proposals should ensure that flood risk is minimised and mitigated, and that residual risk is addressed. Policy SI 13 sets out the same requirement and additionally states that proposals for impermeable paving should be refused and that drainage should be designed and implemented to address water efficiency, water quality, biodiversity and recreation.
- 9.3 Local Plan Policy CC3 requires that new development reduce the use of water and be designed to take account of increasing risks of flooding. Policy CC4 states that new development would be expected to manage surface water run off by implementing a range of measures, such as sustainable drainage systems (SuDs) where feasible and the use of water efficient fittings and appliances.
- 9.4 The site is within the Environment Agency's Flood Risk Zone 3 indicating a medium risk of flooding from the Thames. However, it is well protected by flood defences such as the Thames Barrier and local river walls. As required, a Flood Risk Assessment has been submitted with the application and it assesses flood risk from all relevant sources as required, including surface water, reservoirs, groundwater and sewers. The FRA concludes flood from all sources to be very low to low, with the exception of groundwater which is concluded to be very high. This accords with the information in the Council's

SFRA and SWMP, which notes that the area is at elevated groundwater flooding risk.

- 9.5 The Council's Environmental Policy – Flood Prevention Team have reviewed the FRA and raised no objection subject to conditions to secure the implementation of the flood resilience and water efficiency measures, including the installation of a green roof, permeable paving, basement waterproofing, return valves and water butts, as outlined in the FRA and to finalise the role of infiltration in managing surface water. Subject to these conditions the scheme is acceptable on flood risk grounds.
- 9.6 Therefore, the proposed development would accord with London Plan Policies SI12 and SI13 and Local Plan Policies CC3 and CC4.

Sustainability / Climate Change

- 9.7 The scheme is not a major development, so there are no requirements to submit a Sustainability Statement or Energy Assessment to show compliance with local and regional policies on these issues. However, in line with the 'Climate Change' SPD, the Council would still encourage the implementation of sustainability measures such as energy efficiency and carbon curbing measures to address the climate emergency declared by the Council in 2019. In this case, the proposed development incorporates measures to minimise greenhouse gas emissions, promote energy use from renewable sources and reduce energy consumption, as well as to promote water efficiency in accordance with London Plan Policy SI 2 and Local Plan Policy CC1. Policies CC2 and OS5 of the Local Plan (2018) encourage the enhancement of biodiversity and green infrastructure and the integration of sustainable design and construction measures all developments, where feasible.
- 9.8 An Energy and Sustainability Statement has been included to support the application which assesses the performance of the proposed development using the procedures set out in 'Energy Assessment Guidance – Greater London Authority guidance on preparing energy assessments (June 2022)' and applies the Mayor's Energy Hierarchy from the London Plan. Passive sustainability measures have been included in the design to increase the energy performance of the development such as in the building fabric, cross natural ventilation, cooling and heating abilities, etc.
- 9.9 The proposal includes zero emission air source heat pumps which will include an air purification function to filter out airborne particles that can pose serious health risks. The proposal also includes solar panels installed on the flat portion of the mansard roofs, water butts and water-efficient fixtures which will help achieve the Council's sustainability goals in terms of climate change, sustainable drainage and renewable energy generation. The quality and durability of materials will be such to ensure the longevity of the newly-built

house and reflective of the existing architecture of the neighbourhood. These measures would achieve a 60% reduction in regulated carbon emissions against baseline figures (target emissions rate). Details can be conditioned to ensure these choices do not have any other implications on other aspects of the proposed development

- 9.10 The proposals are therefore considered acceptable with regards to London Plan Policy SI 2 and Local Plan Policy CC1.

Trees and Biodiversity Net Gain (BNG)

- 9.11 Policy OS5 of the Local Plan (2018) states that the Council will seek to enhance biodiversity and green infrastructure in the borough by:
- a. maximising the provision of gardens, garden space and soft landscaping. seeking green or brown roofs and other planting as part of new development.
 - b. protecting back, front and side gardens from new development and encouraging planting in both back and front gardens.
 - c. seeking to prevent removal or mutilation of protected trees.
 - d. seeking retention of existing trees and provision of new trees on development sites; and
 - e. adding to the greening of streets and the public realm.
 - f. making Tree Preservation Orders where justified in the interests of amenity.
- 9.12 These objectives are further articulated in Key Principle CAG6 of the SPD, which describes how open spaces, trees and streets make a significant contribution to the character and appearance of conservation areas.
- 9.13 The applicant has submitted an Arboricultural Impact Assessment and Tree Protection Plan which indicates that there are two small Elder trees on the subject property proposed for removal to facilitate the development, one Pillar Crab Apple tree along the street in front of the subject property to be retained and protected, and one Walnut tree within the rear garden of the adjacent property at No.718 Fulham Road whose root protection zone has the potential to be impacted by the proposed cycle store in the rear garden of proposed Unit 1A. The report also notes that the rear garden of No.718 Fulham Road contains Pyracantha and Oleander hedges along the shared boundary with the subject property. Whilst this vegetation softens views of the site and provides a vegetated buffer, the report acknowledges that this hedge is not afforded tree protection status.
- 9.14 The report also acknowledges that a large palm (technically a grass, and not a tree) and one large False Acacia tree have both been felled within the rear garden of the subject property within the last few years without the benefit of tree removal permits. Aerial photographs clearly show that the large False Acacia tree, in particular, provided substantial vegetative cover and would have contributed substantially to the character of the surrounding conservation area. The

Arboricultural Impact Assessment has valued the removed False Acacia at £13,145 according to the CAVAT (Capital Asset Value for Amenity Trees) Full method. The CAVAT Full Method is a detailed process for assessing the monetary value of individual trees, particularly in conjunction with development proposals. It involves five main steps that adjust a base value based on various factors including the tree's size, location, functional status, amenity factors, and estimated safe life expectancy.

- 9.15 The proposal is required to deliver a 10% gain on biodiversity relative to the pre-development value of the habitat present on-site.
- 9.16 The proposal includes three new trees in the rear gardens of the proposed dwellinghouses which would enable the development to exceed the 10% BNG requirement; however, according to BNG guidance (page 51, The Statutory Biodiversity Metric) trees planted in private gardens cannot be legally secured, as the owner has the right to remove them, notwithstanding any future Tree Protection Orders. In the absence of these three trees, the BNG calculation would be -18%, which is well below the minimum gain.
- 9.17 The Council's Arboricultural and Ecology officers have reviewed the report and have raised no objections to the proposal, subject to conditions that all works are conducted in accordance with the approved tree protection plan, that the replacement trees be maintained within the rear gardens, and that a financial contribution be secured through a legal agreement for the planting of an off-site replacement tree for the felled False Acacia tree.

Contamination

- 9.18 Policy 5.21 of the London Plan and Policy CC9 of the Local Plan 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.
- 9.19 Potentially contaminative land uses, past or present, are understood to occur at, or near to, this site. To ensure that no unacceptable risks are caused to humans, controlled waters, or the wider environment during and following the development works conditions are to be attached covering the assessment and remediation of contaminated land.
- 9.120 Subject to conditions the proposed scheme would accord with Policy CC9 of the Local Plan.

Air Quality

- 9.21 Policy CC10 of the Local Plan specifies that the council will seek to reduce the potential adverse air quality impacts of new development. Notably, where a

proposal has potential to result in occupants being affected by poor air quality, mitigation measures will be required to mitigate against this. The application site is located within the borough wide Air Quality Management Area (AQMA). The site is in an area of poor air quality due to the road traffic emissions from Fulham Road (A304).

- 9.22 The Council's Air Quality Team were consulted on this application and raised no objection, subject to conditions to secure Demolition and Construction Air Quality Dust Management Plans, Ventilation Strategy, Indoor Air Quality, Zero Emission Heating compliance, Wastewater Heat Recovery System (WWHRS).
- 9.23 Subject to these conditions, officers accept the proposals would comply with Policy CC10 of the Local Plan.

10. COMMUNITY INFRASTRUCTURE LEVY / PLANNING OBLIGATIONS

Mayoral and Local CIL

- 10.1 In this case, the proposed development would be liable to pay Community Infrastructure Levy (CIL) at both the mayoral and borough levels. The Mayoral CIL (MCIL2) rates are applicable to all planning permissions granted from 1 April 2019. The Mayor expects the Council, as the collecting authority, to secure the levy in accordance with London Plan Policy DF1. This development would be subject to a London wide community infrastructure levy. This development is liable for an estimated Mayoral CIL of approximately £35,360 (plus indexation).
- 10.2 The Council's Community Infrastructure Levy (CIL) is also a charge levied on the net increase in floorspace arising from development to fund infrastructure that is needed to support development in the area. The CIL Charging Schedule formally took effect from 1st September 2015. This development is liable for an estimated CIL of approximately £176,800 (plus indexation).

S106 Heads of Terms

- 10.3 The NPPF provides guidance for local planning authorities in considering the use of planning obligations. It states that 'authorities should consider whether otherwise unacceptable development could be made acceptable through the use of conditions or planning obligations and that planning obligations should only be used where it is not possible to address unacceptable impacts through a planning condition'.
- 10.4 London Plan Policy DF1 (Delivery of the Plan and Planning Obligations) states that development proposals should provide the infrastructure and meet the other relevant policy requirements necessary to ensure that they are sustainable and to support delivery of the Plan.

- 10.5 Local Plan Policy INFRA1 (Planning Contributions and Infrastructure Planning) advises that the council will seek planning contributions to ensure the necessary infrastructure to support the Local Plan is delivered using two main mechanisms which are the Community Infrastructure Levy (CIL) and Section 106 Agreements (s106).
- 10.6 The planning obligations set out in the heads of terms below are considered necessary to make the development acceptable in planning terms, they are related to the development and reasonably commensurate the scale and type of development proposed. A Section 106 agreement is therefore required to ensure the proposal is in accordance with the statutory development plan and to secure the necessary infrastructure to mitigate the needs and impacts of the proposed development.
- 10.7 In view of the fact the Section 106 agreement will be the subject of extended negotiations, officers consider that circumstances may arise which may result in the need to make minor modifications to the conditions and obligations (which may include variation, addition, or deletion). Accordingly, the second recommendation has been drafted to authorise the Director of Planning and Property, after consultation with the Assistant Director Legal Services and the Chair of the Planning and Development Control Committee, to authorise the changes they consider necessary and appropriate, within the scope of such delegated authority.
- 10.8 The applicant is expected to agree to enter into a legal agreement with the Council to which would include the following site-specific items:
- 1) Restriction of on-street car parking permits in borough CPZs save for blue badge holders (disabled parking).
 - 2) Enter a S278 Agreement to fund any necessary highway works arising from the development to the footway and crossover on Durrell Road.
 - 3) Provision of a Demolition and Construction Logistics Plans, and fund liaison with Local Contractor Co-ordination Group associated with monitoring of the demolition and construction process (£3,000 per annum).
 - 4) AQDMP Compliance monitoring of £5000 per annum of the demolition and construction phases of the development.
 - 5) Contribution of £13,145 towards local tree planting.
 - 6) A commitment to meet the costs of the Council's associated legal fees.

11. CONCLUSION

- 11.1 In considering planning applications, the Local Planning Authority needs to consider the development plan as a whole and planning applications that accord with the development plan should be approved without delay, unless material considerations indicate otherwise and any adverse impacts of doing so would significantly and demonstrably outweigh the benefits.
- 11.2 In the assessment of the application regard has been given to the NPPF, London Plan, and Local Plan policies as well as guidance.
- 11.3 In summary, the proposals would contribute towards an identified housing need and local housing target on previously developed land suitable for residential infill development that would be compatible with the land uses in the surrounding area, which is characterised primarily by residential uses in single dwellinghouses and flats.
- 11.4 The proposal is acceptable in visual terms and is considered to be of a good quality of design which would not adversely impact upon the surroundings. The loss of the Building of Merit has been fully justified and the resulting harm to the significance of the Conservation Area would be outweighed by public benefits including the high quality of design of the replacement buildings and the delivery of new residential units. Subject to conditions, the proposal would not result in unacceptable impacts upon the amenities of neighbouring residential properties. Highways, transportation and environmental matters including energy and sustainability, flood risk, air quality, land contamination and ecology have also been satisfactorily addressed and will be subject to conditions/planning obligations. In these respects, the proposals comply with the relevant policies of the NPPF (2024), the London Plan (2021), the Local Plan (2018) and the relevant Key Principles within the 'Planning Guidance' (2018) and 'Climate Change' (2023) Supplementary Planning Documents.
- 11.5 Officers have taken account of all the representations received and in overall conclusion for the reasons detailed in this report, it is considered having regard to the development plan as a whole and all other material considerations, that planning permission should be granted subject to the conditions listed, and the completion of a s106 agreement.
- 11.6 In line with the Town and Country Planning Act 1990 and the Town and Country Planning (Pre-commencement Conditions) Regulations 2018, Officers have consulted the Applicant on the pre-commencement conditions included in the agenda and the Applicant has raised no objections.

12. RECOMMENDATION

- 12.1 The application is therefore recommended for approval, subject to conditions and the completion of a legal agreement.

Agenda Item 7

Ward: Parsons Green And Sandford

Site Address:

First Floor Flat 38 Waterford Road London SW6 2DR



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For identification purposes only - do not scale.

Reg. No:

2025/01209/FUL

Case Officer:

Melissa Vingoe-Wright

Date Valid:

30.04.2025

Conservation Area:

Constraint Name: Moore Park Conservation Area -
Number 30

Committee Date:

14.10.2025

Applicant:

Mr Ned Truman
103 Tritonville Road Dublin D04 PP93 Ireland

Description:

Erection of a rear extension at first floor level, on top of the existing two storey back addition; removal of the remaining part of the pitched roof to form a new green flat roof, above the upper ground floor back addition; erection of 1.7m high obscure glazed screening, around part of flat roof above proposed first floor rear extension, in connection with its use as a roof terrace; erection of a single dormer door to the rear elevation at second floor level, to provide access to the proposed roof terrace.

Drg Nos:

Application Type:

Full Detailed Planning Application

Officer Recommendation:

That the Committee resolve that the Director of Planning and Property be authorised to grant permission subject to the conditions listed below:

That the Committee resolve that the Director of Planning and Property, after consultation with the Assistant Director of Legal Services and the Chair of the Planning and Development Control Committee be authorised to make any minor changes to the proposed Heads of Terms of the legal agreement or conditions, which may include the variation, addition or deletion of conditions, any such changes shall be within their discretion.

Conditions:**1) Time Limit**

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) Approved Plans

The development hereby permitted shall be carried out in complete accordance with the following approved drawing numbers, other than where those details are altered pursuant to the conditions of this planning permission:

097-110 rev C;
097-210 rev C;
097-211 rev C;
097-212 rev C.

To ensure full compliance with the planning application hereby approved and to prevent harm arising through deviations from the approved plans.

3) Materials

The development hereby approved shall be carried out and completed in accordance with the materials details (including colour and finish) specified below:

- Walls: London stock brick to match the existing building in terms of brick and mortar colour and bond pattern.
- Roof: Matching roof tiles to main roof. Flat roof to extensions.
- Windows: Timber frames, colour and finish to match the existing openings.
- Door: Black painted timber

The development shall be permanently retained in accordance with the approved details. Any works of making good to existing elevations shall be carried out in materials to match the elevation to which the works relate.

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

4) Roof Terrace - Privacy Screens

The terrace hereby approved shall not be first used until the privacy screening has been installed as shown on approved drawing no. [097-110 rev C]. The privacy screen shall achieve a minimum level of obscurity equivalent to Pilkington Texture Glass Level 3 and shall have a height of 1.7m above the finished floor level of the terrace along the rear and side elevations. The privacy screen shall thereafter be permanently retained as approved.

To protect the amenities of neighbouring occupiers in terms of overlooking and privacy in accordance with Policy HO11 of the Local Plan (2018).

5) Window – obscure glazing

The window at first floor level in the rear elevation shall be fitted with obscure glass to a minimum level of obscurity equivalent to Pilkington Texture Glass Level 3 and shall be fixed shut up to a height of 1.7m above the finished floor level. The window shall thereafter be permanently retained in this form.

To protect the amenities of adjoining occupiers in terms of privacy and overlooking in accordance with Policy HO11 of the Local Plan (2018).

6) Roof Terrace Size

The roof of the extensions other than the area shown as a terrace on the approved plans shall not be converted into or used as a terrace or other open amenity space. No alterations shall be carried out; nor planters or other chattels placed on the roof/remainder of the roof of the back addition or the extension hereby approved. No railings or other means of enclosure shall be erected around the roofs and no alterations shall be carried out to the property, including the extension hereby approved, to form an access onto the roofs.

Such a use would be detrimental to the amenities of neighbouring properties by reason of overlooking and loss of privacy and potential noise and disturbance, contrary to Policies CC11 and HO11 of the Local Plan (2018).

Justification for Approving the Application:

- 1) It is considered that the proposal would not have an unacceptable impact on the existing amenities of the occupiers of neighbouring residential properties and surrounding area and would be of an acceptable visual appearance which would not harm the character of the parent building or terrace and would preserve the character of the Moore Park Conservation Area. In this respect the proposal complies with the aims of relevant Policies of the Local Plan 2018 and applicable Key Principles of the Planning Guidance SPD 2018.

LOCAL GOVERNMENT ACT 2000 LIST OF BACKGROUND PAPERS

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

Application form received: 29th April 2025
Drawing Nos: see above

Policy documents: National Planning Policy Framework (NPPF) 2024
The London Plan 2021
LBHF - Local Plan 2018
LBHF – Planning Guidance Supplementary Planning Document
2018

Consultation Comments:

Comments from:	Dated:
Network Rail	13.05.25
Crossrail Limited	09.05.25

Neighbour Comments:

Letters from:	Dated:
2 Clare Mews London SW6 2EG	30.05.25
3 Clare Mews London SW6 2EG	02.06.25
3 Clare Mews London SW6 2EG	02.06.25
40C Waterford Road London SW6 2DR	02.06.25
2 Downs Road Bristol BS93TX	02.06.25
40B Waterford Road London SW6 2DR	05.06.25
One Clarew Mews, 42 Waterford Road London SW6 2EG	02.06.25

8 Clare Mews London London SW6 2EG	01.06.25
40b Waterford Road London SW6 2DR	02.06.25
4 Clare Mews Waterford Road LONDON SW6 2EG	02.06.25
5 Clare Mews London SW6 2EG	02.06.25
7 Clare Mews London SW6 2EG	31.05.25

1.0 SITE DESCRIPTION AND HISTORY

- 1.1 The application site relates to a three-storey mid-terrace property with accommodation at roof level. The property and is split into three flats. This application relates to the two-bedroom maisonette flat at first and second floor levels.
- 1.2 The site is located on the west side of Waterford Road. The surrounding area has a residential character. Along Waterford Road, to the north, south and east are two and three storey terraced properties with accommodation at roof level. To the west is a two-storey infill residential development along Clare Mews, which is accessed from Waterford Road; beyond that are the rear gardens of 4 storey properties fronting Harwood Road.
- 1.3 The site is located within the Moore Park Conservation Area and the Environment Agency's Flood Risk Zone 3.

Relevant Planning History

- 1.4 In 1983 planning permission (ref 1983/00164/FUL) was granted for the conversion of the property to 3 one bed flats, with a dustbin enclosure. This has been implemented.
- 1.5 In 1998 planning permission (ref 1998/00391/FUL) was granted for a single storey rear extension at lower ground floor level (to the side of the original back addition). This has been implemented.
- 1.6 In 2000 planning permission (ref 2000/01872/FUL) was granted for a full roof extension to provide an additional floor. This has been implemented.

26 Waterford Road

- 1.7 Various extensions have been approved (refs 2011/01867/FUL, 2011/01863/FUL, 2011/03318/FUL and 2011/02476/FUL) including an additional storey above the original back addition.

28 Waterford Road

- 1.8 Various extensions have been approved (ref 2005/01795/FUL and 2010/01493/FUL) including an additional floor to the back addition.

30 Waterford Road

- 1.9 Various planning permissions (refs 2003/02066/FUL, 1982/00838/FUL, 2009/02567/FUL) have been approved including increases to the height, width and depth of the original back addition.

Current Proposal

- 1.10 The current application involves the erection of a rear extension at first floor level, on top of the existing two storey back addition. The removal of the remaining part of the pitched roof to form a new green flat roof, above the upper ground floor back addition. The erection of 1.7m high obscure glazed screening, around part of flat roof above proposed first floor rear extension, in connection with its use as a roof terrace. The erection of a single dormer door to the rear elevation at second floor level, to provide access to the proposed roof terrace.

2.0 PUBLICITY AND CONSULTATION

Pre-application Engagement

- 2.1 In accordance with the National Planning Policy Framework (NPPF), the applicant undertook pre-application discussions with the Local Planning Authority. Pre-application proposals were submitted in October 2024 and involved the erection of a rear extension at first floor level, on top of the existing back addition and the formation of a roof terrace at second floor level. In response, officers recommended that the proposed depth of the extension should be reduced and the impact on the neighbouring residential properties should also be considered.

Statutory Consultation

- 2.2 Individual notification letters were sent to 20 neighbouring properties. In total 11 responses were received including 1 letter of support and 10 objections which raised the following summary representations:
- does not represent good design within the conservation area
 - limited examples of precedents in the surrounding area, and no immediate neighbours have roof terraces
 - direct and perceived detrimental impact to the neighbour amenity
 - significant overbearing, and dominant extension to the host property
 - neighbours already have limited amenity and outlook
 - roof terrace results in overlooking and reduces privacy
 - 1.7m high screening is insufficient; add conditions to secure materials for roof terrace screens and restrict views from new windows
 - noise and disturbance from use of roof terrace
 - no sunlight or shadow analysis and the proposals should be refused
 - a missing side elevation for both existing and proposed
 - party wall impacts and satisfactory notification required
 - pre-app response is not available for residents to view.
 - existing flat is already a good sized 2 bed flat
 - construction method statement should be submitted to prevent detrimental impact on surrounding neighbours and the highway network.

- 2.3 The letter of support raised the following summary points: -
- proposals would have limited impact on neighbours' property
 - proposals have a positive impact on the applicant's home
- 2.4 The material planning considerations raised above are considered in the relevant section of this report.
- 2.5 Following the submission of the original plans, the applicant submitted additional revised plans; the proposed side elevations include no windows, and a window is included in the rear elevation.
- 2.6 Party wall issues are civil matter that is covered separately under Party Wall legislation, and this is not a material consideration for a planning application.
- 2.7 Network Rail raised no objections to the application.
- 2.8 Crossrail raised no objections to the application.

3.0 POLICY CONTEXT

- 3.1 The Town and Country Planning Act 1990, the Planning and Compulsory Purchase Act 2004 and the Localism Act 2011 are the principle statutory legislation for Town Planning in England.
- 3.2 Collectively, the three Acts create a plan led system which requires local planning authorities to determine planning applications in accordance with an adopted statutory development plan unless there are material considerations which indicate otherwise (Section 38 (6) of the 2004 Act as amended by the Localism Act).
- 3.3 In this instance, the statutory development plan comprises of the London Plan 2021, and the Local Plan 2018. Other strategic and local supplementary planning guidance and other documents from the Council and the Greater London Authority/Mayor of London are also material to the determination of the application.

National Planning Policy Framework

- 3.4 The National Planning Policy Framework – NPPF (as updated 2024) is a material consideration in planning decisions. The NPPF, as supported by the Planning Practice Guidance (PPG), sets out national planning policies and how these are expected to be applied.
- 3.5 The NPPF does not change that statutory status of the development plan as the starting point for decision making. Proposed development that accords with an up-to-date Local Plan should be approved and proposed development that conflicts should be refused unless other material considerations indicate otherwise.

The London Plan 2021

- 3.6 The London Plan 2021 was published in March 2021 and is the Spatial Development Strategy for Greater London. The Plan provides the strategic planning policies for London, setting out an integrated economic, environmental, transport and social framework for growth over the next 20-25 years. The proposed development has been assessed in line with the policies set out in the London Plan. The London Plan is supported by guidance, which provides further information about how the London Plan Policies should be implemented in the form of Supplementary Planning Guidance (SPG) documents which have also been considered in determining this application.

The Local Plan 2018

- 3.7 The Council Local Plan was adopted on 28 February 2018. The policies in the Local Plan together with the London Plan make up the statutory development plan for the borough. The 'Planning Guidance' (February 2018) and 'Climate Change' (October 2023) Supplementary Planning Documents (SPDs) are also material considerations. These provide supplementary detail to the policies and are organised around key principles.
- 3.8 Regarding this application, all planning policies in the National Planning Policy Framework (NPPF, 2024), London Plan 2021, Local Plan 2018 and Supplementary Planning Guidance (SPG)/Supplementary Planning Documents (SPDs) have been referenced where relevant.
- 3.9 The main planning considerations in light of the London Plan 2021, and the Local Plan 2018 (hereafter referred to as Local Plan), the 'Planning Guidance' Supplementary Planning Document 2018 (hereafter referred to as the 'Planning Guidance' SPD) include:
- 1) Design, character and appearance.
 - 2) Residential amenity; and
 - 3) Other matters

4.0 DESIGN AND HERITAGE

- 4.1 The NPPF recognises that creation of high-quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.
- 4.2 Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that in the exercise, with respect to any building or other land in a conservation area, of any functions under or by virtue of any of the provisions mentioned in subsection (2) (which includes the planning Acts), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

- 4.3 Paragraph 212 of the NPPF states: When considering the impact of a proposed development on the significance of a designated heritage asset great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.
- 4.4 Paragraph 215 of the NPPF states: Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighted against the public benefits of the proposal including, where appropriate, securing its optimum viable use.
- 4.5 London Plan Policy D3 (Optimising site capacity through the design-led approach) states that, in terms of quality and character, development proposals should “respond to the existing character of a place by identifying the special and valued features and characteristics that are unique to the locality and respect, enhance and utilise the heritage assets and architectural features that contribute towards the local character; and be of high quality, with architecture that pays attention to detail, and gives thorough consideration to the practicality of use, flexibility, safety and building lifespan through appropriate construction methods and the use of attractive, robust materials which weather and mature well”.
- 4.6 Local Plan Policy DC1 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 demonstrates how good design, quality public realm, landscaping and land use can be integrated to help regenerate places.
- 4.7 Policy DC4 of the Local Plan states that the Council will require a high standard of design in all alterations and extensions to existing buildings. In particular, design in all alterations and extensions should be: - compatible with the scale and character of existing development, neighbouring properties and their setting; - successfully integrated into the architectural design of the existing building; and – subservient and should never dominate the parent building in bulk, scale, materials or design.
- 4.8 Policy DC8 states that the Council will conserve the significance of the borough's historic environment by protecting, restoring and enhancing its heritage assets. These assets include: listed buildings, conservation areas, historic parks and gardens, the scheduled monument of Fulham Palace Moated site, unscheduled archaeological remains and building and features of local interest.
- 4.9 Key Principle CAG2 states that new development should contribute positively to the townscape and visual quality of the area and achieve a harmonious relationship with its neighbours to preserve or enhance the character and

appearance of the conservation area. Key Principle CAG3 goes on to state that new buildings, extensions and alterations should be sympathetic to the architectural character of the built context. Characteristics such as building lines, rear and side additions, materials, windows and building features should be considered in this context.

- 4.10 The site is located within the Moore Park Conservation Area. The proposals would be visually prominent from private views to the rear of Waterford Road and Clare Mews, both within the Conservation Area

Moore Park Conservation Area

- 4.11 The Moore Park Conservation Area was first designated in April 1989. The character of the Conservation Area is determined largely by the residential area that lies between two of London's major arterial thoroughfares, Fulham Road and Kings Road, a mixture of detached houses and villas, as well as terraced residential properties.
- 4.12 Waterford Road falls within main body of the Moore Park conservation area (Section B). The western side of Waterford Road consists of two storey terraces with semi-basements. Those at the northern end (Nos. 24 to 40 even) were built with valley roofs with a parapet and those to the south (Nos. 44 to 74 even) have pitched slate roofs. No. 42 is a modern property with a ground floor vehicular entrance through to Clare Mews (the former London General Omnibus Co. stables) at the rear, separates these two terraces. Many of the houses have retained their original railings to the front boundary and entrance steps.
- 4.13 The application property has been altered since it was built. The original roof has been replaced with a full roof extension. There is also an existing two storey rear addition at ground and lower ground levels and an infill side extension.
- 4.14 In response pre-application advice, the proposals have been reduced in scale. The proposals involve the erection of a brick extension at first floor level above the existing two storey rear addition and would measure approximately 3.1m deep, 3.2m deep and would be set back some 1m from the end of the existing rear addition. Beyond the proposed extension, the alterations involve flattening the roof of the existing rear addition at upper ground floor level. The proposed extension would have a window in its' side elevation and a flat roof.
- 4.15 The siting and scale of the proposed extension results in a back addition that remains subservient to the main parent building. The use of matching brick materials for the extension would be in keeping with the existing materials of the host property.
- 4.16 The application site is situated within a terrace that includes properties that have had similar extensions which have resulted in an increase in height, length and width of the original back additions. The closest examples are at Nos. 26, 28 and 30 Waterford Road. The proposed development would have a

similar form to those extended properties.

- 4.17 The flat roof of the proposed extension includes a roof terrace that would measure 1.8m deep and be enclosed by a 1.7m obscure glazed screen to its' rear and side elevations. The terrace would be accessed from a new timber door in the existing main rear elevation that leads to an existing internal staircase. The scale of the roof terrace is considered modest and its' siting at the rear with light weight glazed screening would be sympathetic to the existing property.
- 4.18 The proposed window opening in the rear of the proposed extension would be of an appropriate scale that would respect the existing openings of the host property and neighbouring properties. Views of the proposed new door would be very restricted and would not harm the appearance of the rear elevation.
- 4.19 Key Principle HS8(ii) seeks to ensure that new balconies and terraces would be designed to receive reasonable levels of sunlight and daylight for the future users. The proposed terrace would be situated at the second-floor level and would sit above neighbouring extensions at Nos. 36 and 40 Waterford Road. In this position the terrace would not be at a low level or enclosed by neighbouring buildings. It is therefore considered that the terrace would receive adequate levels of daylight and sunlight
- 4.20 Against this backdrop of existing properties, it is not considered that the proposed extension when combined with the terrace development would result in a visual impact that would be out of keeping with the character of the existing application terrace. It is considered that the proposed extension would preserve the overall character of the host property and wider terrace group.
- 4.21 Officers have assessed the impact of the proposals upon the character and significance of the Moore Park conservation area and based upon due consideration of the considerations above, conclude that the proposals would result in less than substantial harm to the character and significance of this section of the conservation area. The proposed roof extension and roof terrace result in additions that appear subservient to the host dwelling and would be sympathetic to the wider terrace group and the roofscape and would not be harmful to the character of the Conservation Area and preserves the character and appearance of the heritage asse.
- 4.22 The proposal would be contrary to section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, policies DC1, DC4 and DC8 of the Local Plan (2018) and Key Principles CAG2 and CAG3 of the Planning Guidance Supplementary Planning Document (2018).

5.0 RESIDENTIAL AMENITY

- 5.1 Policies DC1, DC2, CC11, CC13 and HO11 of the Local Plan require all proposals to be formulated to respect the principles of good neighbourliness. The 'Planning Guidance' SPD Housing Key Principles HS6, HS7 and HS8 seek

to protect the existing amenities of neighbouring residential properties in terms of outlook, light, privacy and noise and disturbance.

- 5.2 Policy HO11 of the Local Plan includes requirements for residential developments to avoid detrimental impacts on the amenities of residents in the surrounding area. The policy states the protection of existing residential amenities, including such issues such as loss of daylight, sunlight, privacy and outlook.
- 5.3 Policies CC11 (Noise) and CC13 (Control of Potentially Polluting Uses) also deal with environmental nuisance and requires all developments to ensure that there is no undue detriment to the general amenities at present enjoyed by existing surrounding occupiers of their properties.
- 5.4 The most affected properties are adjoining at Nos. 36 and 40 Waterford Road and the properties to the rear in Clare Mews.

Outlook/Sense of Enclosure

- 5.5 The Council's SPD Housing Key Principle HS6 acknowledges that a building's proximity can have an overbearing and dominating effect, detrimental to the enjoyment of adjoining residential occupiers in their properties. Although it is dependant upon the proximity and scale of the proposed development, a general standard can be adopted by reference to a line drawn at an angle of 45-degrees from the ground level of the boundaries of the site where it adjoins residential properties, this is increased to a height of 2m from the ground level of the boundary for properties with a rear garden of more than 9m. If any part of the proposed building extends beyond these lines, an on-site judgement will be a determining factor in assessing the effect which the proposed development will have on the amenity of occupiers at neighbouring properties.
- 5.6 In this instance, the rear boundary abuts the communal parking area to the front of the properties within Clare Mews. Whilst the garden of the host building is approximately 4m, the distance to the closest building within Clare Mews is some 10.5m. Although, the extension would fall within a 45-degree line of the rear garden boundary, based on an on-site judgement officers consider within this urban setting, that the proposal would not result in an undue increase in a sense of enclosure or loss of outlook to the residential properties in Clare Mews.
- 5.7 Key Principle HS7(i) states that 'Any proposed rear extension should not worsen the outlook from any rear habitable room window located lower than the proposed extension'. An extension to either the roof of the back addition or to the rear of the back addition should enable an unobstructed angle of 45 degrees to be achieved to any window to a habitable room on the ground floor of the back addition if that forms the sole window to that room. This requirement needs to be satisfied by measuring either over or around the back addition as extended. Where there is an existing rear addition, the angle of unobstructed visibility for this purpose should not be reduced by more than 15%. Where no

rear addition currently exists at the level of the extension then on-site judgement will be a determining factor in assessing the effect which the extension will have on the existing amenities of the neighbouring properties

- 5.8 The two most affected properties are at Nos 36 and 40 Waterford Road. The adjoining property at No.36 Waterford Road has a two-storey back addition extension at lower ground and ground floor; there are no windows in the main rear elevation of that property at ground or lower ground floor. Also, there are no windows in the opposing flank elevation of the back addition at No.36.
- 5.9 At No.36 there are no extensions at the roof level, and the property has a matching existing two storey back addition, with no windows in its rear elevation or on the opposing side elevation closest to the application site. No.36 has an existing rear window at first floor which is situated on the same level as the proposed first floor extension.
- 5.10 The proposed first floor extension measures 3.2m deep from the main rear elevation. In terms of impact the closest habitable window is at the first floor of No.36; although at the same first floor height as the extension, that existing neighbouring window would be located slightly lower than the overall height of the proposed extension. The extension would result in an angle of unobstructed visibility of 43-degrees from the central point of that neighbouring first floor which falls just below the target 45-degrees. In this instance it is considered that the proposed extension would still enable a satisfactory level of outlook from that opening. No rear addition currently exists at first floor level and based an on-site judgement; officers consider that the proposals would have an acceptable impact within this urban setting.
- 5.11 No. 40 Waterford Road is split into flats; the flats at first and second floor have matching internal layouts that include windows in the main rear elevation that serve kitchen and reception areas. The nearest windows at both first and second floors both serve kitchens are within the target 45-degrees whereas the furthest windows which serve reception areas fall outside the 45-degree target. Notably, Key Principle HS7 seeks to protect the outlook from rear habitable room windows located lower than the proposed extension; the Local Plan Glossary defines a habitable room as any room used or intended to be used for dwelling purposes above 6.5 sqm in floor area except for kitchens of less than 13 sqm. In these circumstances, it is considered that the proposed first floor extension would result have an acceptable impact on the overall living conditions of the occupiers of number 40 Waterford Road.
- 5.12 The proposed roof terrace (1.8m deep) and glazed screening (1.7m high) at second floor on top of the proposed extension is considered modest in scale. In terms of impact, it would allow an unobstructed view of over 45-degrees from the central point of this neighbour's first floor window at both Nos. 36 and 40. The roof terrace would not result in any undue loss of outlook to immediately adjoining properties in the application terrace nor those in Clare Mews.

5.13 Overall, the proposals accord with the aims of Policy HO11 and Key Principles HS6 and HS7.

Daylight and Sunlight

5.14 Policy HO11 of the Local Plan includes requirements for residential developments to avoid detrimental impacts on the amenities of residents in the surrounding area including daylight and sunlight to rooms in adjoining properties. The supporting paragraph 6.74 to HO11 states that 'these standards are often subject to on-site judgement, but a departure from the standards needs to be justified by the circumstances of a particular case.' Key Principle HS7 also seeks to protect the daylight and sunlight levels for surrounding residential occupiers.

5.15 Although no daylight and sunlight report was provided as part of the application, an officer assessment has been carried out following an on-site judgement. Officers note that in response to pre-application advice the proposals have been reduced in scale. The proposed first-floor extension and roof terrace have respectively been set back by approximately 1m and 2.8m from the rear boundary. The proposed roof terrace has been reduced by some 50%.

5.16 Based on an on-site judgement, officers consider that the proposed extensions at first and second floor together with the enclosed roof terrace would be unlikely to result in an unacceptable loss of light to the habitable windows at the rear of Nos 36 and 40 Waterford Road nor the properties to the rear in Clare Mews.

5.17 Overall, the proposals accord with the aims of Policy HO11 and Key Principle HS7 and would not result in an adverse impact on the daylight and sunlight levels of the neighbouring properties.

Privacy

5.18 SPD Housing Key Principle HS7(iii) 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. It also states that a roof terrace/balcony is unacceptable if it would result in an additional opportunity for overlooking and consequent loss of privacy. If this standard cannot be met, sensitively designed screening may be acceptable, following an assessment of its impact upon neighbouring amenity. Key Principle HS8 seeks to ensure that balconies and terraces would not result in harm to the existing amenities of neighbouring occupiers and would not result in a significantly greater degree of overlooking or loss of privacy from the use of or access to the terrace.

5.19 The proposed window to the rear elevation would be less than 18m to the opposing neighbouring property in Clare Mews. To address this, a condition is attached to ensure that the proposed window is obscure glazed and non-opening below a height of 1.7m internally to prevent overlooking.

5.20 The proposed roof terrace would be enclosed by a 1.7m high obscure glazed screen. Officers consider that this height would be sufficient to prevent overlooking from users of the proposed terrace; the screening would be at or above the eye level, which would mitigate any loss of privacy. Subject to appropriate conditions to secure the implementation of appropriate screening, officers are satisfied that the roof terrace would not result in any undue loss of privacy to neighbouring properties.

5.21 The proposed development accord with Policy HO11 of the Local Plan and Key Principle HS7.

Noise and Disturbance

5.22 London Plan Policy D14 sets out measures to reduce, manage and mitigate noise to improve health and quality of life. Local Plan Policy CC11 advises that noise and vibration impacts will be controlled by locating noise sensitive development in appropriate locations and protected against existing and proposed sources of noise through design, layout and materials. Noise generating development will not be permitted if it would materially increase the noise experienced by occupants/users of existing or proposed noise sensitive areas in the vicinity. As noted above, policy CC13 seeks to control pollution, including noise and requires proposed developments to show that there would be 'no undue detriment to the general amenities enjoyed by the existing surrounding occupiers of their properties'.

5.23 SPD Housing Key Principle HS8 seeks to ensure that balconies and terraces would not harm the existing amenities of neighbouring occupiers by reason of noise or disturbance. The supporting text in paragraph 3.16 states that balconies and terraces should be no bigger than 15 sqm square metres to reduce noise and disturbance to neighbours.

5.24 In this case, the proposed second floor roof terrace is 4.75sqm. Officers consider that the scale of the terrace is modest. Given its small scale it is not considered that it would result in any undue impact in terms of noise and disturbance.

5.25 Regarding noise during the demolition and construction phases, conditions would be attached to secure the submission of details for management plans, control of nuisance during these phases.

5.26 In general, the proposed residential development would not result in any undue noise impact on residential occupiers. The proposals accord with London Plan D14 and Local Plan Policies CC1 and CC13.

Conclusion

5.27 Overall, the proposed development is not considered to result in significant harm to the overall amenity of the surrounding residential neighbours. Particularly in regard to light, outlook, privacy and noise levels. The

development accords with the aims of policies HO11, CC11 and CC13 of the Local Plan as well as Key Principles HS6, SH7 and HS8 of the Planning Guidance SPD.

6.0 OTHER MATTERS

6.1 Flooding

- 6.2 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.
- 6.3 London Plan Policy SI 12 states that development proposals should ensure that flood risk is minimised and mitigated, and that residual risk is addressed. Policy SI 13 sets out the same requirement and additionally states that proposals for impermeable paving should be refused and that drainage Page 161 should be designed and implemented to address water efficiency, water quality, biodiversity and recreation.
- 6.4 Local Plan Policy CC3 requires that new development reduce the use of water and be designed to take account of increasing risks of flooding. Policy CC4 states that new development would be expected to manage surface water run off by implementing a range of measures, such as sustainable drainage systems (SuDs) where feasible and the use of water efficient fittings and appliances. Key Principle FR1
- 6.5 The site is within the Environment Agency's Flood Risk Zone 3 indicating a medium risk of flooding from the Thames. However, it is well protected by flood defences such as the Thames Barrier and local river walls. A Flood Risk Assessment has been provided within the Design and Access Statement. It states that the proposed development would be above the ground level and there would be no scope for reducing the impact of surface water flooding. A green roof is proposed to the rear of the first-floor extension, and of the roof of this extension, with potential to include a rainwater butt on the second-floor terrace.
- 6.6 The proposals would not impact the ground level of the site and would retain the existing footprint of the host property. Officers consider that the proposals would not result in an increase to the risk of flooding for the host property of the neighbouring properties. An informative has been recommended to ensure that any SuDS measures incorporated would comply with Building Regulations. The proposals would therefore be compliant with policies CC3 and CC4 of the Local Plan and key principle FR1.

6.7 Transport

- 6.8 Policies T1-T7 of the London Plan set out that all development should make the most effective use of land, reflecting connectivity and accessibility by existing

and future public transport, walking and cycling routes, and ensure that any impacts on London's transport networks and supporting infrastructure are mitigated.

- 6.9 Local Plan Policy T2 relates to transport assessments and travel plans and states "All development proposals would be assessed for their contribution to traffic generation and their impact on congestion, particularly on bus routes and on the primary route network".
- 6.10 The Council's Highways team have been consulted on the proposals and confirmed that the scale of the development would not necessitate a Construction Logistics Plan. There are parking bays on both sides of Waterford Road which could be suspended as part of the proposed development. Given this and the relatively small scale of the development, highways officers concluded that a condition for a Construction Logistics Plan is not necessary in this case.
- 6.11 Overall, the development would have an acceptable impact on the surrounding highway network and would not result in harm to the safety of road users. The development would be compliant with policy T2 of the Local Plan.

7.0 CONCLUSION

- 7.1 In considering planning applications, the Local Planning Authority needs to consider the development plan as a whole and planning applications that accord with the development plan should be approved without delay, unless material considerations indicate otherwise and any adverse impacts of doing so would significantly and demonstrably outweigh the benefits.
- 7.2 In the assessment of the application, regard has been given to the NPPF, London Plan 2021, and Local Plan 2018 policies as well as guidance.
- 7.3 In summary, the proposal is acceptable in visual terms and is of a good quality of design which would not adversely impact upon the surrounding area. There is not considered to be resulting harm on the significance of the Moore Park Conservation Area. Subject to conditions, the proposal would not result in unacceptable impacts upon the amenities of neighbouring residential properties.
- 7.4 Officers have taken account of all the representations received and in overall conclusion for the reasons detailed in this report, it is considered having regard to the development plan as a whole and all other material considerations, that planning permission should be granted subject to the conditions listed.

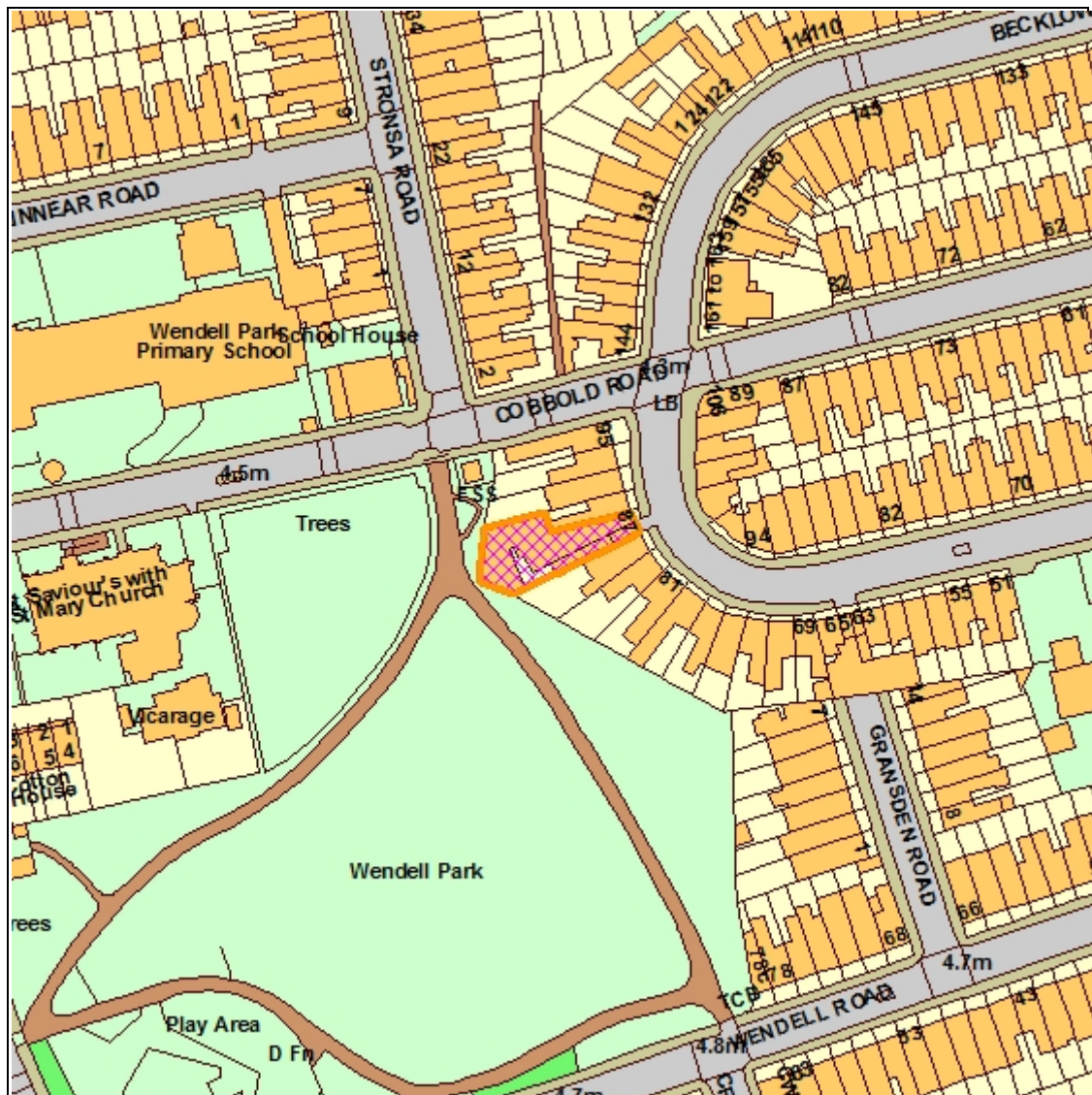
8.0 RECOMMENDATION

- 8.1 The application is therefore recommended for approval, subject to the proposed conditions.

Ward: Wendell Park

Site Address:

87 Gayford Road London W12 9BY



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For identification purposes only - do not scale.

Reg. No:

2025/01583/FUL

Case Officer:

Anisa Aboud

Date Valid:

10.06.2025

Conservation Area:

Committee Date:

14.10.2025

Applicant:

Salte 6 Limited

87 Gayford Road London Hammersmith And Fulham W12 9BY

Description:

Change of use of the existing building from unrestricted storage and distribution unit (Use Class B8) into 6no self-contained flats comprising of 2 x 1 bedroom, 3 x 2 bedroom and 1 x 3 bedroom self-contained flats (Class C3); erection of a rear roof extension involving an increase in the ridge height including 3no rooflights in the front roofslope and formation of a roof terrace at second floor level to the rear elevation; erection of rear extensions at ground and first floor level; partial demolition of the ground and first floor level including the creation of new door and window openings, formation of roof terraces at first floor level, and garden terraces at ground floor level; alterations to the front elevation to include the replacement of existing windows with new windows and existing double entrance gates with a new single entrance gate and railings; installation of sedum green roof and rooflights above the roof of ground and first floor back additions; installation of solar panels above the roof of first floor rear back addition; formation of bin and cycle stores at ground floor level; associated landscaping and external alterations.

Drg Nos: See Condition 2.

Application Type:

Full Detailed Planning Application

Officer Recommendation:

(1) That the Committee resolve that the Director of Planning and Property be authorised to grant planning permission upon the completion of a satisfactory legal agreement and subject to the conditions listed below.

(2) That the Committee resolve that the Director of Planning and Property, after consultation with the Assistant Director of Legal Services and the Chair of the Planning and Development Control Committee be authorised to make any minor changes to the proposed Heads of Terms of the legal agreement or proposed conditions, which may include the variation, addition or deletion of conditions, any such changes shall be within their discretion.

Conditions:

- 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 hereby permitted shall be carried out in complete accordance with the following approved drawing numbers, other than where those details are altered pursuant to the conditions of this planning permission:

Drawings: 6-300, 6-301, 6-302, 6-303, 6-310, 6-311, 6-312, 6-313, 6-3114, 6-315, 6-316, 6-317, 6-318, (6-330, 6-331, 6-332, 6-333) contained within the Design and Access Statement.

Documents: 03, Flood Risk Assessment prepared by Go Contaminated Land Solutions, SuDS Strategy prepared by GeoSmart, Air Quality Assessment prepared by Waterman, Acoustic Detailing prepared by Francis Philips Architects, Noise Impact Assessment prepared by RBA Acoustics, Transport Impact Study prepared by City Planning, Transport Statement prepared by City Planning, Daylight and Sunlight Study prepared by Model Environments, Design and Access Statement prepared by Francis Philips Architects. Go Contaminated Land Phase 1 Environmental Report, 87 Gayford Road (Ref: 2653-P1E-1-A, Dated May 2025, Rev A), Go Contaminated Land Proposed Scope of Works, 87 Gayford Road (Ref: 2653-P2E-1-Scope-A, Dated May 2025, Rev A), Go Contaminated Land Phase 2 Environmental Investigation, 87 Gayford Road (Ref: 2653-P2E-1-C, Dated May 2025, Rev C).

To ensure full compliance with the planning application hereby approved and to prevent harm arising through deviations from the approved plans.

- 3) Prior to commencement of the demolition phase of the development hereby permitted, a scheme for temporary solid timber hoarded fencing (minimum height 2.5 metres) around the perimeter of the site on all site boundaries and/or enclosure of the site shall be submitted to and approved in writing by the Local Planning Authority. The temporary solid timber hoarded fencing and/or enclosure in accordance with BS 5975-2:2024 shall be installed prior to the start of any site clearance works and thereafter be retained for the duration of the building works in accordance with the approved details. No part of the temporary fencing and/or enclosure of the site shall be used for the display of commercial advertisement hoardings unless the relevant advertisement consent is sought from the Local Planning Authority. Approved details shall be fully implemented and permanently retained and maintained during the demolition and construction phases of the development.

Reason: To ensure a satisfactory external appearance of the site, in accordance with Policies DC1, DC2 and DC8 of the Local Plan (2018).

- 4) Prior to commencement of the demolition phase of the development hereby approved, a Demolition Management Plan (DMP) and a Demolition Logistics Plan (DLP) in accordance with the TfL CLOCS requirements 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, and not at any time on Sundays or bank holidays, 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, vehicle loading and unloading, vehicle tracking and measures proposed to ensure impact on highway is mitigated. Approved details shall be implemented throughout the project period.

Reason: To ensure that the amenity of occupiers of surrounding premises is not adversely affected by noise, vibration, dust, lighting or other emissions from the building site, in accordance with Policies CC11 and CC13 of the Local Plan 2018.

- 5) Notwithstanding the submitted details, prior to commencement of the development (save for works of site clearance and demolition of existing building) hereby approved, a final Construction Logistics Plan (CLP) in accordance with the TfL CLOCS requirements shall have been submitted to and approved in writing by the Local Planning Authority. The CLP should cover the following minimum requirements: site logistics and operations; construction vehicle routing; contact details for site managers and details of management lines of reporting; location of site offices, ancillary buildings, plant, wheel-washing facilities, vehicle access for loading and unloading, measures to mitigate and reduce impact on highway network, before and after condition surveys of the highway and a commitment to fund the repair of any damage caused, storage of any skips, oil and chemical storage etc.; access and egress points, evidence of advanced communication strategy with local stakeholders used to inform development of Detailed CLP prior to submission; membership of the Considerate Contractors Scheme and is a member of CLOCS, vehicles connected to the works are accredited to FORS Silver or above and any vehicle over 12 tonnes holds a Star Rating 3 or above for Direct Vision Standard. The approved details shall be undertaken in accordance with the terms and throughout the period set out in the CLP.

Reason: To ensure that appropriate steps are taken to limit the impact of the proposed construction works on the operation of the public highway, in accordance with Policy T7 of the London Plan 2021 and T1, T6 and T7 of the Local Plan 2018.

- 6) Notwithstanding the submitted details, prior to commencement of the development hereby approved (save for works of site clearance and demolition of existing buildings) a final Construction Management Plan that is aligned with the Detailed CLP shall be submitted to and approved in writing by the Local Planning Authority. 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, and not on Sundays or bank holidays, evidence to demonstrate that advanced notification to neighbours and other interested parties has been held in relation to the proposed works and what measures are to put in place for the duration of the works to keep stakeholders informed and the 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 any external illumination of the site during construction, contractors' method statements, waste classification and disposal procedures and locations, suitable site hoarding/enclosure, dust and noise monitoring and control. Approved details for each relevant phase, or part thereof shall be implemented throughout the project

period.

Reason: To ensure that appropriate steps are taken to limit the impact of the proposed construction works on the amenities of local residents and the area generally, in accordance with Policy T7 of the London Plan 2021, Policies DC1, DC12, CC6, CC7, CC10, CC11 and CC12 of the Local Plan 2018 and Key Principles of the Planning Guidance SPD (2018).

- 7) Prior to occupation of the development, a Delivery and Servicing Management Plan shall be submitted to and approved in writing by the Council, including sustainable freight measures, times and frequency of deliveries and collections, number of vehicle movements over a typical day and weekly profile, management measures to be put in place relating to all servicing arrival and departures in accordance with kerb-side restrictions including alternative measures to be considered should kerb-side space not be available and quiet loading/unloading mitigation including silent reversing measures in accordance with Building Design Guidance for Quieter Deliveries, TFL, June 2018.

Reason: To ensure that satisfactory provision is made for refuse storage and collection and to ensure that the amenity of occupiers of the surrounding premises and the development are not adversely affected by noise and that servicing activities do not adversely impact on the highway, in accordance with Policy T4 of the London Plan 2021 and Policies T2, T4, T5, CC11 and CC13 of the Local Plan 2018.

- 8) Notwithstanding the details specified on the drawings hereby approved, the development shall not commence (save for works of site clearance and demolition of existing buildings) until particulars and samples (where appropriate) of all the materials to be used in all external faces of the buildings; including details of colour, composition and texture of the brick and painted render, the colour, composition and texture of any metal and stone work; details of all surface windows; roof surfaces; roof top plant and general plant screening; opening and glazing styles and all external hard surfaces including paving, have been submitted and approved in writing by the Local Planning Authority. A sample panel showing the external materials as appropriate shall also be erected onsite for the Council's inspection prior to commencement of the works. The development shall be carried out in accordance with the details as approved and thereafter permanently retained in this form.

Reason: To ensure a satisfactory external appearance and to prevent harm to the street scene and public realm, in accordance with Policy D4 of the London Plan 2021 and Policies DC1, DC2 and DC8 of the Local Plan (2018).

- 9) The development hereby permitted shall not commence (save for works of site clearance and demolition of existing buildings) 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) details of the roof, to include the parapet, mansard, plant screen and all excrescences.
- b) details of the repair and restoration of the retained façade to Gayford Road.

Reason: To ensure a satisfactory external appearance in accordance with Policies DC1, DC2 and DC8 of the Local Plan (2018).

- 10) No plumbing or pipes, other than rainwater pipes, shall be fixed externally on the front elevations of the building hereby approved.

Reason: To ensure a satisfactory external appearance and to prevent harm to the street scene, in accordance with Policies DC1, DC2 and DC8 of the Local Plan (2018).

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

Reason: To ensure a satisfactory external appearance, in accordance with Policies DC1, DC2 and DC8 of the Local Plan (2018).

- 12) 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 having first been submitted to and approved in writing by the council. The development shall only be carried out in accordance with the details hereby approved.

Reason: 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 DC1, DC2 and DC8 of the Local Plan (2018).

- 13) No alterations shall be carried out to the external appearance of the buildings, 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.

Reason: To ensure a satisfactory external appearance and to prevent harm to the amenities of the occupiers of neighbouring residential properties, in accordance with Policies DC1, DC2, DC8, CC11 and CC13 of the Local Plan (2018).

- 14) The development shall be carried out in accordance with the details contained

within the Flood Risk Assessment submitted with this application. All flood prevention and mitigation measures should be installed in accordance with the approved details prior to the occupation of the development.

Reason: To prevent flooding by ensuring the satisfactory storage and disposal of surface water from the site, and to reduce the impact of flooding to the proposed development and future occupants, in accordance with Policy CC2 and CC3 of the Local Plan (2018).

- 15) The noise level in rooms at the development hereby approved shall meet the noise standard specified in BS8233:2014 for internal rooms and external amenity areas.

Reason: To ensure that the amenity of occupiers of the development site and surrounding premises is not adversely affected by vibration, in accordance with Policies CC11 and CC13 of the Local Plan 2018.

- 16) The noise levels in the rooms at the development hereby approved shall meet the enhanced sound insulation value $D_{nT,w} + C_{tr}$ 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.

Reason: To ensure that the amenity of occupiers of the development site is not adversely affected by noise, in accordance with Policies CC11 and CC13 of the Local Plan 2018.

- 17) The residential units at this address shall only be used as residential units falling within Class C3 of the Town & Country Planning (Use Classes) Order 1987 (as amended). The residential units shall not be used as housing in multiple occupation falling within Class C4 of the Town and Country Planning (Use Classes) (Amendment) (England) Order 2015 (as amended).

Reason: The use of the property as residential units in multiple occupation rather than as single residential units would raise materially different planning considerations that the council would wish to consider under a full planning application, in accordance with Policies DC1, HO1, HO2, HO4, HO5, HO8, HO11, CC11, CC13 and T1 of the Local Plan (2018).

- 18) Prior to the first occupation of the residential units hereby approved, the cycle storage shall be provided in accordance with approved plans to ensure the necessary cycle provision are provided in accordance with the necessary standards and is provided prior to the first occupation of the residential units and shall be so permanently maintained for this designated purpose.

Reason: In order to promote alternative, sustainable forms of transport, in accordance with Policy T3 of the Local Plan (2018).

- 19) No part of the development hereby approved shall be occupied until the approved refuse storage enclosures, as indicated on the approved drawings, have been provided for the storage of refuse and recyclable materials. All the refuse/recycling facilities shall be retained thereafter in accordance with the approved details.

Reason: To ensure the satisfactory provision of refuse storage and recycling and to prevent harm to the street scene arising from the appearance of accumulated rubbish, in accordance with Policies DC2, CC6 and CC7 of the Local Plan 2018 and SPD Key Principle WM1 2018.

- 20) The development hereby approved shall comply fully with the submitted land contamination reports:
- Go Contaminated Land Phase 1 Environmental Report, 87 Gayford Road (Ref: 2653-P1E-1-A, Dated May 2025, Rev A)
 - Go Contaminated Land Proposed Scope of Works, 87 Gayford Road (Ref: 2653-P2E-1-Scope-A, Dated May 2025, Rev A)
 - Go Contaminated Land Phase 2 Environmental Investigation, 87 Gayford Road (Ref: 2653-P2E-1-C, Dated May 2025, Rev C)

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 Policy CC9 of the Local Plan (2018).

- 21) Prior to the commencement of the demolition phase (excluding installation of hoarding and Dust Deposition monitors around the perimeter of the site) of the development hereby permitted, details of an Air Quality Dust Management Plan (AQDMP) in accordance with the Councils AQDMP Template 'B' shall be submitted to and approved in writing by the Local Planning Authority. Approved details shall be fully implemented and permanently retained and maintained during the demolition phases of the development.

Reason: The development site is within the borough wide Air Quality Management Area (AQMA). Mitigation measures are required to make the development acceptable in accordance with NPPF, Policies CC10 and CC13 of the Local Plan (2018) and the councils Air Quality Action Plan.

- 22) Prior to the commencement of the construction phase (excluding installation of hoarding and Dust Deposition monitors around the perimeter of the site) of the development hereby permitted, details of an Air Quality Dust Management Plan (AQDMP) in accordance with the Councils AQDMP Template 'D' shall be submitted to and approved in writing by the Local Planning Authority. Approved

details shall be fully implemented and permanently retained and maintained during the construction phases of the development.

Reason: The development site is within the borough wide Air Quality Management Area (AQMA). Mitigation measures are required to make the development acceptable in accordance with NPPF, Policies CC10 and CC13 of the Local Plan (2018) and the councils Air Quality Action Plan.

- 23) Prior to commencement of above ground works in the development hereby permitted, a Ventilation Strategy Report to mitigate the impact of existing poor air quality for the six self-contained dwellinghouses (Class C3) shall be submitted to and approved in writing by the Local Planning Authority. This is applicable to all residential floors where Council 2030 World Health Organisation aligned Annual Mean Air Quality Targets for Nitrogen Dioxide (NO₂) - 10ug/m³, Particulate (PM₁₀) -15 ug/m³ and Particulate (PM_{2.5}) - 5 ug/m³ are exceeded and where current and future predicted pollutant concentrations are within 5% of these limits. The report shall include the following information:

- a) Details and locations of the ventilation intake locations at rear roof level or on the rear elevations of all residential floors.
- b) Details and locations of ventilation extracts, to demonstrate that they are located a minimum of 2 metres away from the air ventilation intakes on all residential floors, to minimise the potential for the recirculation of extract air through the supply air ventilation intake in accordance with paragraph 8.9 part 'C' of Building Standards, Supporting Guidance, Domestic Ventilation, 2nd Edition, The Scottish Government, 2017.
- c) Details of the independently tested mechanical ventilation system with Nitrogen Dioxide (NO₂) and Particulate Matter (PM_{2.5}, PM₁₀) filtration with air intakes on the rear elevation to remove airborne pollutants. The filtration system shall have a minimum efficiency of 90% in the removal of Nitrogen Oxides/Dioxides, Particulate Matter (PM_{2.5}, PM₁₀) in accordance with BS EN ISO 10121-1:2014 and BS EN ISO 16890:2016.
- d) Details and locations of restricted opening windows (maximum 200mm for emergency purge ventilation only) for all habitable rooms (Bedrooms, Living Rooms, Study) on all residential floors.

The whole system shall be designed to prevent summer overheating and minimise energy usage. The maintenance and cleaning of the systems shall be undertaken regularly in accordance with manufacturer specifications and shall be the responsibility of the primary owner of the property. Approved details shall be fully implemented prior to the occupation/use of the development and thereafter permanently retained and maintained.

Reason: The development site is within the borough wide Air Quality Management Area (AQMA). Mitigation measures are required to make the development acceptable in accordance with NPPF, London Plan Policy SI 1, Policy CC10 of the Local Plan (2018) and the councils Air Quality Action Plan.

- 24) Prior to occupation of the development hereby permitted, details of a post installation compliance report of the approved ventilation strategy as required by

Condition 28 to mitigate the impact of existing poor air quality shall be submitted to and approved in writing by the Local Planning Authority. The report shall be produced by an accredited Chartered Building Services Surveyor (MRICS). Approved details shall be fully implemented prior to the occupation/use of the development and thereafter permanently retained and maintained.

Reason: The development site is within the borough wide Air Quality Management Area (AQMA). Mitigation measures are required to make the development acceptable in accordance with NPPF, PolicyCC10 of the Local Plan (2018) and councils Air Quality Action Plan .

- 25) Prior to occupation of the development hereby permitted, details (including manufacturer specification, installation/commissioning certificates, gas supply/meter site clear certificate and photographic confirmation) of the installed Air Source Heat Pumps (ASHP), Heat Battery Boilers, Electric boilers or alternative electrical only heating/cooling systems to be provided for space heating, hot water and cooling for the six self-contained dwellinghouses (Class C3) shall be submitted to and approved in writing by the Local Planning Authority. Approved details shall be fully implemented prior to the occupation/use of the development and thereafter permanently retained and maintained.

Reason: The development site is within the borough wide Air Quality Management Area (AQMA). Mitigation measures are required to make the development acceptable in accordance with NPPF, Policies CC1 and CC10 of the Local Plan (2018) and councils Air Quality Action Plan.

- 26) Within a minimum of seven days prior to commencement of the enabling works, site clearance or demolition works within each phase of the development hereby permitted, details of the Non-Road Mobile Machinery (NRMM) to be used shall be submitted to and approved in writing by the Local Planning Authority. The NRMM shall have CESAR Emissions Compliance Verification (ECV) identification and shall comply with the minimum Stage V NO_x and PM₁₀ emission criteria of The Non-Road Mobile Machinery (Type-Approval and Emission of Gaseous and Particulate Pollutants) Regulations 2018 and its subsequent amendments. This will apply to both variable and constant speed engines for both NO_x and PM. An inventory of all NRMM shall be registered on the London GLA NRMM register GLA-NRMM-Register. Approved details shall be fully implemented and thereafter permanently retained and maintained until occupation of the complete development.

Reason: The development site is within the borough wide Air Quality Management Area (AQMA). Mitigation measures are required to make the development acceptable in accordance with NPPF, Policies CC10 and CC13 of the Local Plan (2018) and the councils Air Quality Action Plan.

- 27) Prior to occupation of the development hereby permitted, details (including manufacturer specification, installation/commissioning certificates, gas supply/meter site clear certificate, and photographic confirmation) of the installed electric induction cooking appliance in the kitchens of the six self-contained

dwellinghouses (Use Class C3) shall be submitted to and approved in writing by the Local Planning Authority. Approved details shall be fully implemented prior to the occupation/use of the development and thereafter permanently retained and maintained.

Reason: The development site is within the borough wide Air Quality Management Area (AQMA). Mitigation measures are required to make the development acceptable in accordance with NPPF, Policies CC1 and CC10 of the Local Plan (2018) and councils Air Quality Action Plan.

Justification for Approving the Application:

- 1) Land Use: The proposed development would make a small positive contribution towards the quantity of the borough's housing stock, helping to achieve the London Plan (2021) and Local Plan (2018) target of 1,609 residential units per year through new build, conversion or change of use. The proposal would provide six additional units of housing and would make efficient use of land by optimising residential use. The proposals are therefore considered to be in accordance with Policy D3, GG2 and SD6 of the London Plan (2021), Policies E1, E2, HO1, HO4, HO5 and TLC2 of the Local Plan (2018). The proposal is considered to be in accordance with Policies HO1, HO4, and HO11 of the Local Plan (2018).
- 2) Residential Amenity: The proposed development would respect the principles of good neighbourliness and maintain an acceptable relationship with the neighbouring residential properties. Subject to conditions, the proposed scheme would not have an unacceptably harmful impact on neighbouring residential amenity in terms of daylight/sunlight, outlook, privacy and noise and disturbance. In this regard, the proposals comply with Policies DC1, DC2, HO11, CC11, CC12 and CC13, and relevant housing and amenity Key Principles of the 'Planning Guidance' SPD (2018).
- 3) Quality of Accommodation: The proposed development provides an acceptable standard of living accommodation, in accordance with Policy D6 of the London Plan (2021) and Policies HO4 and HO11 of the Local Plan (2018) which all require residential development to be of the highest quality internally.
- 4) Highways matters: It is considered that the scheme would not have a significant undue impact on the highway network, road safety and conditions or local on-street car parking demands; the reduction in vehicle trips compared to the existing lawful use of the site (Class B8) is a material consideration which weighs in favour of allowing the four of the homes to benefit from one CPZ permit per property and two homes with parking permit restrictions. On the balance of site-specific factors relevant to the determination of this application, the proposal is deemed to be acceptable in transport terms. Satisfactory provision would be made for cycle

parking. Adequate provision for the storage and collection of refuse and recyclables would be provided. The proposed development therefore accords with the NPPF (2024), London Plan (2021) Policies T1-T7, Local Plan (2018) Policies T1, T2, T3, T4, T7 and CC7, and relevant transport and waste management Key Principles of the 'Planning Guidance' SPD (2018).

- 5) Design and heritage: The proposal would alterations to the existing property which would allow for its optimisation for residential use. Taking a balanced approach, the extent of alterations and extensions to the property would be acceptable and have no harmful impact to the setting of adjacent heritage assets, namely the Ravenscourt and Starch Green conservation area. The proposed scheme therefore accords with the NPPF (2024), London Plan (2021) Policies H1 and HC1 and Local Plan (2018) Policies DC1, DC2 and DC8.
- 6) Environment: The impact of the development with regards to land contamination, flood risk, energy, sustainability and air quality are considered to be acceptable subject to conditions to secure further details of mitigations and appropriate measures, in accordance with London Plan (2021) Policies SI 12 and SI 13 Local Plan (2018) Policies CC1, CC2, CC3, CC4, CC9 and CC10, and relevant Key Principles of the 'Planning Guidance' SPD (2018).

LOCAL GOVERNMENT ACT 2000 LIST OF BACKGROUND PAPERS

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

Application form received: 9th June 2025

Drawing Nos: see above

Policy documents: National Planning Policy Framework (NPPF) 2024
The London Plan 2021
LBHF - Local Plan 2018
LBHF – Planning Guidance Supplementary Planning Document
2018

Consultation Comments:

Comments from:
Crime Prevention Design Advisor - Hammersmith

Dated:
01.07.25

Neighbour Comments:

Letters from:

Dated:

79 Gayford Road London W12 9BY	16.07.25
79 Gayford Road London W12 9BY	06.07.25
83 Gayford Road London W12 9BY	10.07.25
100 Gayford Road London W12 9BW	08.07.25
83 Gayford Road London W12 9BY	10.07.25
102 Gayford Road London W12 9BW	21.06.25
89 Gayford Road London W12 9BY	02.07.25
81 Gayford Road London W12 9BY	11.07.25
81 Gayford Road London W12 9BY	11.07.25
77, Gayford Road London W12 9BY	13.07.25

1.0. SITE AND SURROUNDINGS

- 1.1 The application site is an unusual site, occupying an L-shaped plot within an otherwise typical Victorian residential street and being extensively developed with part single, part two-storey commercial premises that abut the boundary wall to Wendell Park. The application site is not within a Conservation Area however, the rear of the site adjoins the boundary of the Ravenscourt and Starch Green Conservation Area, and Wendell Park. The existing buildings occupying the site have no heritage designations.
- 1.2 The current lawful use is unrestricted storage and distribution (B8 use). This has been established via the certificate of lawlessness for existing use (app ref. 2022/03702/CLE).
- 1.3 The site is within Flood Risk Zone 3. It is also in an area where surface water flooding could occur during a major storm.

2.0. PLANNING HISTORY

1949/00087/HIST - The erection of two storey building at the rear of No.87 Gayford Road. Approved. 18/08/1949.

1950/00094/HIST - The formation of a covered way on the south side of No. 87 Gayford Road. Approved. 13/12/1950.

1954/00130/HIST - The retention of the single-storey extension, uniting the two single-storey buildings at rear No.87 Gayford Road.. Approved. 27/05/1954

1956/00130/HIST - Workshop for the manufacturing of wooden articles. Approved. 25/01/1956.

1973/00522/HIST - The holding of the public auctions in connection with the existing use as an electrical wholesaler at 87 Gayford Road. Refused. 27/03/1973.

1976/01293/HIST- The use of the premises for the production and assembly of electrical signs. Approved. Temporary consent from 06/12/1976 - 01/12/1979.

1980/00518/RES - Continued use of premises for the production and assembly of electrical signs. DRG. NOS. as original application. Approved. Temporary consent from 23/05/1980 - 31/05/1981.

2022/03702/CLE - Use of 87 Gayford Road for storage and distribution purposes (Use Class B8). Approved. 17.02.2023.

2024/00843/FUL - Change of use of the existing building from unrestricted storage and distribution unit (Use Class B8) into 5no self-contained flats comprising of 1 x 1 bedroom, 3 x 2 bedroom and 1 x 3 bedroom self-contained flats (Class C3); erection of a rear roof extension involving an increase in the ridge height including 3no rooflights in the front roofslope; erection of rear extensions at ground and first floor level; partial demolition of the ground and first floor level including the creation of new door and window openings, formation of roof terraces at first and second floor levels, and garden terraces at ground floor level; alterations to the front elevation to include the replacement of existing windows with new windows and existing double entrance gates with a new single entrance gate and railings; installation of sedum green roof and rooflights above the roof of ground and first floor back additions; installation of solar panels above the roof of first floor rear back addition; formation of bin and cycle stores at ground floor level; associated landscaping and external alterations. Pending Consideration.

2024/00844/FUL- Change of use of the existing building from unrestricted storage and distribution unit (Use Class B8) into 5no self-contained flats comprising of 2 x 1 bedroom, 2 x 2 bedroom and 1 x 3 bedroom self-contained flats (Class C3); erection of rear extensions at ground and first floor level; partial demolition of the ground and first floor level including the creation of new door and window openings, formation of roof terraces at first floor level, and garden terraces at ground floor level; alterations to the front elevation to include the replacement of existing windows with new windows and existing double entrance gates with a new single entrance gate and railings; installation of sedum green roof and rooflights above the roof of ground and first floor back additions; installation of solar panels above the roof of first floor rear back addition; formation of bin and cycle stores at ground floor level; associated landscaping and external alterations. Appeal turned away by Planning Inspectorate.

2025/00720/FUL - Change of use of the existing building from unrestricted storage and distribution unit (Use Class B8) into 5no self-contained flats comprising of 1 x 1 bedroom, 3 x 2 bedroom and 1 x 3 bedroom self-contained flats (Class C3); erection of a rear roof extension involving an increase in the ridge height including 3no rooflights in the front roofslope and formation of a roof terrace at second floor level to the rear elevation; erection of rear extensions at ground and first floor level; partial demolition of the ground and first floor level including the creation of new door and window openings, formation of roof terraces at first floor level, and garden terraces at ground floor level; alterations to the front elevation to include the replacement of existing windows with new windows and existing double entrance gates with a new single entrance gate and railings; installation of sedum green roof and rooflights above the roof of ground and first floor back additions; installation of solar panels above the roof of first floor rear back addition; formation of bin and cycle stores at ground floor level; associated landscaping and external alterations. Appealed under non-determination. Currently under review with the

3.0. Current Application

- 3.1 The proposal seeks planning consent for the 'Change of use of the existing building from unrestricted storage and distribution unit (Use Class B8) into 6no self-contained flats comprising of 2 x 1 bedroom, 3 x 2 bedroom and 1 x 3 bedroom self-contained flats (Class C3); erection of a rear roof extension involving an increase in the ridge height including 3no rooflights in the front roofslope and formation of a roof terrace at second floor level to the rear elevation; erection of rear extensions at ground and first floor level; partial demolition of the ground and first floor level including the creation of new door and window openings, formation of roof terraces at first floor level, and garden terraces at ground floor level; alterations to the front elevation to include the replacement of existing windows with new windows and existing double entrance gates with a new single entrance gate and railings; installation of sedum green roof and rooflights above the roof of ground and first floor back additions; installation of solar panels above the roof of first floor rear back addition; formation of bin and cycle stores at ground floor level; associated landscaping and external alterations'.
- 3.2 The main difference between the current application and the previous applications (refs. 2024/00843/FUL and 2024/00844/FUL) is that the current scheme includes a proposed a rear pod addition over the second-floor addition and mansard rear roof extension which results in the creation of 6 new residential units.

4.0 NOTIFICATION AND CONSULTATION

Neighbouring responses

- 4.1 Notification letters were sent to 41 neighbouring properties. A site notice and a press notice were also displayed/published.
- 4.2 Nine (9) representations were received from 7 separate addresses, which objected to the proposal. The objections can be summarised as follows:
- Overdevelopment, too dense.
 - Additional noise from increased comings and goings.
 - Increase in noise over existing commercial use.
 - Does not meet the policy requirements for local plan policy E2.
 - The present proposed development will attract short-term lets and create a more transient population.
 - Increase in parking pressure and traffic congestion.
 - Poor air quality due to increased car movements.
 - Roof terraces do not form part of the character of the area.
 - Increase in overlooking and loss of privacy.
 - Construction Disruption and Long-Term Impact - will likely cause noise, dust, and access issues for a prolonged period.
 - Design/appearance/impact on conservation area. The rear of the site overlooks Wendell Park, a Conservation Area. We do not consider the rear elevation to be sympathetic with the local vernacular style.

4.3 Officer response:

- Material planning considerations raised will be discussed later in this report.
- Concerns relating to the issue of structural damage to surrounding properties and party walls would fall within the scope of Building Regulations and the 1996 Party Walls Act. Resultantly, they would not be material planning considerations;
- Concerns relating to noise, dust and disturbance related to construction works would fall within the scope of Environmental Health legislation. Resultantly, this would not be a material planning consideration. Officers advise that any breaches of Environmental Health legislation could be referred to the Council's Environmental Health team to investigate; The host building is not situated in a conservation area, but the impact upon the setting of the adjacent Ravenscourt and Starch Green conservation area requires full consideration. Officers consider this impact and the other design related issues in more detail later in this report.

5.0 POLICY FRAMEWORK

- 5.1 The Town and Country Planning Act 1990, the Planning and Compulsory Purchase Act 2004 and the Localism Act 2011 are the principal statutory considerations for town planning in England.
- 5.2 Collectively the three Acts create a plan led system which requires local planning authorities to determine planning applications in accordance with an adopted statutory development plan unless there are material considerations which indicate otherwise (section 38(6) of the 2004 Act as amended by the Localism Act).
- 5.3 In this instance the statutory development plan comprises the London Plan (2021) and the Local Plan (2018). A number of strategic and local supplementary planning guidance and other documents are also material to the determination of the application.

National Planning Policy Framework (December 2024)

- 5.4 The National Planning Policy Framework (NPPF) came into effect on 27 March 2012 and was revised in 2024 and is a material consideration in planning decisions. The NPPF, as supported by the Planning Practice Guidance (PPG) sets out national planning policies and how these are expected to be applied.
- 5.5 The NPPF does not change the statutory status of the development plan as the starting point for decision making. Proposed development that accords with an up to date Local Plan should be approved and proposed development that conflicts should be refused unless other material considerations indicate otherwise.

London Plan

- 5.6 The London Plan was published in March 2021. It sets out the overall strategic plan for London and a fully integrated economic, environmental, transport and social framework for the development of the Capital over the next 20-25 years. It forms part of the development plan for Hammersmith and Fulham.

Local Plan

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

6.0 PLANNING CONSIDERATIONS

- 6.1 The proposal is considered to raise the following material planning considerations:

- Land Use (including the impact upon housing supply and non-residential floorspace);
- The quality of the proposed residential accommodation;
- Design and Heritage;
- The impact of the proposal on neighbouring amenity;
- The impact of the proposal on the highway network;
- Refuse and recycling storage;
- Flood risk;
- Land contamination;
- Fire Strategy/Safety.

LAND USE (INCLUDING THE IMPACT UPON HOUSING SUPPLY AND NON-RESIDENTIAL FLOORSPACE)

Industrial / Employment Land Use -

- 6.2 Policy E2 states that the Council will require the retention of land and premises capable of providing continued accommodation for employment or local services. Permission will only be granted for a change where:

1. continued use would adversely impact on residential areas; or
2. an alternative use would give a demonstrably greater benefit that could not be provided on another site; or
3. it can be evidenced that the property is no longer required for employment purposes.

- 6.3 Where the loss of employment use is proposed in line with sub para.3 above, the Council will have regard to:

- the suitability of the site or premises for continued employment use with or without adaptation;
- evidence of unsuccessful marketing over a period of at least 12 months;
- the need to avoid adverse impact on established clusters of employment use; and
- the need to ensure a sufficient stock of premises and sites to meet local need for a range of types of employment uses, including small and medium sized enterprises, in appropriate locations.

- 6.4 The site is not an allocated site (i.e. sites that have been identified for development as part of the Local Plan) and it is argued by the applicant that the

site is no longer fit for purposes in terms of providing viable industrial use due to the predominantly residential character of the locality and the unrestricted nature of the lawful B8 use of the site. This is not disputed by Officers, and it is therefore acknowledged that a redevelopment of some kind is necessary with due regard to the close proximity of sensitive residential receptors to the site.

- 6.5 Six (6) market value residential units are proposed as part of the redevelopment, the Council would normally encourage that the level of housing meets the threshold for affordable housing requirements. However, given the constraints of the site, it is accepted that the proposed number of units have been maximised. Notwithstanding this, it is noted that development on employment sites without affordable housing, residential use would normally only be acceptable if it is part of a mixed-use set up and if there is satisfactory marketing evidence to show that there is no local interest in carrying on using the site for employment/industrial purposes.
- 6.6 Otherwise, applicants are required to submit viability information to demonstrate that it is not feasible to retain the site in employment use. A fully residential scheme ignores the employment policy set within the Local Plan and the requirements come down to an onus on applicants to demonstrate that the likelihood of a site being redeveloped for employment uses is improbable in line with Local Plan policy E2. The applicant has sought to demonstrate Local Plan policy E2: that "whether the scale and nature of the development is appropriate, having regard in particular to local impact, the nature of the surrounding area, and public transport accessibility.". In terms of nature and scale, the size of the unit (457m²) would house a small to medium sized storage and distribution operation that could effectively operate 24 hours a day. The applicant has sought to demonstrate that the unrestricted nature of the operation is likely to give rise to a detrimental impact in terms of noise and disturbance and poor air quality. It also has the potential to impact the local highway network given the width of the street with on-street parking on both sides of the street and the proximity of the primary school and nursery on the same road that inevitably increase traffic levels during drop off and pick up times.
- 6.7 Furthermore, officers acknowledge that the new Use Class E can allow change of use from commercial use to residential, subject to some strict criteria contained within the GPDO (most of which would not be met by the proposal at this stage). As such, if successfully adapted, at some stage in the future, the loss of the employment site which is not protected could happen and this is the reason why officers consider that flexibility can be exercised in this instance. In this case, the applicant has demonstrated that the continued use of the site would adversely impact on residential areas, as discussed in Policy E2.
- b. Residential Use -
- 6.8 The provision of housing is a significant issue, with paragraph 60 of the National Planning Policy Framework (NPPF, 2024) outlining that local planning authorities should seek to significantly boost the supply of housing. This need for housing is recognised within Policy H1 of the London Plan (2021), with Table 4.1 of this Policy outlining that a minimum of 1,609 new residential dwellings should be provided per year within the Borough of Hammersmith and Fulham up to 2031.

Policy HO1 of the Local Plan (2018) specifies that the Borough of Hammersmith and Fulham will continue to seek at least 1,031 additional dwellings a year in the period up to 2035.

- 6.9 The proposal would result in the net-gain of 6 self-contained residential units. The Officers consider that this would be consistent with the aims of the NPPF (2024), Policy H1, Table 4.1 of the London Plan (2021) and Policy HO1 of the Local Plan (2018).
- 6.10 Policy H2 (Small sites) of the London Plan sets out that Boroughs should pro-actively support well-designed new homes on small sites (below 2500sqm/0.25ha in size) through both planning decisions and plan-making.
- 6.11 In this case, it is considered that the site would be appropriate for residential use in principle, subject to other material planning considerations.

THE QUALITY OF THE PROPOSED RESIDENTIAL ACCOMMODATION

- 6.12 Policy HO4 of the Local Plan (2018) specifies that all new housing should ensure a high-quality residential environment and must be designed in accordance with London Plan internal space policies, unless it can be demonstrated that there is justification to deviate from these standards. Officers note that since the adoption of the Council's Local Plan (2018), the 2021 London Plan has been adopted. The London Plan (2021) is therefore the internal space policies which must be met.

+ Unit size and individual room size

- 6.13 Accordingly, Policy D6 of the London Plan (2021), the Nationally Described Space Standards (NDSS, 2015) and Key Principle HS2 of the Planning Guidance Supplementary Planning Document (SPD, 2018) are relevant considerations.
- 6.14 The submitted drawings indicate that the 6 self-contained residential units would all meet or exceed the gross internal area (GIA) requirements as specified by Policy D6, Table 3.1 of the London Plan (2021). The GIA of the proposed residential units are:
- Unit 1 - Ground floor front flat (1b, 2p): 50sqm (50 sqm minimum requirement).
Unit 2 - Ground floor front flat (1b, 1p): 45.8m² (39sqm minimum requirement).
Unit 3 - Ground & First Floor Flat (3b/5p): 102.3sqm (93sqm minimum requirement).
Unit 4 - Ground & First Floor Flat (2b/4p): 100.7sqm (79sqm minimum requirement).
Unit 5 - Ground Floor rear Flat (2b/3p): 65.2sqm (61sqm minimum requirement).
Unit 6 - Second Floor front flat (1b/2p): 52.5sqm (45.3) (50 sqm minimum requirement).
- 6.15 With regard to individual room sizes, Policy D6 of the London Plan (2021) specifies the following requirements:

- A dwelling with two or more bedspaces has at least one double (or twin) bedroom;
- In order to provide two bedspaces, a double (or twin bedroom) has a floor area of at least 11.5sqm;

- One double (or twin bedroom) is at least 2.75m wide and every other double (or twin) bedroom is at least 2.55m wide;
- In order to provide one bedspace, a single bedroom has a floor area of at least 7.5sqm and is at least 2.15m;
- A 1-bed, 1-person dwelling should be provided with 1sqm of built-in storage space.

6.16 The proposed scheme would meet the minimum requirements of the internal space standards.

+ Ceiling height

6.17 Policy D6 of the London Plan (2021) outlines that a minimum finished floor to ceiling height of 2.5m for at least 75% of the GIA is required.

6.18 Annotations specified on the proposed section C-C (drawing 6-313) indicate the ceiling height at first floor is between approx. 2.9 and 3.7m in Flats 3 and 4 of the 5 proposed residential units and would comply with Policy D6 of the London Plan (2021). The ceiling height of the ground floor would be 2.4m which would be marginally short (0.1m) of the threshold. However on balance, given the site is a conversion and the ground floor would contain bedrooms and bathrooms, with the living room/kitchen/dining area on the more spacious first floor, in this instance on balance it is judged that the proposal would be acceptable in this regard.

+ Noise

6.19 Policies CC11 and CC13 of the Local Plan (2018) outline that all proposed development will be required to demonstrate that there will be no undue detriment to the general amenities enjoyed by existing surrounding occupiers as a result of nuisances (including noise).

6.20 Paragraph 10.8 of the Planning Guidance SPD (2018) specifies that poor design and layout of rooms often lead to neighbour noise complaints, and accordingly Key Principle NN3 of the Planning Guidance SPD (2018) expects all parts of adjoining dwellings to enhance the sound insulation, including where the adjoining room is of a similar use. Where a residential dwelling adjoins a commercial premise, substantially enhanced sound insulation will be expected.

6.21 Furthermore, whilst the proposal would involve a uniform 'stacking' arrangement in the sense that the open plan living/dining/sleeping areas of the proposed residential units are directly above/below each other, this stacking arrangement could lead to harmful levels of noise transmission if one occupant was sleeping whilst an adjoining occupant was making use of the open plan space as a living/dining room.

6.22 A noise impact assessment by RBA Acoustics dated 7th May 2025 has been submitted with the application. Officers have reviewed the submitted report and raised no objection, subject to conditions relating to the submission of 1) absolute internal and external noise criteria for noise sensitive premises. 2) details of enhanced sound insulation of at least 5db above Building Regulation values for the floor/ceiling/wall structures between the proposed residential units.

6.23 Officer's therefore consider that the proposal would not expose future occupants of the proposed dwelling to harmful levels of noise, subject to the imposition of the recommended conditions. The proposal is considered to be consistent with Policies CC11 and CC13 of the Local Plan (2018) and Key Principle NN3 of the Planning Guidance SPD (2018).

+ Outlook and light

6.24 The provision of outlook and light for future occupants are key considerations when assessing the quality of proposed residential accommodation for future occupants. The submitted drawings demonstrate that the open plan living/dining/sleeping area of the 6 proposed residential flats would be served by a minimum of two windows/doors. This, together with the upper-level siting of the proposed residential units, would be considered sufficient to provide adequate levels of outlook and light to occupants of these rooms, in accordance with Policies HO4 and HO11 of the Local Plan (2018).

+ Amenity space

6.25 Policy D6 of the London Plan (2021) specifies that where there are no higher local standards in the borough development plan documents, a minimum of 5sqm of private outdoor space should be provided for 1-2 person dwellings, and it must achieve a minimum width and depth of 1.5m.

6.26 Key Principle HS1 of the Planning Guidance SPD (2018) specifies that where balconies and/or terraces are provided, they must be designed to respect the amenity of neighbours and be designed so as not to detract from the character of the surroundings.

6.27 As depicted on the submitted drawings 5 of the 6 proposed flats would be provided with private amenity space.

Unit 1 - Ground floor front flat (1b, 2p): 8 sqm private amenity space

Unit 2 - First Floor Flat (1b/1p): No private amenity space

Unit 3 - Ground & First Floor Flat (3b/5p): 18.8sqm private amenity space

Unit 4 - Ground & First Floor Flat (2b/4p): 16.6 sqm private amenity space

Unit 5 - Ground Floor rear Flat (2b/3p): 7 sqm private amenity space

Unit 6 -Second Floor front flat (1b/2p): 10.7 sqm private amenity space

6.28 Unit 2 (1b1p) would have no private amenity space. However, the site is adjacent to Wendell Park, which would be available for recreation needs of the residential occupants. As such, it is considered that the levels of amenity provided (as set out above) for the development, are satisfactory given the existing site constraints and no objections are raised to this element of the proposed development. It is considered that the proposal would provide an adequate provision of amenity space, with regard to Policy D6 of the London Plan (2021) and Key Principle HS1 of the Planning Guidance SPD (2018).

+ Air quality

6.29 NPPF (2024) Paragraph 199 relates to air quality, and states planning decisions should ensure that any new development in Air Quality Management Areas

(AQMA) is consistent with the local air quality action plan. The councils Air Quality Action Plan 2025-2030 was approved and adopted by the council on the 16th of December 2024.

- 6.30 Policy CC10 of the Local Plan (2018) specifies that the council will seek to reduce the potential adverse air quality impacts of new development. Notably, where a proposal has potential to result in occupants being affected by poor air quality, mitigation measures will be required to mitigate against this.
- 6.31 The development site is located within the councils Air Quality Management Area (AQMA) for the air pollutants - Nitrogen Dioxide (NO₂) and Particulate Matter (PM₁₀, PM_{2.5}), and an area of existing poor air quality due to the road traffic emissions from Gayford Road and Cobbold Road. The development proposal will introduce new residential sensitive receptors into an area of poor air quality.
- 6.32 The application submissions have been reviewed by the Council's Air Quality Team. Further details are required which can be secured by conditions, including the submission of Air Quality Dust Management Plans (Demolition & Construction), Ventilation Strategy and post installation compliance report, Indoor Air Quality, and Zero Emission Heating Systems compliance.
- 6.33 Subject to the conditions recommended above, no objection would be raised under NPPF (2025), London Plan Policy SI 1 and Local Plan Policies CC1 and CC10 and Councils Air Quality Action Plan on air quality grounds.

7.0 DESIGN AND HERITAGE

- 7.1 Paragraph 130 of the NPPF (2024) specifies that development should be visually attractive as a result of good architecture and be sympathetic to local character and history. Paragraph 134 of the NPPF (2024) states that development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design. Paragraph 199 of the NPPF (2024) specifies that great weight should be given to a heritage asset's conservation. This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.
- 7.2 London Plan Policy H1 (Increasing housing supply) notes that boroughs should attempt to optimise the potential for housing delivery on all suitable and available brownfield sites, including housing intensification on other appropriate low-density sites in commercial, leisure and infrastructure uses. Policy HC1 (Heritage Conservation and Growth) notes that development affecting heritage assets and their setting should conserve their significance, by being sympathetic to the asset's significance and appreciation within their surroundings.
- 7.3 Policies DC1 and DC2 of the Local Plan (2018) specify that new development should be of a high standard of design to create a high-quality urban environment that respects and enhances the scale and character of existing development and its setting. Specifically, this will be tested by taking into account the following:
- The historical context and townscape of the site, and its sense of place;
 - The scale, mass, form and grain of surrounding development and connections to it;

- The relationship of the proposed development to the existing townscape;
- The local design context;
- Good neighbourliness and the principles of residential amenity;
- The local landscape context;
- Sustainability objectives;
- The principles of accessible design;
- Principles of secured by design.

- 7.4 Policy DC8 (Heritage and Conservation) seeks to protect, restore or enhance the quality, character, appearance and setting of the borough's historic environment including its conservation areas and is supported by Key Principle CGA2 and CAG3 of the Planning Guidance SPD (2018). When considering the impact of a proposed development on the significance of a designated heritage asset, para. 205 of the NPPF (2024) states that "...great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance."
- 7.5 The Site is an extended two storey terraced property with a small area of outdoor space to the rear. It is located on the western side of Gayford Road, as it bends towards Cobbold Road. The rear of the Site backs onto Wendell Park. The application site is not situated in a conservation area, and the buildings currently occupying the site have no heritage designations. Wendell Park to the rear of the site, is situated in the Ravenscourt and Starch Green conservation area and therefore the impact of the proposals upon the setting of this conservation area requires due consideration. No other heritage assets or their setting would be impacted by the proposed development.
- 7.6 The application relates to a two-storey terraced property, situated on the western side of Gayford Road. The property contains a garage door that leads to a covered walkway which runs along to the rear of the site. Lettering stating 'Shogun' is written on the front elevation. The property has historically been extended to the rear in the form of an offshoot two-storey extension which drops to a single storey flat roof which covers the remaining curtilage of nos. 87 and 89. There is a gap between the single storey flat roof extension and the rear of 87 Gayford Road where there is an external staircase that provides access to the first floor of Gayford Road and the flat roof of the single storey extension. These extensions, owing to the current use of the building generally present elevations of a solid monolithic form, with painted render providing their key visual appearance when viewed from Wendell Park. These elements are considered to detract from the quality of the local area.
- 7.7 Internally, the front of the ground floor nearest to the entrance is taken up by a reception area with staff toilets. The remainder of the ground floor is laid out as a series of storage and packaging rooms as well as a small kitchen and workshop area. There is also a covered accessway with storage. There are two internal staircases that link the ground and first floors. The first staircase contained within the ground floor reception area leads to a small reception/waiting room/landing space on the first floor which is adjacent to the front office room. The remainder of the first floor is taken up by storage and packing rooms. The second staircase is contained within one of the ground floor storage rooms leads straight into the storage/packing area to the rear of the site.

- 7.8 The proposal involves the change of use of the existing building from unrestricted storage and distribution unit (Use Class B8) into 6no self-contained flats comprising of 2 x 1 bedroom, 3 x 2 bedroom and 1 x 3 bedroom self-contained flats (Class C3). To facilitate the change of use, the proposals require some partial demolition and alterations to the existing rear offshoots to introduce external areas of amenity, (including lightwells), introduction of new fenestration and green roofs/installation of solar panels. The main façade of the building would also be amended to provide a new entrance to the flatted block. The main form of the building would be extended through erection of a roof extension involving an increase in the ridge height including 3no rooflights in the front roofslope and formation a mansard roof extension, including a rear 'pod' dormer to the rear of site and an external amenity terrace.
- 7.9 This is an unusual site, occupying an L-shaped plot, and within a curved streetscene of a Victorian terraced residential street. As mentioned above, the existing part one/two storey rear offshoot extensions which have a relatively monolithic and solid appearance, which detract from wider views of the site. Considering neighbouring properties, whilst many of these properties are in use as single dwellings, several of this benefit from extant consents or implemented schemes to introduce rear mansard type extensions, with the immediate adjoining neighbour at 85 Gayford Road, gaining consent in February 2025, (Application reference: 2024/02078/FUL). The provision of the rear 'pod' dormer although not prevalent in the immediate context, is a situation which is found in the wider area particularly to the north of Gayford Road where larger box 'pod' dormers are clear features of these properties.
- 7.10 In this instance, officers consider that the pitched appearance of the pod, coupled with the mansard style roofscape would on balance have an acceptable design and appearance not to cause harm to the character of the local area, Furthermore, when coupled with the other changes to the rear offshoot of the existing building would cumulatively result in a positive change to the character of the host property, particularly in views from Wendell Park, These revisions to the scheme, would optimise the development potential of the site, resulting in the provision of 6 residential properties, all benefiting from external amenity areas having views of the park. Should the application be granted permission, suggested conditions would require submission of additional details in the form of 1:20 drawings of the alterations to key features of the building, alongside a detailed schedule of materials.

Ravenscourt and Starch Green conservation area

- 7.11 The application site boundary abuts the Ravenscourt and Starch Green conservation area to the west edge of the site. As such, officers have considered the impact of the proposals upon the setting of this heritage asset. The conservation area covers a large area, and its significance is largely focussed upon the Victorian development around Ravenscourt Park, including significant terraces and later development of the Ravenscourt Park Hospital campus. The northern extent of the conservation area is focussed on Wendell Park, St Saviours church and Wendell Primary school, which all served to support the initial development of the area, providing community functions to benefit local residents.

- 7.12 The proposed development is not considered to have a detrimental impact upon the setting of the conservation area, in fact the changes to the rear-offshoot extensions to the rear of the site, namely through the introduction of new fenestration and green roofs, would serve to enhance the views of site in this setting. As such, officers conclude that there would be no harm to the setting of the conservation area, considering the tests of the NPPF.
- 7.13 All proposed dwellings comply with minimum internal space standards but the 3 bed dwelling's private amenity space provision is significantly less than the 36m² required by LBHF's Housing Design SPD. Living rooms at first floor level are served by new window openings with access to screened private terraces overlooking the park. These alterations are essential to allow conversion of the existing building to residential use. They also change the relationship between the existing building and the park, bringing inhabited internal and external space significantly closer to the park boundary than neighbouring housing.
- 7.14 Officers have carefully considered the design of the proposals alongside the existing baseline condition of this unique site, and taking a balanced view consider that the alterations/extensions proposed as part of the change of use of the site, would optimise the residential use of the site, and bring forward positive changes to the views of the site particularly from the prominent aspect of Wendell Park. There would be no harmful impact the setting of adjacent heritage assets as a result of the development. The proposed scheme therefore accords with the NPPF (2024), London Plan (2021) Policies H1 and HC1 and Local Plan (2018) Policies DC1, DC2 and DC8.

8.0 IMPACT UPON NEIGHBOURING AMENITY

- 8.1 Policies DC2, HO4 and HO11 of the Local Plan (2018) specify that any proposal should ensure an acceptable impact upon the amenity of neighbouring residential occupants, especially with regard to outlook, privacy, daylight/sunlight and a sense of enclosure.
- 8.2 In terms of the immediate surrounding area, to the east of the Site is 85 Gayford Road, which shares a party wall with 87 Gayford Road. The eastern side of the rear extension on the Site shares a wall with the side infill extension of no. 85. There is an obscure glazed window in the western elevation of no. 85 at first floor level. To the west of the Site is 89 Gayford Road, which also shares a party wall with 87 Gayford Road. 89 Gayford Road is directly adjacent to the western elevation of the rear extension on the Site. The extension also covers the rear of the curtilage of the property at no. 89 Gayford Road. To the rear of the Site is an open public space, Wendell Park, which is contained within the Ravenscourt and Starch Green Conservation Area

+ Daylight and Sunlight

- 8.3 In support of the subject application, the applicant provided a daylight and sunlight study (rev F dated 21st May 2025) prepared by Model Environments. The report concludes that the proposal would comply with the criteria set out in 'Site layout planning for daylight and sunlight - a guide to good practice' by PJ Littlefair, published by the Building Research Establishment (BRE, 2022). The BRE guidelines propose several methods to assess daylight. Firstly, the 25-degree rule

is used as a screening method to select windows requiring full investigation. If a construction subtends an angle greater than 25 degrees from the horizontal when viewed from a neighbouring window, that window requires further investigation. The 25 degree test was performed for windows in the neighbouring buildings. As a result, it was found that three windows at the rear of 85, 89 and 91 Gayford Road would require further testing.

- 8.4 Subsequently, these three windows underwent further daylight testing and the results showed that they would meet the BRE criteria for Vertical Sky Component (VSC). VSC is calculated for the selected windows and compared for the situations with and without the proposed building. The VSC is a general measure of the potential daylight available to a window and depends on the amount of unobstructed sky visible from the window's centre. The BRE guide recommends that a window achieve a VSC of at least 27%, or not be reduced to less than 0.80 times its former value. All the windows tested pass BRE daylight impact guidance.
- 8.5 With regards to sunlight, the BRE guide states that main windows facing within 90 degrees of south which serve living rooms should be tested for their access to sunlight. A proposed 1st floor plan-drawing available on LBHF planning portal (application number: 2012/03650/FUL) showed window B serves a bedroom; therefore, window B did not qualify for BRE sunlight testing. Windows A and C on the rear façades of 91 and 85 Gayford Road face within 90 degrees of south and serve unknown rooms. These windows were tested for impacts to sunlight access.
- 8.6 The BRE guidelines recommends that windows qualifying for sunlight tests receive a minimum of 25% of available Annual Probable Sunlight Hours (APSH), and at least 5% of available Winter Probable Sunlight Hours (WPSH). Both the windows tested exceed these limits for both APSH and WPSH in the proposed condition; this indicates that these windows are predicted to receive good access to sunlight throughout the year.
- 8.7 Overall, the proposed development would comply with the BRE guidelines and no adverse harm to daylight and sunlight to neighbouring properties is identified.

+ Outlook and a sense of enclosure

- 8.8 The proposal does not include any side facing windows bar an obscure glazed secondary window set at an oblique angle serving unit 3. The plans show a glazed privacy screen proposed between the site and no. 85 Gayford Road. This privacy screen would protect the infringement of the 45 degree line taken from no. 85's first floor window. Moreover, given the siting of no. 85 slightly angled away from no. 87 officers consider the impact to this neighbour to be more or less in line with the existing arrangement. The front facing windows would be within approximately 14m from the opposing street facing windows. However, this would be in line with the existing arrangement on the street and on balance, is considered to be acceptable.
- 8.9 The proposed balconies/terraces would be orientated away from the surrounding upper floor residential windows and would have adequate screening to avoid loss of privacy and harmful overlooking. The size of the balconies/terraces are also be fairly small and would be incapable of holding large amount of people at any one time, which would limit the impacts of noise and disturbance on adjoining

residential properties in line with Key Principle HS8.

+ Privacy

- 8.10 With regard to the rear elevation windows of the proposed dwelling, Key Principle HS7 of the Planning Guidance SPD (2018) specifies that any new windows should be positioned at least 18m from the existing habitable room windows of neighbouring properties. If this standard cannot be met, then the proposed windows should be designed to ensure that no loss of privacy occurs.
- 8.11 To the rear lies Wendell Park, as such no sensitive receptors to the rear. For these reasons, Officers are satisfied that there would be no adverse impacts on privacy as a result of the development.
- 8.12 Overall, for the reasons outlined above, Officers consider that the proposal would not result in detrimental harm to the amenity of adjoining residents. This would be comply with Policies DC2, HO4 and HO11 of the Local Plan (2018).

9.0 HIGHWAYS/PARKING AND REFUSE/RECYCLING

+ Highways/parking

- 9.1 Policy T1 of the Local Plan (2018) seeks to encourage the provision and use of public transport and bicycles, to improve congestion and air quality within the Borough. Policy T5 of the London Plan (2021) specifies that cycle parking should be fit for purpose, secure and well-located, with the following standards for residential accommodation:
- 1 space per studio unit or 1-person, 1-bedroom dwelling
 - 1.5 spaces per 2-person, 1-bedroom dwelling
 - 2 spaces per all other dwellings
- 9.2 Policy T4 of the Local Plan (2018) specifies that car parking permit free measures will be required on all new development unless evidence is provided to show that there is a significant lack of public transport available.
- 9.3 Policy T7 of the Local Plan (2018) outlines that construction and demolition works within the borough will be required to mitigate against the impact of any additional traffic or potential disruption to the highway network. This may typically be ensured by way of a construction and/or demolition logistics plan.
- 9.4 The application site achieves a Public Transport Accessibility Level score of 1b which indicates poor access to frequent public transport options, using Transport for London's WebCAT planning tool. However, the site is located within walking distance of PTAL 2 and 3 and the designated Key Local Centre (Askew Road). The H&F Local Plan defines Key Local Centre as those diversified larger centres with a range of local shops and services which sit below the three town centres of Hammersmith, Shepherd's Bush and Fulham. They often include a choice of small supermarkets and food/drink units, possibly with an ethnic goods and evening economy element.

- 9.5 The Council's Highway team initially requested that conditions or a legal agreement restricting the issuing of car parking permits for the future residents of the proposed residential units be attached. However, the applicant has sought to pursue car parking permits and provided car parking stress survey details to demonstrate there is sufficient capacity in the local road network to accommodate the proposed development. London Plan Policy T6.1 states a maximum standard of 0.75 space per unit for Inner London (PTAL 0-1). The maximum permitted car parking would therefore equate to four spaces. As such, 2 of the proposed units would have a car parking permit restriction.
- 9.6 Accordingly, in order to secure the 2 units as car parking permit free a legal agreement will be required. The legal agreement would ensure the proposal adheres to both the Local Plan and London Plan policies regarding car parking for car-free residential development and is also beneficial to help reduce air pollution from vehicle emissions.
- 9.7 The applicant has agreed to enter into a S106 agreement. This would ensure the two car parking permit restrictions can be secured and a limit of 1 parking permit for each of the remaining four approved units. The proposal is therefore considered to be in accordance with Policies CC10 and T4 of the Local Plan (2018) and Policies SI 1, T2 and T6 of the London Plan (2021).

+ Cycle Parking

- 9.8 Policy T3 of the Local Plan (2018) seeks to increase the use of bicycles within the borough, consequently new development (including change of use) is required to provide accessible and secure cycle parking within the boundary of the application. Flats 2, 3, 4, 5 & 6 will have private lockable timber cycle stores. They will be located in the shared walkway against the boundary treatment shared with no.89 Gayford Road. They will be accessible and will be lockable. These have been designed in accordance with the London Cycle Design Standards (2016) / West London Cycle Parking guidance (2017). There will be a designated area within the private amenity space of Flat 1 to accommodate for no.2 cycle parking spaces. In terms of short stay cycle parking, there will be a Sheffield stand which can accommodate for no.2 cycles which will be located on the shared walkway.

+ Refuse and recycling

- 9.9 Policy CC7 of the Local Plan (2018) specifies that all developments should aim to minimise waste and should provide convenient refuse and recycling storage facilities. Drawing No. Proposed Ground Floor Plan depicts the provision of ground-floor refuse and recycling storage for future occupants of the proposed residential units. The storage would be secure and accessible via a dedicated rear elevation door (the same door which would also provide access to the cycle storage). Annotations indicate that the bins would provide two 660l refuse and recycling storage.
- 9.10 The provision of greater than 530 litres of refuse and recycling storage would be consistent with the recommended capacities for 4 - 6 residential units served by kerbside collections, as specified within Key Principle WM4 of the Planning Guidance SPD (2018). The proposal therefore is in accordance with Policy CC7

of the Local Plan (2018) and Key Principle WM4 of the Planning Guidance SPD (2018).

10.0 FLOOD RISK

- 10.1 Previous applications were submitted under references 2024/00843/FUL, 2024/00844 and more recently 2025/00720/FUL. The key change involved in this application is the addition of a 6th flat on the second floor. There are no changes from previous applications relevant to flood risk at ground floor, but it is noted that there is an increase in the total attenuation provided.
- 10.2 This site is in the Environment Agency's Flood Zone 3. It is also in an area where surface water flooding could occur during a major storm. The proposals are for a change of use, extensions and alterations to create residential units, introducing a more vulnerable use to the site.
- 10.3 The flood risk assessment (FRA) assesses flood risk from the relevant sources and concludes the overall flood risk to be low. Although the overall risk of surface water is concluded to be low in the FRA, the SWMP identifies Gayford Road to be an area of elevated surface water flooding risk and the site is located close to 2 flooding hotspots. A number of measures have been included to provide mitigation against flood water damage in any event, including water resilient materials in structural elements, sealing of cracks and joints, tiled finishes, lime plaster and higher placement of electrical fittings.
- 10.4 The FRA also confirms that non return valves will be installed within pipes connecting to the combined sewer, to prevent backflow. The proposed floor levels will be 300mm above pavement level. Considering the nature of the proposals and overall flood risk, these measures are suitable.
- 10.5 A separate SuDS strategy has been submitted which outlines the proposed SuDS measures:
- Ground floor outdoor amenity areas contain permeable paving
 - Specification details for the green roof have been provided, showing an 80mm substrate in line with the Planning Guidance SPD recommendations compared to the previous application (2025/00720/FUL), the area of green roof has been expanded, now covering a total area of 76.8m².
 - The proposed driveway contains a 30m² area of permeable paving underlain with geo-cellular storage crates.
 - 4 no. water butts are proposed
 - Planters indicated on the drawing will provide additional permeability
- 10.6 Overall, the SuDS features are proposed to attenuate a minimum of 15.75m³ of surface water runoff, an increase of 0.5m³. A drainage diagram has been provided, showing SuDS measures at ground floor level and indicating flow routes and sewer connections. The discharge rate for the proposed scheme is 2 l/s which is outlined to be as close to greenfield runoff rates as possible.
- 10.7 Given the nature of the site, we consider the proposals to be acceptable, subject to suitable conditions. The implementation of all flood mitigation measures and SuDS

measures in the FRA and SuDS strategies should be secured by way of condition, including for the retention and maintenance of the green roof and attenuation tank. The SuDS measures should limit the peak discharge rate of surface water from the site to the public sewer network at no more than 2l/s. Since new dwellings are being created, internal water use should be limited to no more than 105 litres per person per day and therefore an informative should be included requiring water efficiency measures on all fittings.

- 10.8 The Council's Environmental Policy (Flood Risk) team reviewed this revised FRA and confirmed that they raised no objection to the proposal, subject to the details specified being adhered to. Subject to a compliance condition to this effect, the proposal would accord with Policies CC2 and CC3 of the Local Plan (2018).

11. LAND CONTAMINATION

- 11.1 Policy CC9 of the Local Plan (2018) outlines that when development is proposed on or near a site that is known to be, or there is good reason to believe may be, contaminated, or where a sensitive use is proposed, an applicant should carry out a site assessment and submit a report of the findings in order to establish the nature and extent of the contamination.
- 11.2 The Council's Land Contamination team have reviewed this planning application, and have reviewed the submitted land contamination reports. These are considered to be acceptable and meet the requirements of the NPPF and relevant Council policy. Accordingly, a compliance condition is included to ensure the works are completed in accordance with the details contained within the approved reports. As such, the proposal would accord with Policy CC9 of the Local Plan (2018).

12.0 Fire Strategy / Safety

- 12.1 The London Plan (2021) includes Policy D12 which is concerned with Fire Safety and states that all development proposals must achieve the highest standards of fire safety by providing details such as location of fire appliances, evacuation assembly points and suitable means of escape. The Policy therefore encourages the submission of a Fire Safety Statement with all planning applications.
- 12.2 A Fire Strategy report has been submitted in support of the application and it provides a response to the relevant points of Policy D12 (A) of the London. Given the nature of the proposal, officers are satisfied that the proposed development would satisfy London Plan Policy D12, Part A.

13.0 COMMUNITY INFRASTRUCTURE LEVY

- 13.1 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 will be nil as there is no new floorspace created.
- 13.2 The borough's own community infrastructure levy came into effect on 1st

September 2015. According to the submitted CIL form, the CIL liability will be nil as there is no new floorspace created.

LEGAL AGREEMENT (S106)

- 13.3 The NPPF provides guidance for local planning authorities in considering the use of planning obligations. It states that 'authorities should consider whether otherwise unacceptable development could be made acceptable through the use of conditions or planning obligations and that planning obligations should only be used where it is not possible to address unacceptable impacts through a planning condition'.
- 13.4 London Plan Policy DF1 (Delivery of the Plan and Planning Obligations) states that development proposals should provide the infrastructure and meet the other relevant policy requirements necessary to ensure that they are sustainable and to support delivery of the Plan.
- 13.5 Local Plan Policy INFRA1 (Planning Contributions and Infrastructure Planning) advises that the council will seek planning contributions to ensure the necessary infrastructure to support the Local Plan is delivered using two main mechanisms which are the Community Infrastructure Levy (CIL) and Section 106 Agreements (s106).
- 13.6 The planning obligations set out in the heads of terms below are considered necessary to make the development acceptable in planning terms, they are related to the development and reasonably commensurate the scale and type of development proposed. A Section 106 agreement is therefore required to ensure the proposal is in accordance with the statutory development plan and to secure the necessary infrastructure to mitigate the needs and impacts of the proposed development.
- 13.7 In view of the fact the Section 106 agreement will be the subject of extended negotiations, officers consider that circumstances may arise which may result in the need to make minor modifications to the conditions and obligations (which may include variation, addition, or deletion). Accordingly, the second recommendation has been drafted to authorise the Director of Planning and Property, after consultation with the Assistant Director Legal Services and the Chair of the Planning and Development Control Committee, to authorise the changes they consider necessary and appropriate, within the scope of such delegated authority.
- 13.8 The applicant is expected to agree to enter into a legal agreement with the Council to which would include the following site-specific items:

HEADS OF TERMS

- 1) Financial Contribution of £70,000 that will contribute to Public realm, environmental improvements, and economic development to support delivery of the Council's Industrial Strategy (or any successor to it), including to support employment, skills and local procurement activities;
- 2) A limit of 1 car parking permit per approved unit for 4 of the approved units and the other 2 approved units would have a parking permit restriction under Section

16 of the Greater London Council (General Powers) Act 1974.

- 3) Enter into a S278 Agreement to fund any necessary highway works arising from the development to the footway and including the removal of the crossover on Gayford Road;
- 4) A commitment to meet the costs of the Council's associated legal fees.

14.0 CONCLUSIONS

- 14.1 In considering planning applications, the Local Planning Authority needs to consider the development plan as a whole and planning applications that accord with the development plan should be approved without delay, unless material considerations indicate otherwise and any adverse impacts of doing so would significantly and demonstrably outweigh the benefits.
- 14.2 In summary, Officers consider that the proposed development would be appropriate in terms of land use, design and scale, and that it would not cause demonstrable harm to the amenities of neighbouring residents.
- 14.3 The proposals would contribute towards an identified housing need and local housing target and would have a neutral impact on the character and appearance of the street scene and the surrounding area. Highways, transportation and environmental matters including energy and sustainability, flood risk, air quality, land contamination and ecology have also been satisfactorily addressed and will be subject to conditions/planning obligations. In these respects, the proposals comply with the relevant policies of the NPPF (2024), the London Plan (2021), the Local Plan (2018) and the relevant Key Principles within the 'Planning Guidance' (2018) and 'Climate Change' (2023) Supplementary Planning Documents.
- 14.4 Officers have taken account of all the representations received and in overall conclusion for the reasons detailed in this report, it is considered having regard to the development plan as a whole and all other material considerations, that planning permission should be granted subject to the conditions listed, and the completion of a legal agreement.
- 14.5 In line with the Town and Country Planning Act 1990 and the Town and Country Planning (Pre-commencement Conditions) Regulations 2018, Officers have consulted the Applicant on the pre-commencement conditions included in the agenda and the Applicant has raised no objections.

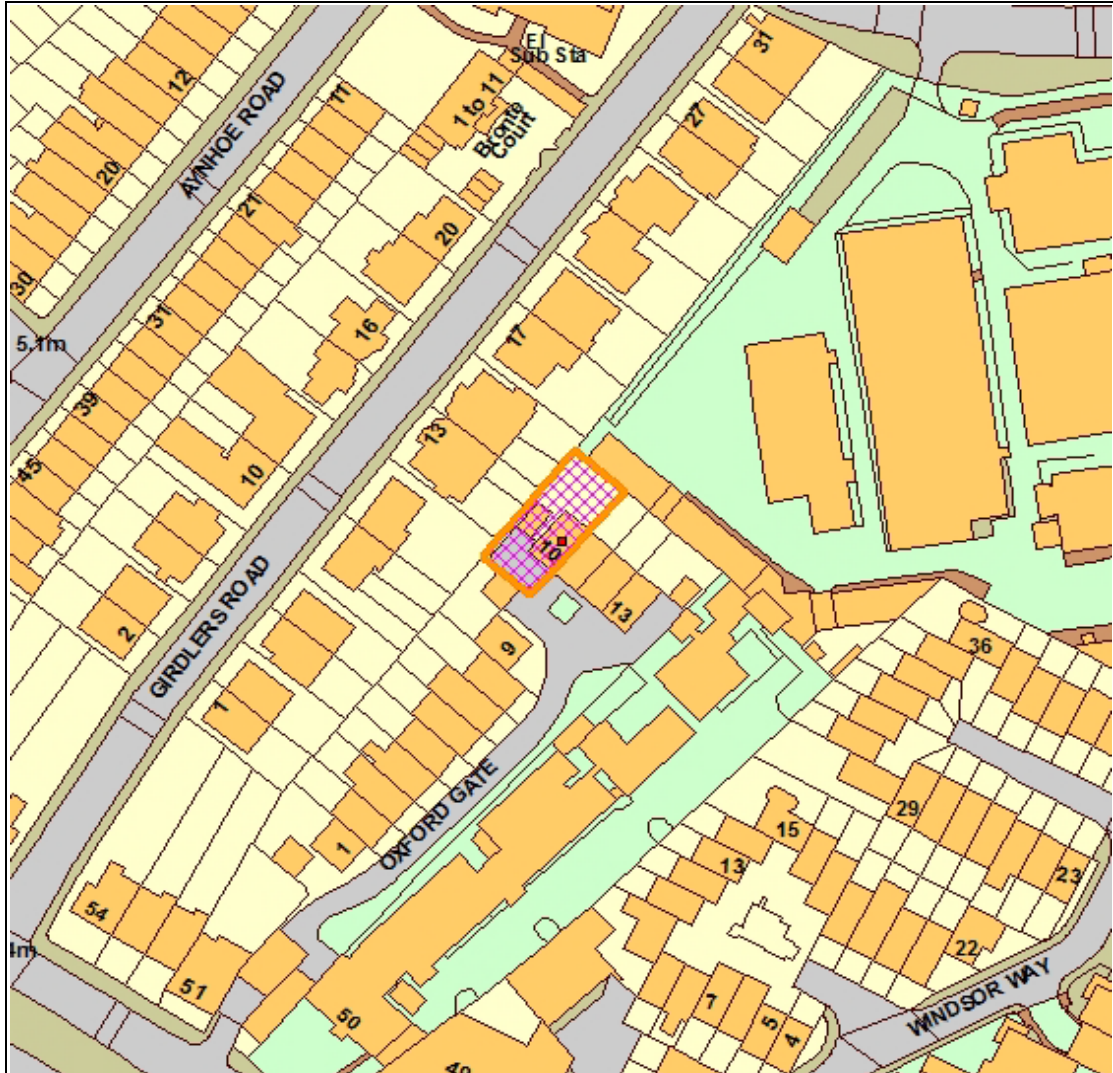
15.0 RECOMMENDATION

- 15.1 The application is therefore recommended for approval, subject to conditions and the completion of a legal agreement.

Ward: Brook Green

Site Address:

10 Oxford Gate Brook Green London W6 7DA



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For identification purposes only - do not scale.

Reg. No:

2024/03286/FUL

Case Officer:

Zhirong Li

Date Valid:

05.02.2025

Conservation Area:

Constraint Name: Brook Green Conservation Area
- Number 3

Committee Date:

14.10.2025

Applicant:

Mr Artem Shevaley
10 Oxford Gate Brook Green London Hammersmith And Fulham
W6 7DA

Description:

Erection of a part one part two storey side extension, following the demolition of the existing detached single storey garage; erection of a single storey rear extension; installation of solar pv panels in the front roofslope; installation of 2no. rooflights and removal of an existing rooflight in the side roofslope; installation of 1no. rooflight in the rear roofslope; installation of a new window to replace existing to the side elevation, and erection of a new enlarged dormer window to replace existing dormer window to the rear elevation at second floor level; installation of new French doors to replace an existing window, to the front elevation at first floor level; erection of new balustrade and installation of new French doors to replace existing, to the rear elevation at first floor level; conversion of the existing internal garage at ground floor level into a habitable accommodation, including installation of new windows to the front elevation; infilling an entrance door, to the front elevation at ground floor level to the side of the main entrance door; erection of a replacement side boundary fence; replacement of all windows like for like; installation of an air source heat pump to the side of the proposed part one storey side extension (new garage) and 1.8 high acoustic panels to the north and west of the proposed air source heat pump. (Revised description)

Drg Nos: See Condition 2.

Application Type:

Full Detailed Planning Application

Officer Recommendation:

(1) That the Committee resolve, that the Director of Planning and Property be authorised to grant planning permission subject to the conditions listed below.

(2) That the Committee resolve that the Director of Planning and Property, after consultation with the Assistant Director of Legal Services and the Chair of the Planning and Development Control Committee be authorised to make any minor changes to the proposed conditions, which may include the variation, addition or deletion of conditions, any such changes shall be within their discretion.

Conditions:

- 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 hereby permitted shall be carried out in complete accordance with the following approved drawing numbers, other than where those details are altered pursuant to the conditions of this planning permission:

-2.100 Rev D, 2.101 Rev D, 2.102 Rev D, 2.103 Rev D, 2.200 Rev D, 2.201 Rev D, 2.300 Rev D, 2.301 Rev D;

- Flood Risk Assessment note (by Cannon Consulting Engineers);

- J 05625 Plant Noise Assessment v1.4 (by Sound Planning Ltd);

- Sempergreen System Build-up Biodiverse Green Roof 0- 5 degrees,
Sempergreen System Build-up Biodiverse Green Roof 20 - 45 degrees,
Sempergreen Maintenance Instructions - Sedum Roofs 0- 20 degrees Roof pitch;

- Daylight, Sunlight and Overshadowing Report (by OSM Chartered Surveyors);

- BS5837:2012 Tree Survey, Arboricultural Impact Assessment & Method Statement (by Indigo Surveys).

To ensure full compliance with the planning application hereby approved and to prevent harm arising through deviations from the approved plans.

- 3) The development hereby approved shall be carried out and completed in accordance with the materials details (including colour and finish) specified below:

- Finishes of single storey extension: White stucco render and dark-grey slimline aluminium sliding doors;

- Finishes of first floor extension: Slate tiles to match the appearance of the main roof and timber framed doors and windows;

- Finishes of rear dormer: Clad in lead and timber framed windows;

- Finishes of the garage: Vertical timber planks.

- Balconies: 1.1m high glazed screens and 1.7m high obscure glazed screen.

The development shall be permanently retained in accordance with the approved details. Any works of making good to existing elevations shall be carried out in materials to match the elevation to which the works relate.

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

- 4) The balconies at the first floor hereby approved shall not be first used until the 1.1m high glazed balustrades and 1.7m high obscure glazed balustrades have been installed as shown on approved drawing nos. 2.102 Rev D, 2.200 Rev D, 2.201 Rev D, 2.300 Rev D, 2.301 Rev D. The 1.7m high obscure glazed balustrade shall set above the finished floor level of the balconies and achieve a minimum level of obscurity equivalent to Pilkington Texture Glass Level 3. The balustrades to the perimeters of the balconies shall thereafter be permanently retained as approved.

To protect the amenities of the occupiers of the application site and the neighbouring occupiers in terms of overlooking and privacy in accordance with Policy HO11 of the Local Plan (2018).

- 5) Other than the area shown as balconies/terraces on the approved plans no part of the remainder of the roof atop of the existing back addition or atop the rear roof extension hereby approved shall be converted into or used as a terrace or other open amenity space. No alterations shall be carried out; nor planters or other chattels placed on the remaining roof. No railings or other means of enclosure shall be erected around the remaining roof and no alterations shall be carried out to the property to form an access onto this roof.

Such a use would be detrimental to the amenities of neighbouring properties by reason of overlooking and loss of privacy and potential noise and disturbance, contrary to Policies CC11 and HO11 of the Local Plan (2018).

- 6) Prior to the occupation of the development hereby permitted, the rooflights at first floor level in the west elevation (as shown on plan ref. 2.201 Rev D) shall be fitted with obscure glass to a minimum level of obscurity equivalent to Pilkington Texture Glass Level 3, and shall be non-opening and fixed shut up to a height of 1.7m above the finished floor level. The rooflights shall thereafter be permanently retained as approved.

To protect the amenities of adjoining occupiers in terms of privacy and overlooking in accordance with Policy HO11 of the Local Plan (2018).

- 7) Prior to the occupation of the development hereby permitted, the rooflights at ground floor level in the west elevation (as shown on plan ref. 2.201 Rev D) shall be fitted with electrically operated blinds. The rooflights and blinds shall thereafter be permanently retained as approved.

To protect the amenities of adjoining occupiers in terms of light pollution in accordance with Policy HO11 of the Local Plan (2018).

- 8) The rooflights to the main roof hereby approved shall be conservation style roof lights and thereafter permanently retained in this form.

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

- 9) No water tanks or water tank enclosures shall be erected upon the remainder of the roof atop of the existing back addition or atop the roof of the rear roof extension hereby permitted.

It is considered that such structures would seriously detract from the appearance of the building, contrary to Policies DC4 and DC8 of the Local Plan (2018).

- 10) The development shall be carried out and completed in full accordance with the details contained within the approved Flood Risk Assessment (by Cannon Consulting Engineers). No part of the development shall be used or occupied until all flood prevention and mitigation measures have been installed in accordance with the submitted details and the development shall be permanently retained in this form and maintained as necessary thereafter.

To limit the impact on flood risk and mitigate the susceptibility of the development to flooding in accordance with Policies CC2, CC3 and CC4 of the Local Plan (2018).

- 11) No part of the development shall be used or occupied until the green roof have been installed in accordance with the submitted details and the development shall be permanently retained in this form and maintained as necessary thereafter.

To mitigate the risk from flooding within and beyond the site as a result of the development by ensuring adequate attenuation of storm-water run-off during periods of intense and prolonged rainfall, in accordance with policy CC4 of the Local Plan (2018).

- 12) The solar panels to the front roofslope hereby approved shall not protrude more than 15-degrees above the main roof. They shall be at a position as depicted on the approved drawings.

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

- 13) The solar/renewable equipment hereby approved shall, when they are no longer required for renewable energy purposes, be removed from the building and the building restored to its condition before the development took place.

In order to ensure a satisfactory external appearance, in accordance with Policies DC1, DC4, DC8 and HO11 of the Local Plan (2018).

- 14) Prior to installation of relevant plant, details shall be submitted to and approved in writing by the Council, of the external sound level emitted from plant/machinery/ equipment and mitigation measures as appropriate. The measures shall ensure that the external sound level emitted from plant, machinery/ equipment will 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+A1:2019 at the nearest and/or most affected noise sensitive premises, with all machinery operating together at maximum capacity. The assessment shall be taken into account of the direct line-of-sight propagation from the ASHP to the wall, low-frequency characteristics of the ASHP noise, facade correction factors, if applicable, to reflect potential internal impacts. A post installation noise assessment shall be carried out where required to confirm compliance with the sound criteria and additional steps to mitigate noise shall be taken, as necessary. Approved details shall be implemented prior to occupation of the development and thereafter be permanently retained.

To ensure that the amenity of occupiers of the development site/surrounding premises is not adversely affected by noise from plant/mechanical installations/ equipment, in accordance with Policies CC11 and CC13 of the Local Plan (2018).

- 15) The development hereby permitted shall be carried out in full accordance with the measures and special precautions detailed in the submitted BS5837:2012 Tree Survey, Arboricultural Impact Assessment & Method Statement (by Indigo Surveys). The works hereby approved shall be carried out in full accordance with British Standard BS5837:2012.

The protective measures must include:

- Any excavation within the Root Protection Area of the trees must be done by hand. No roots greater than 25 mm should be severed, any rooted lesser than 25 mm should be done so with a clean and sharp tool.

In order to ensure that no damage occurs to the trees within the site, and that by protecting these trees, their positive contribution to the character and appearance of the Brook Green Conservation Area is preserved, in accordance with Policies DC8 and OS5 of the Local Plan (2018).

- 16) The Air Source Heat Pump (ASHP) shall be installed in accordance with the details on approved drawing Nos. 2.100 Rev D, 2.101 Rev D and 2.301 Rev D prior to occupation of the residential unit. The Air Source Heat Pump (ASHP) shall thereafter be permanently maintained for the lifetime of the development.

In the interest of sustainability and to ensure that the proposed development does not prejudice the appearance of the area or the amenity of neighbouring occupiers in accordance with Policies CC1, CC11, DC1, DC8 and HO11 of the Local Plan (2018).

- 17) Prior to occupation of the development hereby permitted, details (including manufacturer specification, installation/commissioning certificates and photographic confirmation) of the installed Waste Water Heat Recovery System (WWHRS) for all the bathrooms/Shower-rooms of the self-contained dwellinghouse (Use Class C3) shall be submitted to and approved in writing by the Local Planning Authority. Approved details shall be fully implemented prior to the occupation/use of the development and thereafter permanently retained and maintained.

In order to increase energy efficiency in domestic buildings and to safeguard local air quality in the councils boroughwide air quality management area, in accordance with Local Plan (2018) Policies CC1 and CC10 and the councils Air Quality Action Plan.

- 18) Prior to occupation of the development hereby permitted, details (including manufacturer specification, installation/commissioning certificates and photographic confirmation) of the installed Battery Solar Energy Storage Systems (BSESS) for the self-contained dwellinghouse (Use Class C3) shall be submitted to and approved in writing by the Local Planning Authority. Approved details shall be fully implemented prior to the occupation/use of the development and thereafter permanently retained and maintained.

In order to increase energy efficiency in domestic buildings and to safeguard local air quality in the councils boroughwide air quality management area, in accordance with Local Plan (2018) Policies CC1 and CC10 and the councils Air Quality Action Plan.

- 19) Prior to occupation of the development hereby permitted, details (including manufacturer specification, location and type, installation/commissioning certificates and photographic confirmation) of the installed active electric vehicle charging point (minimum 7 KW) for off-street car parking space (as shown on drawing no. 2.101 Rev D) shall be submitted to and approved in writing by the Local Planning Authority. Approved details shall be fully implemented prior to the occupation/use of the development and thereafter permanently retained and maintained.

In the interest of sustainability and to ensure that the proposed development does not prejudice the appearance of the area or the amenity of neighbouring occupiers in accordance with Policies CC1, CC11, DC1, DC8 and HO11 of the Local Plan (2018).

20) Prior to commencement of the development hereby permitted, a Construction Logistics Plan (CLP) shall be submitted, in accordance with TfL CLP Guidance, to and approved in writing by the Local Planning Authority. The CLP shall be in accordance with Transport for London Guidance. The CLP shall cover the following minimum requirements:

- a. Community engagement and liaison to be carried prior to submission of the CLP to inform development of the CLP approach. Details of engagement to be submitted as appendix to the CLP to identify concerns raised by residents and how these are addressed
- b. site logistics and operations
- c. construction vehicle routing
- d. Details of the estimated number, size and routes of construction vehicles per day/week details of the use of Ultra Low Emission Zone (ULEZ) compliant Vehicles e.g. Euro 6 and Euro VI, including vehicles compliant with Direct Vision Standard star rating 3
- e. details of the access and egress arrangements
- f. delivery locations on the site g. details of any vehicle holding areas; and other matters relating to traffic management to be agreed as required
- g. Efficiency and sustainability measures to be undertaken for the works i. membership of the and details on CLOCS compliant site operations
- h. Details of any vehicle holding areas.

The works shall be carried out in accordance with the approved CLP. Approved details shall be fully implemented and retained and maintained throughout the construction phase of the development.

To minimise the impacts of construction-related vehicle movements and facilitate sustainable construction travel to the site in accordance with Policy T7 of the London Plan (2021) and Policies T1 and T6 of the Local Plan (2018).

21) The resulting property shall not be used as a house in multiple occupation falling within Class C4 of the Town & Country Planning (Use Classes) Order 1987 (as amended), notwithstanding Schedule 2, Part 3, Class L of the GPDO, the extension hereby approved shall only be used in connection with the remainder of the property as a single dwellinghouse falling within use Class C3 .

The use of the property as a house in multiple occupation rather than as a single residential unit, would raise materially different planning considerations that the Council would wish to consider under a full planning application, in accordance with Policies DC1, HO1, HO2, HO4, HO5, HO11 and HO8 of the Local Plan (2018).

Justification for Approving the Application:

- 1) The proposed development consisting of extensions and alterations to the host property are designed to be subordinate and preserve the original architectural appearance of the host building and the wider Oxford Gate development. The proposals would have limited visibility in the local environment and as such would preserve the character and appearance of the Brook Green conservation area. The proposal would respect the principles of good neighbourliness and maintain an acceptable relationship with the neighbouring residential properties, as well as highways/parking and flood risk. The proposed scheme would be in accordance with the statutory requirements of Section 72 of the Planning (Listed Buildings and Conservation Areas) Act, 1990 and would also accord with the NPPF (2024), Local Plan (2018) Policies, DC1, DC4, DC8, OS5, HO11, CC3, CC4, CC11, CC12, CC13, T1 and T4 as well as 'Planning Guidance' SPD (2018) Key Principle HS4, HS6, HS7, HS8 and CAG3.

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

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

Application form received: 31st December 2024
Drawing Nos: see above

Policy documents: National Planning Policy Framework (NPPF) 2024
The London Plan 2021
LBHF - Local Plan 2018
LBHF – Planning Guidance Supplementary Planning Document
2018

Consultation Comments:

Comments from:

Dated:

Neighbour Comments:

Letters from:

Dated:

Flat 6 13 Girdlers Road London W14 0PS	25.02.25
11 Oxford Gate Brook Green London W6 7DA	28.02.25
15 Girdlers Road London W14 0PS	18.02.25
Flat 1 15 Girdlers Road London W14 0PS	20.05.25
Baddiant Alleyns Lane Cookham Dean SL6 9AE	03.03.25
11 Oxford Gate Brook Green London W6 7DA	19.05.25
Flat 4 Park House London W14 0PS	24.02.25
Flat 6, Park House 13 Girdlers Road London W14 0PS	27.02.25
15 Girdlers Road London W14 0PS	25.02.25
Flat 4 Park House London w14 0ps	27.05.25
Flat 1, Park House 13 Girdlers Road London W14 0PS	24.02.25
Flat 1, Park House 13 Girdlers Road London W14 0PS	24.02.25
flat 1, park house, 13 Girdlers road London W140PS	27.05.25
flat 1, park house, 13 Girdlers road London W140PS	27.05.25
9 Oxford Gate Brook Green London W6 7DA	03.03.25
9 Oxford Gate Brook Green London W6 7DA	22.05.25
15 Girdlers Road Flat 4 LONDON W14 0PS	09.05.25

1.0 SITE DESCRIPTION

- 1.1 The application relates to a two-storey end of terrace property located at the northwestern corner of Oxford Gate, which is a gated site within the Brook Green Conservation Area.
- 1.2 The site lies mostly within Flood Risk Zone 1, with the edge of the site being just on the edge of the Environment Agency's Flood Risk Zones 2 and 3.
- 1.3 There is no relevant planning history.

2.0 PROPOSAL

2.1 The current application is for:

Erection of a part one part two storey side extension, following the demolition of the existing detached single storey garage; erection of a single storey rear extension; installation of solar pv panels in the front roofslope; installation of 2no. rooflights and removal of an existing rooflight in the side roofslope; installation of 1no. rooflight in the rear roofslope; installation of a new window to replace existing to the side elevation, and erection of a new enlarged dormer window to replace existing dormer window to the rear elevation at second floor level; installation of new French doors to replace an existing window, to the front elevation at first floor level; erection of new balustrade and installation of new French doors to replace existing, to the rear elevation at first floor level; conversion of the existing internal garage at ground floor level into a habitable accommodation, including installation of new windows to the front elevation; infilling an entrance door, to the front elevation at ground floor level to the side of the main entrance door; erection of a replacement side boundary fence; replacement of all windows like for like; installation of an air source heat pump to the side of the proposed part one storey side extension (new garage) and 1.8 high acoustic panels to the north and west of the proposed air source heat pump.

3.0 CONSULTATION AND NOTIFICATION

3.1 The application has been advertised by way of site and press notices; in addition, letters have also been sent out to 41 neighbouring properties. The application has been consulted to the public two times; the second re-consultation was due to change to the position of the proposed ASHP unit and the installation of the acoustic panels.

3.2 At the first round of the consultation, a total of 10 representations has been received from 7 properties, their comments are summarised below:

- o Excessive noise
- o Light pollution
- o Loss privacy and overlooking
- o Concern the water runoff
- o Out of keeping with the conservation area and Oxford Gate
- o Loss of parking space and difficult for other cars to manoeuvre
- o Noise concerns with the ASHP

3.3 At the second round of the consultation, a total of 7 representations has been received from 6 properties, their comments are summarised below:

- o Overdevelopment
- o Out of keeping with the conservation area
- o Overlooking and loss of privacy
- o Concerns with the structural stability
- o Noise concerns
- o Overlooking and visually intrusive

3.4 Officers comment:

- o Concerns about structural matters (including foundations) would fall under the scope of Building Regulations, and accordingly would not be a material planning consideration.
- o The proposal's impact upon the character and appearance of the application property and the surrounding area, and the impact on neighbouring amenity (including noise, overlooking and loss of privacy) are assessed within the following report.

3.5 No comments received from external consultees.

4.0 POLICY FRAMEWORK

- 4.1 The Town and Country Planning Act 1990, the Planning and Compulsory Purchase Act 2004 and the Localism Act 2011 are the principal statutory considerations for town planning in England.
- 4.2 Collectively the three Acts create a plan led system which requires local planning authorities to determine planning applications in accordance with an adopted statutory development plan unless there are material considerations which indicate otherwise (section 38(6) of the 2004 Act as amended by the Localism Act).
- 4.3 In this instance the statutory development plan comprises the London Plan (2021) and the Local Plan (2018). A number of strategic and local supplementary planning guidance and other documents are also material to the determination of the application.

National Planning Policy Framework (December 2024)

- 4.4 The National Planning Policy Framework (NPPF) came into effect on 27 March 2012 and was revised in 2024 and is a material consideration in planning decisions. The NPPF, as supported by the Planning Practice Guidance (PPG) sets out national planning policies and how these are expected to be applied.
- 4.5 The NPPF does not change the statutory status of the development plan as the starting point for decision making. Proposed development that accords with an up-to-date Local Plan should be approved and proposed development that conflicts should be refused unless other material considerations indicate otherwise.

London Plan

- 4.6 The London Plan was published in March 2021. It sets out the overall strategic plan for London and a fully integrated economic, environmental, transport and social framework for the development of the Capital over the next 20-25 years. It forms part of the development plan for Hammersmith and Fulham.

Local Plan

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

5.0 PLANNING CONSIDERATIONS

- 5.1 The main planning issues to be considered in this application are:

- o Design & Character
- o Residential Amenity
- o Impact Upon Highways
- o Flood Risk
- o Impact Upon Trees
- o Biodiversity Net Gain

- 5.2 The application is assessed based on the policies, guidance and standards contained within the National Planning Policy Framework (NPPF, 2024), the London Plan (2021), the Local Plan (2018), as well as the 'Planning Guidance' (2018).

DESIGN AND HERITAGE

- 5.3 Section 12 of the NPPF (2024) outlines that development should respond to local character and history and the surrounding environment and setting, whilst not preventing innovation but extends this to recognise a role for change and increased densities. Section 16 of the NPPF advocates a positive strategy for conserving and enhancing the historic environment, taking account of (amongst other things) the desirability of new development to make a positive contribution to local character and distinctiveness. The NPPF states that economic, social and environmental gains are to be sought jointly and simultaneously in order to deliver positive improvements in the quality of the built, natural and historic environment.
- 5.4 Section 72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states in relation to Conservation Areas that: 'In the exercise, with respect to any buildings or other land in a conservation area, of any functions under or by virtue of any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.'
- 5.5 Policies DC1 and DC4 of the Local Plan require a high standard of design in all alterations, and that extensions to existing buildings be compatible with the scale and character of existing and neighbouring development and their setting, integrated into the architectural design of the existing building, and subservient in terms of its bulk, scale, materials, and design.

- 5.6 Policy DC8 seeks to protect, restore or enhance the quality, character, appearance and setting of the borough's historic environment including its conservation areas and is supported by Key Principle CGA2 and CAG3 of the 'Planning Guidance' SPD (2018).

+ Single storey side and rear extension and erection of a garage to the front

- 5.7 At the ground floor level, it is proposed to demolish the existing garage to the side the main building and to create a single storey 'L' shaped wrapped around extension, which would extend across the full width of the plot. The extension would extend approx. 3m beyond the rear elevation of the host building, which would be in line with Key Principle HS4 of the 'Planning Guidance' SPD (2018), in terms of its depth and coverage of the rear open space. The proposal would ensure more than 50% of the amenity space to be maintained. It would have a part flat, part pitched roof, with a maximum height of 3.8m and a minimum height of approx. 2m on the boundary shared with Nos. 13 and 15 Girdlers Road. This extension would feature a glazed pitched roof, and the rear of the extension would be finished with white render.
- 5.8 The extension would connect with a new garage to the side front of the building with a glazed box (which serves the utility room). Whilst the garage would project forward of the existing building line, it would set to the corner of the Mews and minimise its prominence. It is noted that No. 9 adjacent has a large two storey extension to the side of the building, the proposed extension here would have a comparable scale and not appear out of keeping. The garage would be finished with timber cladding, with a row of high-level windows to the southern side flank elevation and sectional door to the front elevation.
- 5.9 The overall scale of the proposed ground floor wrap-around extension and garage is considered to be acceptable in this context, as it would sit in reasonable proportion with and be subordinate to the host building, which would not have its setting unduly disrupted and as such, would remain as the dominant structure.

+ First floor side infill extension

- 5.10 At the first-floor level, an extension is proposed above the single storey wrap around extension. The proposed extension would be located to the southern side flank of the host building. It would have a part flat, part pitched roof that continue with the angle of the pitch of the side infill extension. The extension would have 3 no. rooflights which would be partially obscure glazed to prevent overlooking to Nos. 13 and 15 Girdlers Road and a window and door to the rear elevation that connect to a balcony. The balcony would be enclosed with 1.7m high obscure glazed screen to the western side flank elevation and 1.1m high screens to the rear and eastern side flank elevations. Officers note that small balconies are a characteristic feature of the properties within the Mews, which would be in keeping with the character of the surrounding area. The extension would be finished with slate tiles that match the appearance of the main roof.

5.11 The proposed first floor extension is considered to be a congruent and in-scale addition to the host building and there is no objection raised to this element of the proposal.

+ Enlargement of the existing rear dormer and alteration to the existing balcony at the first floor level to the rear elevation and the door access to the balcony

5.12 The application seeks to enlarge the existing rear dormer, the dormer would be the same width as the existing window below. The dormer would contain a timber window as the existing window with fixed panes to the side and a sliding sash to the centre. This would ensure a harmony appearance with the windows below.

5.13 At the first-floor level, the proposal would replace the existing door to the balcony, the new door would match the existing door in timber. The balcony would be slightly enlarged in width and with glazed balustrades.

5.14 Overall, there is no objection to these alterations which would be located to the rear of the building, and are sympathetically designed by taken into account of the original features. These works would have a neutral impact to the appearance of the host building.

+ Installation of 3no. rooflights

5.15 The application seeks to install 1no. rooflight to the rear roofslope and 2no. rooflights to the west roofslope. The proposed rooflights are modest in scale and would have a neutral impact to the overall appearance of the host building.

+ Installation of 6no. solar panels

5.16 The application proposed 6no. solar panels to the front roofslope. There is no objection to this aspect of the proposal would comply with the Council's aims to reduce carbon dioxide emissions across the borough. The use of renewable energy infrastructure is encouraged and welcomed by the Council. A condition would be attached to ensure the angle of solar panels to set flush with the roof where possible to minimise their prominence.

+ Replacement of the garage door and conversion of the garage to a habitable room and the window at the first floor to a door in the front elevation.

5.17 To the front elevation, the application seeks to replace the existing garage door to new window with a similar style, in association with the conversion of garage to a habitable room. The design of the windows is sympathetic to the application property, which is of the same style as the existing door. Officers note there is similar form of development within the Mews, such as No.13 (ref.2024/00845/FUL) which has also converted the garage to a habitable room. As such, the proposed development alteration would be visually acceptable.

+ Installation of an Air Source Heat Pump and acoustic panels

- 5.18 The application proposed an Air Source Heat Pump to the front of the site. The position of the unit has been relocated during the course of the application, which would be located to side of the proposed garage and the neighbouring two storey side addition. There would be two pieces of approx. 1.7m high acoustic panels to reduce the noise from the machine, one panel would align with the western boundary treatment, and one would align with the flank wall of the garage. The acoustic panels would colour match with the timber cladding of the garage.
- 5.19 The Air Source Heat Pump proposed as part of this scheme is considered appropriate domestic measures to help achieve local carbon emissions reduction target and promoting the use of renewable sources of energy in line with the Council's 'Climate Change' SPD. Therefore, the inclusion represents a positive benefit from the scheme in term of reducing reliance on carbon-based energy sources. The proposed unit would be located at a discreet location and the acoustic fences has also been designed to ensure better assimilate into the host building and the proposed extensions.
- 5.20 Overall, it is considered that the proposal would be of an acceptable design, scale and form which would maintain a satisfactory appearance and be respectful of the original architecture of the host property and the Mews. The position property, being within a gated Mews, (itself a more contemporary development within the conservation area), with limited public visibility, together with the design quality and materiality of the proposed extensions and alternations, officers conclude there would be no harmful impact to the of the Brook Green conservation area arising from the development. The character and appearance of conservation area would be preserved. The proposed scheme would be in accordance with the statutory requirements of Section 72 of the Planning (Listed Buildings and Conservation Areas) Act, 1990 and would also accord with the NPPF (2024), Policies DC1, DC4, DC6 and DC8 of the Local Plan (2018) and the relevant Key Principles within the 'Planning Guidance' SPD (2018).

RESIDENTIAL AMENITY

- 5.21 Local Plan (2018) Policies HO11 and DC4 state that extensions and alterations to existing buildings will be considered acceptable where it can be demonstrated that there is no detrimental impact upon the amenities enjoyed by neighbouring properties including privacy, daylight and sunlight, and outlook. This approach is reflected in the 'Planning Guidance' SPD (2018) Key Principles HS4, HS6, HS7 and HS8 which provide further guidance on extensions against enclosure, loss of outlook, loss of privacy, loss of daylight/sunlight and disturbance on neighbouring occupiers.
- 5.22 No.11 Oxford Gate adjoins the application to the east within the same terrace, Nos.13 and 15 Girdlers Road are located to the west of the site with their rear gardens adjoining the side flank boundary of the application site.

+ Daylight / Sunlight

- 5.23 A Daylight & Sunlight Report dated 3rd December 2024 was submitted with the application. The assessment contained in the report was undertaken using the VSC and NSL (daylight) and APSH (sunlight) tests. The report assesses the impacts of the proposal on number of windows/openings at No. 9 Oxford Gate and Nos. 13 and 15 Girdlers Road.
- 5.24 The BRE guidelines state that if the VSC at the centre of a window is more than 27% (or if not, then it is more than 80% of its former value), then the diffuse daylighting of the existing building will not be adversely affected. In terms of daylight, the report concludes that the proposal would achieve daylight VSC values greater than 0.8 times their former value and would therefore meet the BRE criteria for daylight VSC. It also assesses the No Sky Calculations (which should not drop below 80% of its former value), the result of the assessment has shown that all the rooms (habitable and non-habitable) in neighbouring properties would not experience a noticeable reduction in daylight.
- 5.25 In terms of sunlight, the test is intended to be applied to main windows which face within 90 degrees of due south only. The nearest rear elevation windows at No.11 Oxford Gate face within 90 degrees of due north, there is no requirement to assess the sunlight of these windows. With regards to Nos.13 and 15 Girdlers Road, the report states that all 16 windows would meet the BRE's recommendations for sunlight both annually and during the winter months. Officers are satisfied with the submitted assessment.
- 5.26 On this basis, it is considered that there would not be a significant loss of daylight and sunlight to the neighbouring properties.

+ Outlook

- 5.27 The proposed extension on the ground floor would extend along the boundary shared with No.11 Oxford Gate and Nos.13 and 15 Girdlers Road.
- 5.28 No.11 Oxford Gate has two openings to the rear elevation on the ground floor, however none of the openings serve habitable rooms and therefore less sensitive to loss of outlook. In any case, the proposed single storey extension would have a depth of 3m only which is a fairly modest, this would maintain an acceptable relationship between the properties and the sense of openness. The proposed ground floor extension would comply with Key Principle HS4 of the 'Planning Guidance' SPD (2018) in terms of its scale and massing. The proposed ground floor rear extension would not cause any significant disruption to the rear layout and arrangement of the host terrace, and this would ensure that it is not seen as an intrusive and prominent addition when seen from the rear elevation windows of No.11 to significantly affect their outlook.
- 5.29 As the proposed first-floor extension would be set to the side of the main building, it would not be especially visible from rear elevation windows of No.11 to have any impact on the amenity of No.11.

5.30 The proposed ground floor and first floor extensions would be visible from the rear elevation windows of Nos.13 and 15 Girdlers Road, however, due to the position of these properties which is to the west of the application site and their rear elevation windows are approx.10m away, this is considered to be sufficient in mitigating any loss of outlook. Additionally, both the proposed ground and first floor extensions have been designed with 45-degrees slope fall towards the shared boundary with Nos.13 and 15 Girdlers Road, which would limit the bulk of the extensions when viewing from Nos.13 and 15 Girdlers Road, to avoid any loss of outlook from these properties.

+ Privacy and Noise (Balconies / Terraces) -

5.31 Key Principle HS8 of the 'Planning Guidance' SPD (2018) states that to ensure balconies cannot hold large crowds and cause noise nuisance to other surrounding residents, including those on a lower floor to the subject dwelling, balconies should not be greater than 15sqm in size. Key Principle HS7 also requires a minimum separation distance of 18m between windows within a 60-degree arc of proposed windows.

5.32 The proposal would slightly enlarge the existing balcony to the rear at the first-floor level (by 0.3sqm) and replace the balustrades with glazed screens. This balcony would have the same depth as the existing balcony and at the same position being set away from the boundary shared with No.11, however it would be extended lengthways. The total increase to the footprint would be approx.0.3sqm and relatively minor. The views from this balcony would essentially remain as existing due to the similarity in siting and size.

5.33 The proposal would also create another balcony to the rear of the first-floor rear extension. This balcony would have a footprint of approx. 2.6sqm, this is very small in size, it would not be able to accommodate large groups of people and would not give rise to significant noise nuisance. The balcony would be enclosed with 1.1m high glazed screen to the north (rear) and east elevations and 1.7m high obscured glazed screen to the west elevation. Due to the position of the balcony, the views to the nearest rear elevation windows of No.11 would be too oblique to cause significant levels of overlooking, as such lower balustrades would be sufficient, however as the nearest windows to the rear of Nos. 13 and 15 are within 18m of the proposed balcony, the 1.7m high obscured glazed screen would serve to prevent loss of privacy and perceived overlooking towards Nos.13 and 15.

+ Noise and Disturbance (Air Source Heat Pump) -

- 5.34 As previously mentioned, the application includes the installation of an Air Source heat Pump (ASHP) including acoustic screening, and a Noise Assessment (by Sound Planning Ltd) has been submitted as part of this application. The assessment has been reviewed by the Council's specialist noise team who raised no objection subject to further details for noise mitigation measures on sensitive residential receptors, including the family room of No.11. This is due to the close proximity between the external wall of the family room and the proposed unit and the external wall is likely to be acoustically exposed to its operation. On the basis of the attached condition, it is considered that the noise from this unit would be kept to acceptable levels and would not adversely impact upon neighbouring amenity.
- 5.35 Overall, the proposed development would respect the principles of good neighbourliness and maintain an acceptable relationship with the neighbouring residential properties. Subject to conditions, the proposed scheme would not have an unacceptably harmful impact on neighbouring residential amenity in terms of daylight/sunlight, outlook, privacy, noise and disturbance. The proposals would therefore accord with Local Plan Policy HO11, CC11, CC12 and CC13 and Key Principles HS4, HS7 and HS8 of the 'Planning Guidance' SPD (2018).

IMPACT UPON HIGHWAYS

- 5.36 The application site currently has two garages, as the proposal would provide a new garage, there would be a net loss of one garage. However, the site has ample of space to the front of the property which would still allow for at least one car to be parked. Officer's site visit also noted that there are parking spaces near the entrance of the Mews if there are overflows. The loss of the existing garage would not be considered to harmfully exacerbate parking stress or congestion within the surrounding streets.
- 5.37 The access to the front of the property and the existing garages is subject to shared rights of way with Nos.9 and 11, and this existing arrangement would remain. Rights of way are private matters between the properties on this gated site. On balance, , the proposal is not considered to have any detrimental impact upon the safety and operation of the public highways.
- 5.38 The proposal would also include an EV charging point to the front of the building with direct access to the driveway, this element is a fairly modest and discreet addition which would have no design or amenity impacts. The installation of EV charging point would be permitted development; as per Schedule 2, Part 2, Class D of the Town and Country Planning (General Permitted Development) (England) Order, 2015 (as amended). The addition of the EV charging point regardless is supported for its sustainability credentials which aligns with the Council's 'Climate Change' SPD, encouraging small domestic measures to collectively meet the local target for a low carbon future and emissions reduction. It is also beneficial from an air quality perspective by helping to reduce emissions from motor vehicles.
- 5.39 Accordingly, the proposal would be considered to be compliant with Policies T1 and T4 of the Local Plan (2018).

FLOOD RISK

- 5.40 The application site largely lies within Flood Zone 1, with the northwest edge of the site is within the Environment Agency's Flood Risk Zones 2 and 3, and accordingly a flood risk assessment (FRA) has been submitted as required by Policy CC3 of the Local Plan (2018). The FRA concludes that the overall flood risk is low, due to the sites elevated position and the majority of the site being within Flood Zone 1. The proposal would incorporate green roof to the rear extension and garage in addition to permeable paving of the patio and inclusion of a water butt to the rear garden. Officers have reviewed the FRA and raise no objections subject to the measures outlined in the FRA being implemented. A condition is attached to this effect. Accordingly, the proposal is considered sufficient to mitigate against harmfully exacerbating the application site's flood risk and would compliant Policies CC3 and CC4 of the Local Plan (2018).

IMPACT UPON TREES

- 5.41 Local Plan (2018) Policy OS5 seeks to enhance biodiversity and green infrastructure. Planning Guidance SPD (2018) Key principle CAG6 reinstate the importance of trees within the conservation areas and their contribution to the character, appearance, and the local distinctiveness of the area.
- 5.42 There are a total of 5no. trees in close proximity to and within the site, it is proposed to remove a Yew tree and the mahonia shrubs to the front of the plot, all other trees would be retained. An Arboricultural Implications Report has been submitted, including an outlined Arboricultural Method Statement. The submitted information has been reviewed by the Council's Arboricultural Officer and considered to be acceptable, subject to conditions. Subject to the conditions, the proposal would preserve the health and visual amenity of the remaining trees and would not cause harm to the character of the Brook Green Conservation Area in accordance with Policies OS5 of the Local Plan (2018).

BIODIVERSITY NET GAIN

- 5.43 Biodiversity Net Gain (BNG) became mandatory for major development proposals from 12th February 2024 and for minor development proposals from 2nd April 2024.
- 5.44 The current planning application would be considered a minor development. The proposed development meets the definition of Small Scale Self-Build and Custom Housebuilding, and is therefore exempt from BNG. In addition, the proposal has included some urban greening measures including green roofs above the proposed garage and the single storey extension which would increase in green cover, enhance biodiversity and address the urban heat island effect, in line with Council's 'Climate Change' SPD.

6.0 CONCLUSION

- 6.1 In considering planning applications, the Local Planning Authority needs to consider the development plan as a whole and planning applications that accord with the development plan should be approved without delay, unless material considerations indicate otherwise and any adverse impacts of doing so would significantly and demonstrably outweigh the benefits.
- 6.2 The proposed development is acceptable in visual terms and is considered to be of a good quality of design which would not adversely impact upon the character and appearance of the Brook Green Conservation Area. Subject to conditions, the proposals would not result in unacceptable impacts upon the amenities of neighbouring residential properties. Highways, transportation and environmental matters have also been satisfactorily addressed and will be subject to conditions. In these respects, the proposals comply with the relevant policies of the Local Plan (2018) and the relevant Key Principles within the 'Planning Guidance' (2018) Supplementary Planning Document.
- 6.3 Officers have taken account of all the representations received and in overall conclusion for the reasons detailed in this report, it is considered having regard to the development plan as a whole and all other material considerations that planning permission should be granted in line with the recommendations above.

7.0 RECOMMENDATION

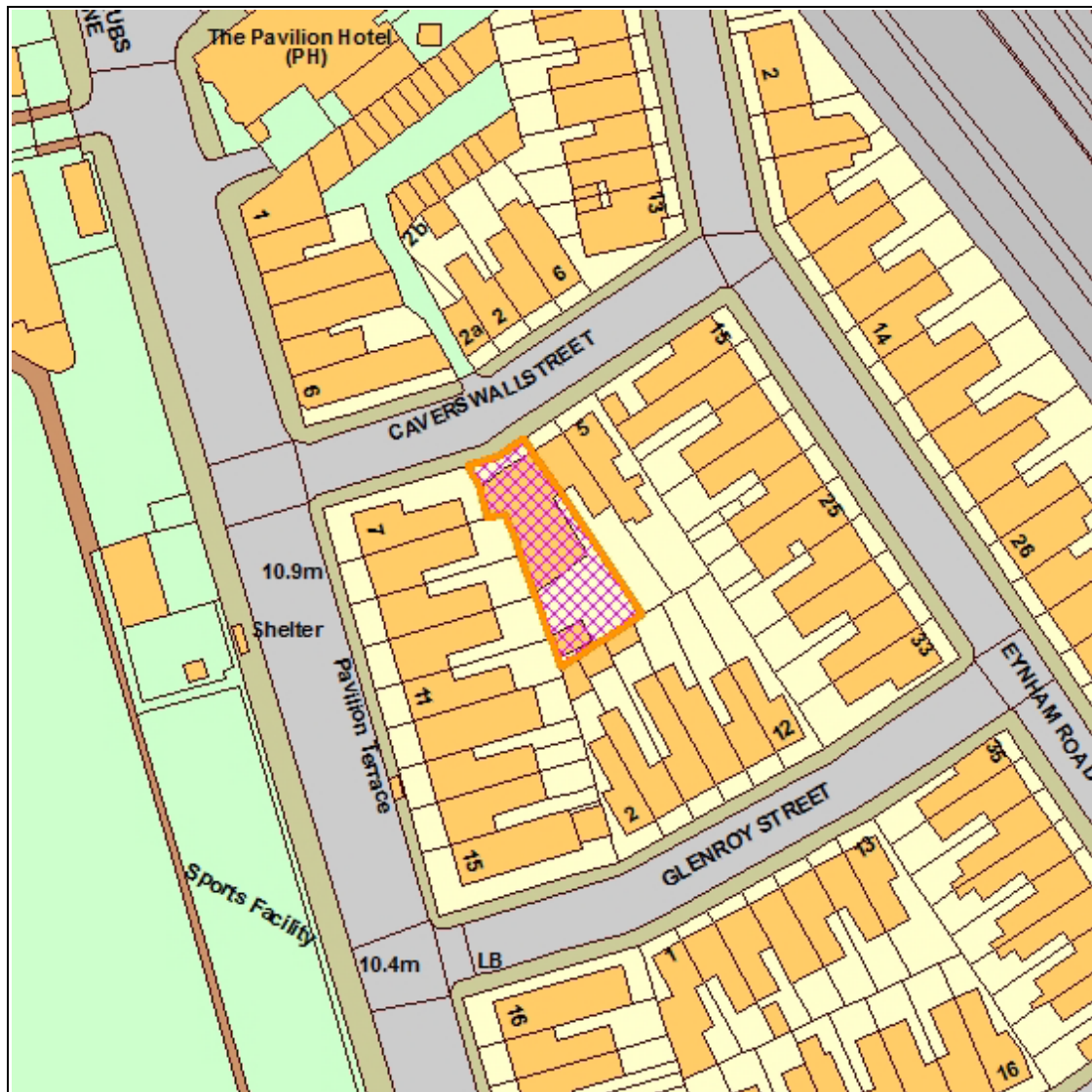
- 7.1 The application is therefore recommended for approval, subject to conditions, in line with the recommendations above.

Agenda Item 10

Ward: College Park And Old Oak

Site Address:

1 Caverswall Street London W12 0HG



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For identification purposes only - do not scale.

Reg. No:
2025/01569/FUL

Case Officer:
George Shakir

Date Valid:
12.06.2025

Conservation Area:

Committee Date:
14.10.2025

Applicant:

Ms Nimota Abimbola
37 York Road London IG1 3AD

Description:

The erection of a rear roof extension including the formation of a hip to gable roof extension including installation of 2no rooflights in the front roofslope and 1no rooflight above the main flat roof at roof level; alterations to part of the roof of back addition to incorporate a flat roof and the erection of obscure glazed screen around the flat roof at second floor level to the rear elevation in connection with its use as a terrace.

Drg Nos: Refer to Condition 2

Application Type:

Full Detailed Planning Application

Officer Recommendation:

- (1) That the Committee resolve, that the Director of Planning and Property be authorised to grant planning permission subject to the conditions listed below.
- (2) That the Committee resolve that the Director of Planning and Property, after consultation with the Assistant Director of Legal Services and the Chair of the Planning and Development Control Committee be authorised to make any minor changes to the proposed conditions, which may include the variation, addition or deletion of conditions, any such changes shall be within their discretion.

Conditions:

- 1) The development hereby permitted shall not commence later than the expiration of 3 years beginning with the date of this planning permission.

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

- 2) The development shall be carried out and completed in accordance with the following approved drawings; other than where those details are altered pursuant to the conditions of this planning permission:

A3/03 REV B;
A3/04 REV B;
A3/08 REV B

To ensure full compliance with the planning application hereby approved and to prevent harm arising through deviations from the approved plans.

- 3) The development hereby approved shall be carried out and completed in accordance with the materials details (including colour and finish) specified below:

- Windows - Double glazed uPVC windows with details including the colours, opening mechanism, glazing configuration to match the existing/original windows to be replaced.
- Gable end - brick finish to match existing
- Mansard dormer - grey slate

The development shall be permanently retained in accordance with the approved details. Any works of making good to existing elevations shall be carried out in materials to match the elevation to which the works relate.

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

- 4) No external air-conditioning units, ventilation fans, extraction equipment, flues or other plant equipment and associated external pipework or ducting shall be fitted to the exterior of the building unless otherwise shown on the approved drawings.

To ensure a satisfactory external appearance and to prevent harm to the amenities of the occupiers of neighbouring residential properties, in accordance with Policies DC1, DC2, DC4 and HO11 of the Local Plan (2018).

- 5) The resulting property shall not be used as a house in multiple occupation falling within Class C4 of the Town & Country Planning (Use Classes) Order 1987 (as amended), notwithstanding Schedule 2, Part 3, Class L of the GPDO, the extension hereby approved shall only be used in connection with the remainder of the property as a single dwellinghouse falling within use Class C3 .

The use of the property as a house in multiple occupation rather than as a single residential unit, would raise materially different planning considerations that the Council would wish to consider under a full planning application, in accordance with Policies DC1, HO1, HO2, HO4, HO5, HO11 and HO8 of the Local Plan (2018).

- 6) Prior to occupation of the development hereby permitted, details (including manufacturer specification, installation/commissioning certificates, gas supply/meter site clear certificate, and photographic confirmation) of the installed electric induction cooking appliance in the kitchen of the self-contained dwellinghouse shall be submitted to and approved in writing by the Local Planning Authority. Approved details shall be fully implemented prior to the occupation/use of the development and thereafter permanently retained and maintained.

In order to reduce carbon-based gas connections and to ensure adequate levels of indoor air quality in the councils boroughwide air quality management area, in accordance with NPPF (2024), Local Plan (2018) Policy CC10, and the councils Air Quality Action Plan.

- 7) Prior to occupation of the development hereby permitted, details (including manufacturer specification, installation/commissioning certificates and photographic confirmation) of the installed Wastewater Heat Recovery System (WWHRS) in the two bathrooms of the self-contained dwellinghouse use (Class C3) shall be submitted to and approved in writing by the Local Planning Authority. Approved details shall be fully implemented prior to the occupation/use of the development and thereafter permanently retained and maintained.

In order to increase energy efficiency in domestic buildings and to safeguard local air quality in the councils boroughwide air quality management area, in accordance NPPF (2024), Local Plan (2018) Policies CC1 and CC10, and the councils Air Quality Action Plan.

Justification for Approving the Application:

- 1) The proposed alterations are considered to be of an acceptable appearance, in keeping with the character and visual appearance of both the application property and the surrounding area. The proposal would have an acceptable impact on neighbouring residential amenity. In these respects, the proposal would be in accordance with Policies DC1, DC4, and HO11 of the Local Plan (2018) and Key Principle HS4, HS6 or HS7 of the Planning Guidance Supplementary Planning Document (2018).

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

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

Application form received: 6th June 2025

Drawing Nos: see above

Policy documents: National Planning Policy Framework (NPPF) 2024
The London Plan 2021
LBHF - Local Plan 2018
LBHF – Planning Guidance Supplementary Planning Document
2018

Consultation Comments:

Comments from:
Crime Prevention Design Advisor - Hammersmith

Dated:
01.07.25

Neighbour Comments:

Letters from:

Dated:

4 Glenroy Street London W12 0HF	12.07.25
4 Glenroy Street London W14 0HF	14.07.25
1A Caverswall Street London W12 0HG	14.07.25
1A Caverswall Street London W12 0HG	19.08.25
5 Caverswall Street London W12 0HG	26.06.25
23A EYNHAM ROAD London W12 0HD	16.07.25
4 Glenroy Street London W12 0HF	16.08.25
3 Caverswall Street London W12 0HG	30.06.25
4 Glenroy Street London W12 0HF	12.07.25
3 Caverswall Street London W12 0HG	13.08.25
4 Glenroy Street London W12 0HF	16.08.25
5 Caverswall Street London W12 0HG	25.06.25

OFFICER'S REPORT

1.0 SITE DESCRIPTION AND RELEVANT HISTORY

- 1.1 The application site comprises a two storey terraced property occupied as 2 flats on the southern side of the street. The application relates to works proposed to the upper flat. The site is not located within a conservation area, is not a listed building nor a building of merit.

2.0 RELEVANT PLANNING HISTORY

- 2.1 1985/02285/FUL - Conversion to use as two self-contained two-bedroom flats. Approved 26.11.1985
- 2.2 1986/00030/FUL - Conversion of the first floor to use as a self- contained one-bedroom flat and a self-contained bedsitter flat. Refused 19.03.1986
- 2.3 1990/01636/FUL - Erection of rear single storey conservatory extension. Approved 10.05.1991

3.0 PROPOSAL

- 3.1 The current application is for:

- The erection of a rear roof extension including the formation of a hip to gable roof extension together with the installation of 2no rooflights in the front roofslope and 1no rooflight above the main flat roof at roof level.
- Alterations to part of the roof of back addition to incorporate a flat roof and the erection of obscure glazed screen around the flat roof at second floor level to the rear elevation in connection with its use as a terrace.

- 3.2 The application has been amended since the original submission to delete the proposed change of use to an HMO.

4.0 CONSULTATION RESPONSES (INTERNAL AND EXTERNAL)

- 4.1 The application was publicised by means of a site and press notice, as well as individual letters of notification to neighbouring properties (33 letters sent).

Eight (8) representations were received under the original submission, from five addresses, raising the following concerns:

- The change of use of the property from a single dwelling C3 to a Class 4 House in Multiple Occupation (HMO). The added tenants - potentially 8 people in a very small space, meant for 2 bedrooms - would increase the noise in the area and has a high potential for anti-social behaviour.
- Parking and Traffic Congestion due to the proposed HMO.
- Noise and Disturbance - An HMO with multiple unrelated tenants is likely to generate higher levels of noise, especially at unsociable hours.
- The higher population density in a residential area will have a detrimental impact.
- The proposed design would completely alter the character of the house.
- The roof terrace will impact the privacy of local neighbours, who will be overlooked.
- Loss of Family Housing Stock due to the proposed HMO conversion.
- Refuse Storage and Street Scene Impact due to the proposed HMO conversion.
- Noise from construction
- Noise generated from the proposed terrace.
- New bin area would sit directly outside the window of bedroom.

- 4.2 In response to concerns raised the proposals were amended as per para. 3.2 above, removing the change of use to an HMO from consideration. Neighbouring properties were reconsulted.

Four (4) representations were received from three addresses raising the following concerns:

- Overlooking and loss of privacy
- Noise and disturbance
- This project falls within the Party Wall Act 1996, should this proposed project go ahead, we would expect a surveyor under the requirements of this Act and within the timescales set out, and by appointment.
- We object to the property being sold to a Private business letting on a room-by-room basis. This is a residential neighbourhood, the premises should be owned or used as a family residence or individual's home and not as a business letting individual rooms.
- If let as individual rooms this project could impact on our already limited parking spaces.
- We object to the roof terrace which could be a breach of privacy.
- The proposed structure must not be raised to block our light. It is difficult to picture the end result
- Noise and dust from the adjacent proposed loft conversion will be detrimental health wise.

4.3 Officer response:

- The proposal's impact upon neighbouring amenity have been assessed in the 'planning considerations' section of this report.
- Whilst Officers recognise that construction works will result in noise and disturbance for surrounding occupants, issues relating to noise and disturbance from building works is covered by separate environmental health legislation. Officers note that a condition will be attached requiring construction works to commence within 3 years from the date of the decision notice, however the actual duration of building works is not a material planning consideration and could not be controlled under planning.

5.0 POLICY FRAMEWORK

- 5.1 The Town and Country Planning Act 1990, the Planning and Compulsory Purchase Act 2004 and the Localism Act 2011 are the principal statutory considerations for town planning in England.
- 5.2 Collectively the three Acts create a plan led system which requires local planning authorities to determine planning applications in accordance with an adopted statutory development plan unless there are material considerations which indicate otherwise (section 38(6) of the 2004 Act as amended by the Localism Act).
- 5.3 In this instance the statutory development plan comprises the London Plan (2021) and the Local Plan (2018). A number of strategic and local supplementary planning guidance and other documents are also material to the determination of the application.

National Planning Policy Framework (December 2024)

- 5.4 The National Planning Policy Framework (NPPF) came into effect on 27 March 2012 and was revised in 2024 and is a material consideration in planning decisions. The NPPF, as supported by the Planning Practice Guidance (PPG) sets out national planning policies and how these are expected to be applied.
- 5.5 The NPPF does not change the statutory status of the development plan as the starting point for decision making. Proposed development that accords with an up to date Local Plan should be approved and proposed development that conflicts should be refused unless other material considerations indicate otherwise.

London Plan

- 5.6 The London Plan was published in March 2021. It sets out the overall strategic plan for London and a fully integrated economic, environmental, transport and social framework for the development of the Capital over the next 20-25 years. It forms part of the development plan for Hammersmith and Fulham.

Local Plan

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

6.0 PLANNING CONSIDERATIONS

- 6.1 The main planning issues in the consideration of this application are considered to be:

- Visual amenity;
- The impact of the development on neighbouring residential amenity;

DESIGN AND APPEARANCE

- 6.2 Officers are of the opinion that the proposed development would not cause harm or have a detrimental impact to the character and appearance of the application site or the surrounding neighbourhood.

+ The erection of a rear roof extension including the formation of a hip to gable roof extension and associated alterations

- 6.3 Hip to gable and rear roof extensions are an established form of development in nearby surrounding area: 5 Caverswall Street (2019/00185/CLP) and 6 Caverswall Street 2012/03266/CLP have similar extensions. The proposal is similar in design and size to these approvals and will therefore be in keeping with the established character of the street; officers raise no objection to this portion of the proposal. The rear roof extension extends the full width of the proposed roof plane and sits comfortably within the rear roof slope. At roof level, the rear roof dormer extension has been set up from the eaves and would be set below the main ridgeline by approx. 0.6M. Two rooflights are proposed to the front roofslope to provide light to the proposed extension. The proposed rooflights are symmetrical with regards to size and siting, and considered acceptable as they would not overlook any neighbouring habitable rooms. One further rooflight is proposed above the main flat roof at roof level. The rooflight will not be visible from any public vantage point. The extension would be clad with grey slate and contain one uPVC frame south facing window and a one south facing uPVC French door. It is considered that this portion of the proposal is well designed, considerate of and similar to the existing built environment.

+ Alterations to part of the roof of back addition to incorporate a flat roof and the erection of obscure glazed screen around the flat roof at second floor level to the rear elevation in connection with its use as a terrace.

- 6.4 The existing back addition has a pitched roof above the first floor. A small portion of this roof will be flattened with 1.7M high obscure glazed screen to the east, south and western elevations to create a small roof terrace at the second-floor level for the dwelling. The proposed terrace will be 5m²; it extends 1.9m in depth from the proposed rear elevation of the rear roof extension. It will be 2.8M in width and set in from the west and east flank elevations by 352mm and 798mm, respectively. Given the modest scale of the terrace and lightweight nature of the obscure glazing, officers consider the proposed development to be subservient to the parent building and will not be detrimental to the character of the area. Given its minor size Officers are of the opinion that the terrace would not be able to accommodate significant numbers of people that would produce unacceptable levels of noise and disturbance to neighbouring occupiers. Officers therefore raise no objection to this portion of the proposal.
- 6.5 For these reasons, no objections are raised in terms of visual amenity of the proposed works, and the proposal is considered to be in accordance with Local Plan Policies DC1 and DC4. Overall, it is considered that the proposal is well designed, considerate of and similar to the existing built environment, and no negative impact is expected. It is of an appropriate scale, respectful of the host building and the context of the rear garden, it would not harm the character and appearance of the parent building or surrounding area, in accordance with Policies DC1, DC4 and DC6 of the Local Plan (2018).

IMPACT ON NEIGHBOURING AMENITY

- 6.6 Policy DC4 of the Local Plan (2018) specifies that in considering applications for alterations and extensions, the council will take into account good neighbourliness, in particular the amenities of the neighbouring properties and other properties most directly affected by the proposal. Policy HO11 of the Local Plan (2018) specifies that proposals for extensions will be considered acceptable where it can be demonstrated that there is no detrimental impact on neighbouring amenity, with particular regard to privacy, daylight and sunlight, outlook and openness between properties.

+ Outlook, light and a sense of enclosure

- 6.7 Officers are of the opinion that the extension at roof level would not significantly impact any neighbours through loss of outlook, light or privacy. Nos 3 Caverswall Street adjoins the application site to the east. No 3 has rear windows which face south towards the rear garden area and one first floor flank elevation window facing towards the application site. Given the siting of the proposed roof extensions (set down from the existing ridgeline and sitting within the rear roof slope) and the existing windows of No 3. it is considered that the proposal would have very limited visibility from the rear elevation windows of No 3 Caverswall Street. The proposed terrace will have obscured glazed privacy screening 1.7M in height. As such Officers have considered it will not have any significant adverse impact on the amenities of No 3 in terms of light, outlook, or loss of privacy.

- 6.8 No 1A is the ground floor flat; it has a single storey front elevation and a partial two storey rear projection. Given the siting of the proposed extension at the roof level and the existing windows of No 1A it is considered that the proposal would not have any significant adverse impact in terms of light, outlook, privacy or sense of enclosure. It is considered that the proposal would have very limited visibility from the windows of No 1A Caverswall Street. The proposed terrace will have obscured glazed privacy screening 1.7M in height. As such, overall, Officers have considered the proposed works will not have any significant adverse impact on the amenities of No 3 in terms of light, outlook, or loss of privacy.
- 6.9 Nos 8 to 14 Pavilion Terrace Wood Lane are sited to the west of the application site. The proposal has no windows on its western elevation that would face towards these dwellings. As previously stated, the proposed terrace will have obscured glazed privacy screening 1.7M in height. As such, overall, Officers have considered the proposed works will not have any significant adverse impact on the amenities of Nos 8 and 10 Pavilion Terrace Wood Lane in terms of light, outlook, or loss of privacy.
- 6.10 Nos 2 - 10 Glenroy Street are site to the south of the application site. The habitable rooms of these dwellings are sited 27M away from the proposed works. The proposed windows/openings at the roof level and the replacement windows are in the same location as the existing windows. Officers are satisfied that the windows of the roof extension would not cause any significantly increased opportunities for overlooking than the existing windows below. The proposed terrace will have obscured glazed privacy screening 1.7M in height. As such, overall, Officers have considered the proposed works will not have any significant adverse impact on the amenities of Nos 2 - 10 Glenroy Street in terms of light, outlook, or loss of privacy. The proposal is designed in a manner that is considerate of its close proximity to neighbouring habitable rooms and amenity area. Officers therefore consider that the proposal would not have any significant damaging impact on those properties in terms of loss of light, outlook, sense of enclosure and privacy. As such it is considered the proposal would not cause detrimental harm to the amenities of neighbouring residents and complies with Local Plan (2018) Policy HO11.

+ Noise and privacy

- 6.11 The proposal would involve the creation of one external terrace at the second-floor level. Annotations on drawing No. A3/05 REV A demonstrates that this terrace would have a footprint of 5sqm. Officers are satisfied that this footprint would limit the number of people who could occupy the terrace at any one time, and accordingly, the terrace would not be considered to expose neighbouring occupants to harmful levels of noise and disturbance associated with their usage.
- 6.12 1.7m high obscure-glazed screening (as measured from the proposed terrace deck level) would be installed around the flank and rear perimeters of the proposed terraces. A condition will be attached ensuring that the screening used achieves an obscurity equivalent to Pilkington Texture glass level 3, and that the screening measures 1.7m in height from the finished floor level of the terrace. Accordingly, Officers are satisfied that the proposal would mitigate against harmful levels of overlooking from the proposed terraces, whilst in use.

- 6.13 No flank elevation windows would be installed within the extension, and this would be considered to mitigate against harmful levels of overlooking for occupants of No. 3 Caverswall Street and Nos 8/10 Pavilion Terrace Wood Lane. Additionally, Officers note that the proposed new windows of the roof extension would comply with the 18m separation specified by Key Principle HS7.
- 6.14 For the reasons outlined above, Officers consider that the proposal would mitigate against detrimental harm to the amenity of neighbouring occupants, consistent with Policy HO11 of the Local Plan (2018) and Key Principles HS6, HS7 and HS8 of the Planning Guidance SPD (2018).

HIGHWAYS/CYCLE PARKING

- 6.15 Policy T1 of the Local Plan (2018) seeks to encourage the provision and use of public transport and bicycles, to improve congestion and air quality within the Borough. Policy T5 of the London Plan (2021) specifies that cycle parking should be fit for purpose, secure and well-located, with the following standards for residential accommodation:
- 1 space per studio unit or 1-person, 1-bedroom dwelling
 - 1.5 spaces per 2-person, 1-bedroom dwelling
 - 2 spaces per all other dwellings
- 6.16 The proposal has provided a total of 2 bicycle storage spaces and is compliant with Policy T5, Table 10.2 of the London Plan (2021). Accordingly, officers raise no objection to this element of the proposal, which is considered to be consistent with Policy T5 of the London Plan (2021).

FIRE SAFETY

- 6.17 London Plan Policies D5, D7 and Local Plan Policies HO6, DC1, DC4 and HO11 require development proposals to achieve the highest standards of accessible and inclusive design.
- 6.18 In the interests of fire safety and to ensure the safety of all building users, Policy D12 of the London Plan (2021) states that 'all development proposals must achieve the highest standards of fire safety'. Part A of Policy D12 specifies that proposals should ensure that they: 1) identify suitably positioned unobstructed outside space: a) for fire appliances to be positioned on b) appropriate for use as an evacuation assembly point 2) are designed to incorporate appropriate features which reduce the risk to life and the risk of serious injury in the event of a fire; including appropriate fire alarm systems and passive and active fire safety measures 3) are constructed in an appropriate way to minimise the risk of fire spread 4) provide suitable and convenient means of escape, and associated evacuation strategy for all building users 5) develop a robust strategy for evacuation which can be periodically updated and published, and which all building users can have confidence in 6) provide suitable access and equipment for firefighting which is appropriate for the size and use of the development.

- 6.19 As required by Policy D12 of the London Plan (2021), a fire strategy statement has been submitted as part of this proposal. This outlines how consideration has been given to Part A, criteria 1 - 6 of Policy D12. Officers do also highlight that paragraph 3.12.2 of the London Plan (2021) specifies that 'the matter of fire safety compliance is covered by Part B of the Building Regulations'.
- 6.20 The fire strategy statement has been reviewed by officers, and it is considered to be appropriate for the development.

BIODIVERSITY NET GAIN

- 6.21 Biodiversity Net Gain (BNG) became mandatory for major development proposals from 12th February 2024 and for minor development proposals from 2nd April 2024.
- 6.22 The proposed development meets the definition of Small Scale Self-Build and Custom Housebuilding, and is therefore exempt from BNG requirements.

7.0 CONCLUSION

- 7.1 In considering planning applications, the Local Planning Authority needs to consider the development plan as a whole and planning applications that accord with the development plan should be approved without delay, unless material considerations indicate otherwise and any adverse impacts of doing so would significantly and demonstrably outweigh the benefits.
- 7.2 In summary, the scale, massing, design and material finishes would ensure a high standard of design which would preserve the character and appearance of the surrounding area, whilst mitigating against detrimental harm to the amenity of surrounding occupants.
- 7.3 Officers have taken account of all the representations received and in overall conclusion for the reasons detailed in this report, it is considered having regard to the development plan as a whole and all other material considerations that planning permission should be granted in line with the recommendations above.

8.0 RECOMMENDATION

- 8.1 Approve application subject to conditions in line with the above recommendations.