

London Borough Of Hammersmith & Fulham

Planning Applications Committee

Agenda for 13th June 2018

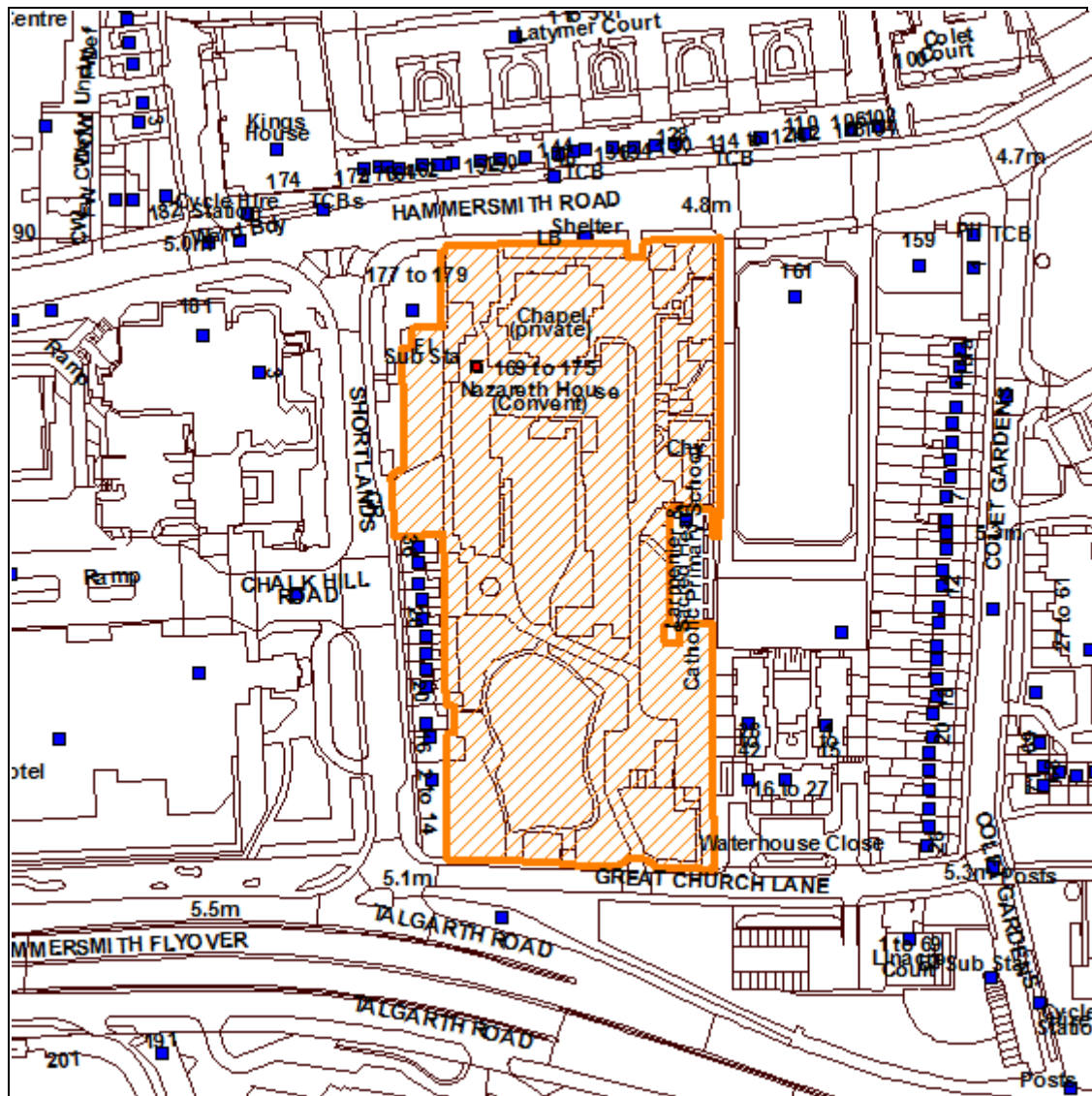
Index of Applications, Enforcement Actions, Advertisements etc.

WARD: REG NO:	SITE ADDRESS:	PAGE:
Avonmore And Brook Green 2017/00392/FUL	Nazareth House 169 - 175 Hammersmith Road London W6 8DB	12
Hammersmith Broadway 2017/02746/FUL	41 Iffley Road And 26 Tabor Road London W6 0PB	43
Hammersmith Broadway 2017/02747/LBC	41 Iffley Road And 26 Tabor Road London W6 0PB	70
Addison 2017/04360/FUL	Netherwood Place Land To Rear Of 17A Netherwood Road London W14	76
Munster 2018/00383/FUL	Fulham College Boys Kingwood Road London SW6 6SN	103

Ward: Avonmore And Brook Green

Site Address:

Nazareth House 169 - 175 Hammersmith Road London W6 8DB



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For identification purposes only - do not scale.

Reg. No:
2017/00392/FUL

Case Officer:
Grace Harrison

Date Valid:
23.03.2017

Conservation Area:

Committee Date:
13.06.2018

Applicant:

Congregation Of The Sisters Of Nazareth Charitable Trust
C/o Agent

Description:

Erection of a part two, part three, part four, part five storey building at the south east corner of the site to provide 37 units of specialist care accommodation for older people (Class C2); for the erection of three (Class C3) two storey high terrace dwellinghouses adjoining and to the north of no.36 Shortlands Terrace; minor external alterations to Nazareth House forming new care home entrance and removing later additions; alterations to the entranceway including modifications to the boundary wall and partial demolition of reception block; creation of car parking, new landscaping and associated works.

Drg Nos: 6649-PL-002 Rev D; 6649-PL-003 Rev N;6649-PL-004 Rev C; 6649-PL-005 Rev C;6649-PL-006 Rev D; 6649-PL-007 Rev D;6649-PL-008 Rev C; 6649-PL-009 Rev C;6649-PL-010 Rev C; 6649-PL-011 Rev C;6649-PL-012 Rev C; 6649-PL-013 Rev C;6649-PL-014 Rev C; 6649-PL-015 Rev C;6649-PL-017 Rev B; 6649-PL-023 Rev N;6649-PL-024 Rev L; 6649-PL-025 Rev N6649-PL-028 Rev G; 6649-PL-029 Rev F;6649-PL-030;6649-PL-031 Rev A; 6649-PL-032 Rev A;6649-PL-033 Rev D; 6649-PL-034 Rev A;6649-PL-034 Rev A; 6649-PL-036 Rev E;6649-PL-045 Rev F; 6649-PL-046 Rev C;6649-PL-050 Rev A; 6649-PL-051 Rev C;6649-PL-055 Rev B; 6649-PL-056 Rev B;6649-PL-057 Rev A; 6649-PL-058 Rev A;6649-PL-059 Rev B; 6649-PL-060 Rev A;6649-PL-068 Rev E; 6649-PL-069 Rev F;6649-PL-072 Rev B; 6649-PL-073;6649-SK-053 Rev D;6649-SK-054 Rev A;6649-SK-055 Rev B;6649-SK-056 Rev A.

Application Type:

Full Detailed Planning Application

Officer Recommendation:

- 1) That the Committee resolve that the Strategic Director of Growth and Place be authorised to determine the application and grant permission upon the completion of a satisfactory legal agreement and subject to the conditions listed below.
 - 2) To authorise the Strategic Director of Growth and Place in consultation with the Director of Law and the Chair of the Planning and Development Control Committee to make any minor changes to the proposed conditions or heads of terms of the legal agreement. Any such changes shall be within their discretion.
-
- 1) The development hereby permitted shall not commence later than the expiration of 3 years beginning with the date of this planning permission.

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

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

6649-PL-002 Rev D; 6649-PL-003 Rev N; 6649-PL-004 Rev C; 6649-PL-005 Rev C; 6649-PL-006 Rev D; 6649-PL-007 Rev D; 6649-PL-008 Rev C; 6649-PL-009 Rev C; 6649-PL-010 Rev C; 6649-PL-011 Rev C; 6649-PL-012 Rev C; 6649-PL-013 Rev C; 6649-PL-014 Rev C; 6649-PL-015 Rev C; 6649-PL-017 Rev B; 6649-PL-023 Rev N; 6649-PL-024 Rev L; 6649-PL-025 Rev N 6649-PL-028 Rev G; 6649-PL-029 Rev F; 6649-PL-030; 6649-PL-031 Rev A; 6649-PL-032 Rev A; 6649-PL-033 Rev D; 6649-PL-034 Rev A; 6649-PL-034 Rev A; 6649-PL-036 Rev E; 6649-PL-045 Rev F; 6649-PL-046 Rev C; 6649-PL-050 Rev A; 6649-PL-051 Rev C; 6649-PL-055 Rev B; 6649-PL-056 Rev B; 6649-PL-057 Rev A; 6649-PL-058 Rev A; 6649-PL-059 Rev B; 6649-PL-060 Rev A; 6649-PL-068 Rev E; 6649-PL-069 Rev F; 6649-PL-072 Rev B; 6649-PL-073; 6649-SK-053 Rev D; 6649-SK-054 Rev A; 6649-SK-055 Rev B; 6649-SK-056 Rev A.

In order to ensure full compliance with the planning application hereby approved and to prevent harm arising through deviations from the approved plans, in accordance with the policies of the London Plan (2016) and Policy DC1 of the Local Plan (2018).

- 3) The development hereby permitted shall not commence until details and samples of all materials to be used on the external faces of the new apartment building, including walls, roof coverings, windows and doors, have been submitted to and approved in writing by the Council. Thereafter no part of the development shall be used or occupied prior to the completion of the development in accordance with the approved details.

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

- 4) The development hereby permitted shall not commence until details and samples of all materials to be used on the external faces of the new Shortlands houses, including walls, roof coverings, windows and doors, have been submitted to and approved in writing by the Council. Thereafter no part of the development shall be used or occupied prior to the completion of the development in accordance with the approved details.

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

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

In order to ensure a satisfactory external appearance and to preserve the architectural and historical significance of the locally listed Building of Merit, in accordance with Policies DC1, DC4 and DC8 of the Local Plan (2018) and Key Principle BM2 of the Planning Guidance Supplementary Planning Document (2018).

- 6) The development hereby permitted shall not commence until detailed drawings, at a scale of no less than 1:20, of typical bays in plan, section and elevation of the front elevation of the new Shortlands houses, including the junction between the new building and the existing terrace, have been submitted to and approved in writing by the Council. Thereafter 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 prevent harm to the street scene, in accordance with Policies DC1, DC4 and DC8 of the Local Plan (2018).

- 7) The development hereby permitted shall not commence until detailed drawings, at a scale of no less than 1:20, of typical bays in plan, section and elevation of each elevation of the new apartment building have been submitted to and approved in writing by the Council. Thereafter 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 prevent harm to the street scene, in accordance with Policies DC1, DC4 and DC8 of the Local Plan (2018).

- 8) The development shall not commence until detailed drawings, at a scale of no less than 1:10, of a typical bay in plan, section and elevation of the Hammersmith Road elevation of the north boundary wall, together with a method statement and details of materials, has 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 prevent harm to the street scene, in accordance with Policies DC1, DC4 and DC8 of the Local Plan (2018).

- 9) The development shall not commence until detailed drawings, at a scale of no less than 1:10 in plan, section and elevation of the alterations to the south boundary wall, has 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 prevent harm to the street scene, in accordance with Policies DC1, DC4 and DC8 of the Local Plan (2018).

- 10) The development hereby permitted shall not commence until full details of the green wall and green roof systems to be created on the roof and elevations of the new apartment block have been submitted to, and approved in writing by, the local planning authority. Details shall include sections, including details of how the system would be affixed to the building, as well as a maintenance plan, and no part of the development shall be used or occupied prior to the completion of the development in accordance with the agreed details and all green walls and green roofs shall be retained for the lifetime of the development

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

- 11) The development hereby permitted shall not commence until full details, including drawings in elevation and section at a scale of 1:20, of the photovoltaic (PV) solar panels to be installed on the roofs of the new Shortlands houses and the new apartment building have been submitted to, and approved in writing by, the Council. Thereafter no part of the development shall be used or occupied prior to the completion of the development in accordance with the agreed details.

To ensure a satisfactory external appearance, in accordance with Policy DC1 of the Local Plan (2018) and Policy BE1 of the Core Strategy (2011).

- 12) Prior to installation of any external artificial lighting, details shall be submitted to, and approved in writing by, the Council. Details shall also be submitted for approval of measures to minimise use of lighting and prevent glare and sky glow by correctly using, locating, aiming and shielding luminaires. Approved details shall be implemented prior to use of the development and thereafter be permanently retained.

To ensure a satisfactory external appearance and to ensure that the amenity of occupiers of surrounding premises is not adversely affected by lighting, in accordance with Local Plan (2018) Policies DC2, DC8 and CC13.

- 13) The development hereby permitted shall not commence until details, and samples of surface materials, of the hard and soft landscaping of all areas external to the buildings, including planting, planting schedules and paving, and detailed drawings at a scale of not less than 1:20 in plan, section and elevation of all new boundary treatments, fences, gates and other means of enclosure, and details, including samples, of boundary treatment materials have been submitted to, and approved in writing by, the Council. The landscaping shall be carried out in accordance with the approved details and it shall thereafter be permanently retained as such. The approved planting shall be carried out in the first planting season following first use of the development. Any planting removed or severely damaged, dying or becoming seriously diseased within 5 years of planting shall be replaced in the next available planting season with a tree or shrub of similar size and species to that originally required to be planted.

To ensure a satisfactory external appearance and satisfactory provision for permeable surfaces in accordance with Policies OS5, DC1, DC2, DC8 and CC4 of the Local Plan (2018).

- 14) No demolition or development shall take place until a stage 1 written scheme of investigation (WSI) has been submitted to and approved by the local planning authority in writing. For land that is included within the WSI, no demolition or development shall take place other than in accordance with the agreed WSI, and the programme and methodology of site evaluation and the nomination of a competent person(s) or organisation to undertake the agreed works. If heritage assets of archaeological interest are identified by stage 1 then for those parts of the site which have archaeological interest a stage 2 WSI shall be submitted to and approved by the local planning authority in writing. For land that is included within the stage 2 WSI, no demolition/development shall take place other than in accordance with the agreed stage 2 WSI which shall include:

A. The statement of significance and research objectives, the programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works;

B. The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material. this part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the stage 2 WSI.

To ensure satisfactory preservation of archaeological heritage, in accordance with Policy DC1 and DC8 of the Local Plan (2018).

- 15) 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. Any such changes shall be carried out in accordance with the approved details.

To ensure a satisfactory external appearance and to prevent harm to the amenities of the occupiers of neighbouring residential properties, in accordance with Policies DC1, DC2, DC4, DC8 and HO11 of the Local Plan (2018).

- 16) 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 that the visual impact of telecommunication equipment can be considered in accordance with Policies DC1, DC2, DC4 and DC8 of the Local Plan (2018).

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

To ensure a safe and secure environment for users of the development, in accordance with Policies DC2 and HO11 of the Local Plan (2018).

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

To ensure a safe and secure environment for users of the development, in accordance with Policies DC2 and HO11 of the Local Plan (2018).

- 19) With the exception of those units identified as wheelchair units on the approved plans, the all of the residential units hereby permitted shall be created to meet

M4(2) Category 2: 'Accessible and adaptable dwellings' of the Building Regulations 2010 Approved Document M 'Access to and use of buildings' (2015 Edition); and be permanently retained as such thereafter.

To ensure that the development provides accessible accommodation in accordance with Policy 3.8 of the London Plan (2016) and Policy HO6 of the Local Plan (2018).

- 20) The residential units within the new apartment block hereby permitted that are identified as wheelchair units on the approved plans shall be created to meet M4(3) Category 3: 'Wheelchair user dwellings' of the Building Regulations 2010 Approved Document M 'Access to and use of buildings' (2015 Edition); and be permanently retained as such thereafter.

To ensure that the development provides accessible accommodation in accordance with Policy 3.8 of the London Plan (2016) and Policy HO6 of the Local Plan (2018).

- 21) With the exception of the areas explicitly identified as roof terraces/balconies on the approved drawings, no part of any other roof of the approved buildings shall be used as a terrace or other amenity space, and the roof terraces as approved shall not be subsequently enlarged prior to the submission and approval in writing of a further planning application. No other part of any roof of the building 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 in connection with their use as a roof terrace or other form of open amenity space. 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.

To safeguard the amenities of the occupiers of neighbouring properties, and to avoid overlooking and loss of privacy and the potential for additional noise and disturbance, in accordance with Policies HO11 and CC11 of the Local Plan (2018).

- 22) The development hereby permitted shall not be occupied or used until the flood resilient design measures and sustainable drainage measures identified in the Flood Risk Assessment (FRA) submitted with this application are fully implemented. The measures shall thereafter be permanently retained.

To reduce the impact of flooding to the proposed development and future occupants, in accordance with Policies 5.11, 5.13, 5.14 and 5.15 of the London Plan (2016), Policy CC3 and CC4 of the Local Plan (2018), the National Planning Policy Framework (2012) and the Technical Guidance to the National Planning Policy Framework (2012)

- 23) Prior to the commencement of the development, an Air Quality Dust Management Plan (AQDMP) shall be submitted to and approved in writing by the Council. The AQDMP must include an Air Quality Dust Risk Assessment (AQDRA) that considers residential receptors on-site and off-site of the development and is undertaken in compliance with the methodology contained within Chapter 4 of the Mayor's of London 'The Control of Dust and Emissions during Construction and

Demolition', SPG, July 2014 and the identified measures recommended for inclusion into the site specific AQDMP. The AQDMP submitted must comply with and follow the chapter order (4-7) of the Mayors SPG and should include an Inventory and Timetable of dust generating activities during demolition and construction; Dust and Emission control measures including on-road construction traffic e.g. use of Low Emission Vehicles; Non-Road Mobile Machinery (NRMM). Details of all the NRMM that will be used on the development site will be required and the NRMM should meet as minimum the Stage IIIB emission criteria of Directive 97/68/EC 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 must be registered on the NRMM register <https://nrmm.london/user-nrmm/register>. Air quality monitoring of PM₁₀ should be undertaken where appropriate and used to prevent levels exceeding predetermined Air Quality threshold trigger levels. Developers must ensure that on-site contractors follow best practicable means to minimise dust and emissions at all times. The development shall not be occupied until the scheme has been carried out in accordance with the approved details, and it shall thereafter be permanently retained as such.

To comply with the requirements of the NPPF (2012), Policies 7.14a-c of the London Plan (2016) (including 2013 alterations) and Policy CC10 of the Local Plan (2018).

- 24) Prior to the commencement of the development (excluding site clearance and demolition) a Low Emission Strategy shall be submitted to and approved in writing by the Local Planning Authority. The Low Emission Strategy must detail the remedial action and mitigation measures that will be implemented to protect receptors (e.g. abatement technology for energy plant, design solutions). This Strategy must make a commitment to implement the mitigation measures (including NO_x emissions standards for the chosen energy plant) that are required to reduce the exposure of future residents to poor air quality and to help mitigate the development's air pollution impacts, in particular the emissions of NO_x and particulates from on-site transport during Demolition, Construction and Operational phases e.g. use of Low Emission Vehicles, and energy generation sources. The strategy must re-assess air quality neutral in accordance with the Mayor of London SPG 'Sustainable Design and Construction' (April 2014) guidance. It must also identify mitigation measures as appropriate to reduce building emissions to below GLA benchmark levels. 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 (2012), Policies 7.14a-c of the London Plan (2016) (including 2013 alterations), Core Strategy (2011) Policy CC4, and Policy DM H8 of the Development Management Local Plan (2013).

- 25) Prior to the commencement of the development (excluding site clearance and demolition) details must be submitted to and agreed in writing by the council of the Ultra Low Nox Gas fired boilers to be provided for space heating and domestic hot water. The Gas fired boilers to be provided for space heating and domestic hot water shall have dry NO_x emissions not exceeding 40 mg/kWh (at 0% O₂). Where any installations do not meet this emissions standard it should not be operated without the fitting of suitable NO_x abatement equipment or technology as

determined by a specialist to ensure comparable emissions. Following installation, emissions certificates shall be provided to the council to verify boiler emissions. The development shall not be occupied until the scheme has been carried out in accordance with the approved details, and it shall thereafter be permanently retained as such.

To comply with the requirements of the NPPF (2012), Policies 7.14a-c of the London Plan (2016) and Policy CC10 of the Local Plan (2018).

- 26) The development hereby permitted shall not be occupied or used until the carbon reduction measures identified in the submitted Sustainability and Energy Statement (dated November 2016) have been fully implemented. The measures shall thereafter be permanently retained.

To reduce the development's carbon emissions and resource use, in accordance with Policies 5.1 and 5.2 of the London Plan (as amended in 2016), National Planning Policy Framework (2012) and the Technical Guidance to the National Planning Policy Framework (2012) and Policy CC1 of the Local Plan (2018).

- 27) Prior to commencement of the development, (excluding site clearance and demolition) a report including detailed information on the proposed mechanical ventilation system with NOx filtration for all habitable rooms on residential floors shall be submitted to and approved in writing by the Council. This report shall specify air intake and air extract locations at rear roof level. The whole system shall be designed to prevent summer overheating and minimise energy usage. Chimney/boiler flues and ventilation extracts shall be positioned a suitable distance away from ventilation intakes, openable windows, balconies, roof gardens, terraces and receptors. 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. The approved details shall be fully implemented prior to the occupation/use of the residential development and thereafter permanently retained and maintained

To ensure the future occupants of the development are not adversely affected through poor air quality, in accordance with Policy CC10 of the Local Plan (2018).

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

Potentially contaminative land uses (past or present) are understood to occur at, or near to, this site. This condition is required to ensure that no unacceptable risks

are caused to humans, controlled waters or the wider environment during and following the development works, in accordance with Policy CC9 of the Local Plan (2018).

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

Potentially contaminative land uses (past or present) are understood to occur at, or near to, this site. This condition is required to ensure that no unacceptable risks are caused to humans, controlled waters or the wider environment during and following the development works, in accordance with Policy CC9 of the Local Plan (2018).

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

Potentially contaminative land uses (past or present) are understood to occur at, or near to, this site. This condition is required to ensure that no unacceptable risks are caused to humans, controlled waters or the wider environment during and following the development works, in accordance with Policy CC9 of the Local Plan (2018).

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

Potentially contaminative land uses (past or present) are understood to occur at, or near to, this site. This condition is required to ensure that no unacceptable risks

are caused to humans, controlled waters or the wider environment during and following the development works, in accordance with Policy CC9 of the Local Plan (2018).

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

Potentially contaminative land uses (past or present) are understood to occur at, or near to, this site. This condition is required to ensure that no unacceptable risks are caused to humans, controlled waters or the wider environment during and following the development works, in accordance with Policy CC9 of the Local Plan (2018).

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

Potentially contaminative land uses (past or present) are understood to occur at, or near to, this site. This condition is required to ensure that no unacceptable risks are caused to humans, controlled waters or the wider environment during and following the development works, in accordance with Policy CC9 of the Local Plan (2018)

- 34) Prior to commencement of development a Delivery and Servicing Management Plan shall be submitted to and approved in writing by the Council. Details shall include times of deliveries and collections.

To ensure that the amenity of occupiers of the development site is not adversely affected by Noise and traffic, in accordance with Policy CC10, CC11, T2 Development Management Local Plan 2018.

- 35) Prior to commencement of the development hereby approved the following shall be submitted to and approved in writing by the council:

(i) A Demolition and Construction Management Plan.

Details shall include control measures for dust, noise, vibration, lighting, delivery locations, restriction of hours of work and all associated activities audible beyond the site boundary to 0800-1800hrs Mondays to Fridays and 0800-1300hrs on Saturdays, advance notification to neighbours and other interested parties of proposed works and public display of contact details including accessible phone contact to persons responsible for the site works for the duration of the works. The details shall also include the numbers, size and routes of demolition and construction vehicles, provisions to ensure that all vehicles associated with the demolition 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.

(ii) A Demolition and Construction Logistics Plan.

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

To ensure that demolition and construction works do not adversely impact on the operation of the public highway, and that the amenity of occupiers of surrounding premises is not adversely affected by noise, vibration, dust, lighting or other emissions from the building site, in accordance with Policies T7, CC11 and CC13 of the Local Plan (2018).

- 36) The apartment building shall not be used or occupied before a Refuse Management Strategy detailing arrangements for the storage and collection of refuse and recyclables for the new apartment building has been submitted to, and approved in writing by the local planning authority. Thereafter the development shall be carried out and implemented only in accordance with the agreed details.

To ensure the satisfactory provision of refuse storage and recycling, in accordance with Policy CC7 of the Local Plan (2018).

- 37) Prior to commencement of the development, details shall be supplied of 1 electric vehicle parking space and one space with passive provision within the new car park for the apartment block, and thereafter no part of the development shall be occupied until the provision for electric vehicle parking has been made in accordance with the agreed details, and the provision shall be permanently retained thereafter.

To ensure provision is made for electric vehicles to park on the site in accordance with Table 6.2 of the London Plan, Policy T4 of the Local Plan (2018) and Key Principle TR7 of the Planning Guidance Supplementary Planning Document (2018).

- 38) The development shall not be used or occupied until full details of the dimensions and type of the cycle spaces shown on the approved drawing no. 6649-PL-003 Rev N have been submitted to, and approved in writing by, the Council. The details shall include the type, size and dimensions of the cycle spaces. The facilities shall be implemented prior to occupation or use of the development and shall be permanently retained thereafter.

To ensure the suitable provision of cycle parking within the development to meet the needs of future site occupiers, in accordance with policies 6.9 and 6.13 of the London Plan (2016) and Policy T3 of the Local Plan (2018).

- 39) The development hereby permitted shall not commence until details of the extended crossover to Great Church Lane have been submitted to, and approved in writing by, the Council. Thereafter the all of the works proposed shall be carried out by a Council-approved contractor at the full expense of the applicant.

In order to minimise on street parking in the vicinity of the application site and to ensure that the amenities of neighbouring residential occupiers are not unduly affected, in accordance with Policies DM J1, DM J6, DM H9, DM H11 of the Development Management Local Plan 2013.

- 40) 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 in the new Shortlands houses. The approved details shall be implemented prior to occupation of the development and thereafter be permanently retained.

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

- 41) 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 in the new apartment block. The approved details shall be implemented prior to occupation of the development and thereafter be permanently retained.

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

- 42) The development hereby approved shall not commence until details and a sample of the obscure glazing, to be used for the windows identified on the approved

apartment floor plans, have been submitted to and approved in writing by the Council. The obscure glazing shall thereafter be installed in accordance with the approved details and the approved planning drawings prior to the occupation of the development and shall be permanently retained thereafter.

In order to prevent harm to the existing residential amenities of the occupiers of neighbouring properties as a result of overlooking and loss of privacy, contrary to Policy HO11 of the Local Plan (2018) and Key Principle HS7 of the Planning Guidance Supplementary Planning Document (2018).

Justification for Approving the Application:

- 1) 1. Land Use: The proposal would achieve a sustainable development by efficiently intensifying the existing use on site, on what is partially previously developed land. The proposal would provide much needed specialist care accommodation for older people as well as improving upon existing care home provision, and would also provide three additional units of mainstream housing. The proposal is considered to be in accordance with Local Plan Policies HO1, HO4, HO6, HO7 and HO11 of the Local Plan (2018).
2. Housing: The quality of accommodation, including internal design and layout of the new residential units, is considered to be of high quality and appropriate for the needs of the intended occupants, having regard to the Mayor's Design Guidelines and London Plan (2016) Policies 3.5 and Table 3.3, together with Policies HO3, HO6, HO7 and HO11 of the Local Plan (2018).
3. Design: The development is considered to comply with Local Plan (2018) Policies DC1, DC2, DC4 and DC8 which require a high standard of design in all new build developments and extensions and alterations to existing buildings, compatible with the scale and character of existing development and its setting, and London Plan policies 7.1, 7.4, 7.6 which seek a high quality in design and architecture, requiring new developments to have regard to the pattern and grain of existing development. The development would preserve and enhance the special architectural and historic features and setting of the Building of Merit on the site, in accordance with Local Plan (2018) Policy DC8 and Key Principle BM2.
4. Residential Amenity: The impact of the proposed development upon adjoining occupiers is considered acceptable. The proposal would not have an unacceptably harmful impact on neighbouring residential amenity in terms of light, outlook or privacy and noise and disturbance. The commercial use would not result in unacceptable noise and disturbance to nearby residents, subject to conditions. In this regard, the development would respect the principles of good neighbourliness, and would therefore be acceptable in accordance with Policies HO11 and DC4 of the Local Plan (2018).
5. Accessibility and Safety: The development would provide a safe and secure environment for all users, and would provide ease of access for all people, including disabled people, in accordance with in accordance with Policies DC1, DC2, HO6 and HO11 of the Local Plan (2018) and Policies 3.8 and 7.2.
6. Highways matters: It is considered that the scheme would not have a significant further impact on the highway network or local parking conditions and is thus

considered to be acceptable. Satisfactory provision would be made for cycle parking and future occupiers of the net new units would be prevented from obtaining on-street parking permits, to help prevent overspill of parking onto the local highways. There are available public transport and other services nearby and adequate provision for storage and collection of refuse and recyclables would be provided. The development thereby accords with Local Plan (2018) Policies T1, T3, T4, T5 and T7 as well as CC7 and London Plan 2016 Policies 6.1, 6.3, 6.10, 6.11 and 6.13.

7. Environment: The impact of the development with regards to land contamination, flood risk, tree protection and air quality are considered to be acceptable subject to the recommended conditions, in accordance with Local Plan (2018) Policies CC9, CC10, CC3, CC4 and OS5.

LOCAL GOVERNMENT ACT 2000 LIST OF BACKGROUND PAPERS

All Background Papers held by Helen Murray (Ext: 3439):

Application form received: 1st February 2017

Drawing Nos: see above

Policy documents: National Planning Policy Framework (NPPF) 2012
The London Plan 2016
LBHF - Local Plan 2018
LBHF - Supplementary Planning Document 2018

Consultation Comments:

Comments from:

Thames Water - Development Control
Historic England London Region

Dated:

10.04.17
21.04.17

Neighbour Comments:

Letters from:

Dated:

2 Waterhouse Close London W6 8DQ	20.04.17
2 Waterhouse Close London W6 8DQ	08.09.17
39 Waterhouse Close London W6 8DQ	21.04.17
115A Latymer Court Hammersmith Road London W6 7JF	10.04.17
31 Waterhouse Close London W6 8DQ	20.04.17

OFFICER'S REPORT

1.0 SITE DESCRIPTION

1.1 The application site is located on the southern side of Hammersmith Road and is bounded by Great Church Lane to the south and Shortlands Terrace to the west.

Adjoining the site to the east is a group of three storey flatted blocks on Waterhouse Close.

1.2 The Nazareth House site comprises a complex of Victorian buildings which includes an existing 90 bed care home, convent, chapel and ancillary offices and guest accommodation for the religious order. The site also accommodates an empty school building, car parking and areas of landscaped open space towards the south.

1.3 The site is not located within a conservation area. However, it is adjacent to the Brook Green Conservation Area, the boundary of which runs along the middle of Hammersmith Road encompassing the Latymer Court flats directly opposite the site. The Victorian convent and chapel buildings on the site are locally listed Buildings of Merit, but the site does not contain any statutorily listed buildings.

1.4 The site benefits from excellent public transport accessibility (PTAL 6b according to Transport for London methodology) and is also within the Environment Agency's Flood Zones 2 and 3.

2.0 RELEVANT PLANNING HISTORY

2.1 An application was approved for the erection of a single storey office extension to the side of the existing St Michael's Convent, located towards the north east corner of the site, following the demolition of the existing garage (2017/04914/FUL).

2.2 Additional planning history for the site comprises historical applications for minor works only, and these are not of any particular relevance to the current application.

3.0 PROPOSAL

3.1 The application seeks planning permission for the erection of a part two, part three, part four and part five storey building in the south east corner of the site to provide 37no. units of specialist care accommodation for older people (Use Class C2); the erection of 3no. two storey terrace houses (Use Class C3) adjoining the north of No.36 Shortlands Terrace; and minor external alterations to Nazareth House itself forming a new care home entrance and removing later additions; and alterations to the entranceway including modifications to the boundary wall and partial demolition of the reception block. The application also includes the reconfiguration of parts of the wider site including the demolition of a number of minor buildings and structures, the creation of new car parking, landscaping and associated works.

4.0 CONSULTATION RESPONSES

4.1 The application has undergone two rounds of public consultation. In response to the first consultation, carried out in March/April 2017, a total of 4 public comments were received from the following addresses: 2, 31 and 39 Waterhouse Close, and 115A Latymer Court. The comments may be summarised as follows:

Support:

- This is a commendable proposal of benefit to the community and should not impact greatly on the immediate area or surroundings;
- The development is much needed and the Council should adopt a "can-do" attitude to overcome any issues and make it happen.

Objections/ concerns:

- Vehicle flow on Hammersmith Road is easily affected, especially on Friday nights. The work should be contained so they don't create problems here;
- Overshadowing/ loss of daylight to dwellings on Waterhouse Close;
- Loss of privacy for dwellings at Waterhouse Close;
- More traffic using the Great Church Lane entrance could lead to serious congestion issues, it is already quite congested when there is a function at the Novotel hotel nearby;
- Loss of existing views for Waterhouse Close residents;
- The new building would detract from the aesthetic value of the conservation area;
- There is likely to be visiting families for the new residents and there could be noise disturbances for the current residents of Waterhouse Close, particularly in the summer months.

4.2 The application was presented to the Design Review Panel on 22nd August 2017. A summary of the Panel's key comments are as follows:

- Proposals for the refurbishment of Nazareth House are welcomed in principle giving this important historic building a new lease of life;
- Support for alterations/new openings in the front boundary wall to Hammersmith Road;
- Design of the apartment block is not happy or inspiring. It has a cold 'institutional' feel;
- Applicants are encouraged to explore ways of detailing the top of the building;
- Concern about single-aspect north facing units;
- Balconies to the main elevations could help provide much needed detail and articulation to the façade;
- Concerned with the proposal to use timber cladding for the ground floor elevation;
- Cill heights would need to be set an appropriate level for wheelchair users with easily openable windows for disabled residents;

4.3 Following the initial public consultation and feedback from the Design Review Panel, revisions were made to the scheme to help address the comments received. A second public consultation was carried out between August and September 2017. A further two public comments were received from the following addresses: 2 Waterhouse Close and Broadoak Planning Consultants on behalf of Romulus Ltd (owners of 3 Shortlands). The comments may be summarised as follows:

Support:

- This seems to be a helpful development for the local community.

Objections/ concerns:

- The erection of three houses on the northern end of the Shortlands terrace would have a significant impact on the regeneration aspirations of the owners of the site at 3 Shortlands. Planning objections from these new residents are bound to arise when an application is made for the 3 Shortlands site and may create difficulties for the future redevelopment of their site.

4.4 Case Officer response to comments: The principle of a new residential care home on this site is supported in principle. The impact of the development on the amenities of existing neighbouring properties, most particularly Waterhouse Close, is assessed in the report below. The future development at 3 Shortlands is not a material consideration in this case, as no planning application for its redevelopment has yet been received and

it is not considered reasonable to refuse the current application on the basis that it may prejudice a future development.

4.5 External consultee comments were as follows:

Thames Water - No objection subject to conditions regarding a drainage strategy and a piling method statement to be submitted.

Historic England - No objection. An archaeology condition is requested to be attached to the decision. This has been attached.

4.6 In addition, the Environment Agency, Metropolitan Police's Crime Prevention Design Advisor, the Hammersmith Society, Hammersmith Residents Association, and the Latymer Court Freehold Company Ltd. were consulted but did not respond.

5.0 PLANNING ISSUES

5.1 The main planning issues to be assessed in this proposal, in accordance with the National Planning Policy Framework (NPPF), London Plan (2016) and Hammersmith and Fulham Local Plan (2018) and Planning Guidance Supplementary Planning Document (2018) are:

- The principle of new residential development;
- Design and visual amenity, including impact on the Buildings of Merit on the site;
- Impact on amenity of neighbouring residential properties;
- Energy efficiency and sustainable construction;
- Flood risk and sustainable drainage;
- Arboricultural impacts including loss of trees;
- Transport and highways;
- Quality of accommodation to be provided within new care home and new houses on Shortlands;
- Environmental matters including land contamination and flood risk.

ALTERATIONS TO BUILDINGS OF MERIT

5.2 The proposed internal works to reconfigure the internal floor plans, and install suspended ceilings and raised floors are designed to improve the residential amenity of the elderly care home residents, most particularly by allowing views out of windows when seated. The interior of the affected parts of the building is plain, and suspended ceilings have been designed so as not to interfere with window openings and would therefore not affect the special features of the Building of Merit. Other external repair works, such as window infills behind glazing, would not harm the special features of the Building of Merit and are also considered to be acceptable.

5.3 The works to improve the main entrance of the existing care home for residents, including the provision of an external ramp and canopy, will have a visual impact on the architectural features of the affected elevation. However, they are considered to be a necessary improvement for residents and would only affect a small proportion of the exterior of the building, and therefore no objections would be raised for this reason.

5.4 The proposal also seeks to demolish part of the 'lean to' reception block to the rear of the north boundary wall, as well as making some alterations to the wall itself in order

to open up views into the site itself from the street. The proposed works would retain the significant historic elements of the structure and improve the relationship of Nazareth House with the street scene with sympathetic interventions, such as new windows. For these reasons, the alterations to Nazareth House are considered to be acceptable in accordance with Local Plan (2018) Policies DC1, DC4 and DC8 as well as Key Principle BM2.

NEW CARE HOME APARTMENTS

+ Principle of development

5.5 Local Plan Policy HO7 states that the council will encourage and support applications for new special needs and supported housing, including specialist housing for older people, if it meets the following criteria:

- a. There is an established local need for the facility; where relevant, any evidence of need should consider the full range of special needs, including the frail elderly, people with physical and learning difficulties, and people needing short term support.
- b. The standard of the facilities is satisfactory and suitable for the intended occupants;
- c. There is a good level of accessibility to public transport and other facilities needed by the residents; and
- d. The impact of the proposed development will not be detrimental to the amenity of the local area or to local services.

5.6 The applicant notes that changing demographics in the UK and an ageing population mean there is a critical need for additional care home spaces both nationally and in London in particular. Care home development is also facing increased competition from other, higher value, land uses such as mainstream residential and office development.

5.7 The proposed new apartment block would provide 37 assisted living units (Use Class C2) that would be connected to, but autonomous from the existing care home at Nazareth House. Subject to Criteria B, C and D being satisfied (assessed below), the principle of additional residential care facilities on this site is already established. It is stated that a range of care facilities will be available for residents of the specialist care accommodation for older people from the main Nazareth House Care Home, which provides Care Quality Commission (CQC) registered services. There will also be flexibility for residents to procure their own care arrangements from external bodies who provide CQC registered services. All potential residents will have to undergo a care assessment carried out by a care professional prior to taking up residency. Prospective residents will also have to be of qualifying age (65+ years old). It is recommended that this is secured as part of a legal agreement, together with details of eligibility criteria and nominations arrangements, to be agreed with the Council.

5.8 With regards to affordable housing, Policy HO7 states that the London Plan (2016) includes an indicative benchmark for specialist housing for older people in Hammersmith and Fulham of 60 additional dwellings per annum. This includes 45 specialist dwellings for private sale and 15 for intermediate sale. The Council is working with residents, the NHS and other providers to deliver new types of private and social sheltered housing which will include on-site home and medical care. However there is no policy requirement for affordable housing for applications for new Class C2 uses. The applicant states that the funds from the development of the new care home on site

will be used to fund the necessary improvements to the main care home at Nazareth House, where 60% of residents pay discounted care fees to public subsidy levels. As such Officers acknowledge that there is a material public benefit to the scheme in terms of providing additional specialist accommodation and facilitating upgrades to the existing care accommodation on the site and the provision of new specialist care accommodation.

+ Design and appearance

5.9 Local Plan (2018) Policies DC1 (Built environment), DC2 (Design of new build) and DC4 (Alterations and extensions) state 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. Alterations and extensions to existing buildings should also be of a high standard of design and successfully integrated into the architectural design of the original building. Local Plan Policy DC8 (Heritage and conservation) is also relevant in this case, in terms of the impact of the development on the special architectural features and setting of the Victorian Nazareth House convent and chapel, which are locally listed Buildings of Merit, as well as the setting of the adjacent Brook Green Conservation Area on the northern side of Hammersmith Road.

5.10 The street scene elevations demonstrate that the scale and massing of the proposed building would sit comfortably in its context and would be perceived of subservient scale and design in the Nazareth House context when viewed from Great Church Lane. It is recommended that final details, colours and finishes of the proposed façade materials are reserved by condition and will be assessed by material sample boards, viewed on site by Officers against the background of the main Victorian Building of Merit. The applicants have stated that their intent is to choose a brick type and colour that fits into the range of brickwork types on site while providing an element of separation from the Nazareth House brickwork. This is acceptable and will be assessed as part of the conditions.

5.11 The proposed green roof and walls are positive features that would contribute significantly to retaining the park-like setting to the south of Nazareth House. When the green roofs are taken into consideration, the amount of green space on the apartment site would be increased by around 440 sq.m In addition, the enhanced landscaping proposals to the north of the block, to form the secure residents' courtyard garden, would be significant improvement to the current landscaped area on this part of the site. Officers are satisfied that the design and appearance of the new apartment building would preserve the setting of the Building of Merit.

ASSESSMENT OF IMPACT ON HERITAGE ASSETS

5.12 Overall, the works are not causing any harm to the significance of the Building of Merit as later, inappropriate additions would be removed and other interventions are proposed to match existing, such as the windows, or would be simple, discreet and reversible. The proposed works to the Hammersmith Road boundary wall would retain the significant historic elements of the structure and improve the relationship of Nazareth House with the street scene with sympathetic interventions, and therefore are not considered to cause harm to the significance of the Building of Merit. The proposed new building and terrace as well as the landscaping works are considered to be designed in sympathetic styles and materials and therefore would not affect the setting of the Building of Merit or the character and appearance of the adjacent conservation

area. Therefore the proposals would be in accordance with the NPPF including para. 134, as well as Local Plan Policies DC1, DC4 and DC8 and Key Principles AH1, AH2 and BL2 and with s. 66 and s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

+ Archaeological impact

5.13 The Greater London Archaeological Advisory Service (GLAAS) provides archaeological advice to boroughs in accordance with the National Planning Policy Framework and GLAAS Charter. The planning application lies in an area of archaeological interest. Although the site is not located within an Archaeological Priority Area (APA), there are archaeological interventions on the Greater London Historic Environment Record (GLHER) nearby. These mostly relate to medieval and post-medieval findspots and sites in the vicinity, with the APA of the historic settlement of Hammersmith located 370m to the south-west and 175m to the north-west of the above site. It is possible that the development may therefore cause harm to heritage assets of archaeological interest. Information on the GLHER suggests it is possible there could be earlier phases of construction present and/or earlier buildings and associated garden features.

5.14 Historic England's appraisal of this application using the Greater London Historic Environment Record and information submitted with the application indicates the need for field evaluation to determine appropriate mitigation. However, although the NPPF envisages evaluation generally being undertaken prior to determination, in this case consideration of the nature of the development, the archaeological interest and/or practical constraints are such that Historic England consider a condition could provide an acceptable safeguard. The attached condition therefore recommends a two stage process of archaeological investigation comprising evaluation to clarify the nature and extent of surviving remains, followed, if necessary, by a full investigation. This condition would be sufficient to conserve the archaeological interest of the site in accordance with Policy DC8 of the Local Plan (2018).

+ Impact on amenity of neighbouring properties

5.15 Local Plan Policy HO11 (Protection of residential standards) states that proposals will be considered acceptable where it can be demonstrated that there is no detrimental impact on privacy, daylight and sunlight, outlook and sense of openness between properties. Key Principles HS4, HS6, HS7 and HS8 provide further guidance on these within the Council's Planning Guidance Supplementary Planning Document (2018).

5.16 The closest residential properties to the new apartment block are those on Waterhouse Close to the east, most particularly within the block comprising Nos. 28 to 42 where there are a number of flats with west-facing windows, looking towards the application site. These properties have gardens of approximately 6.5 metres depth. Concerns have been raised by two residents of Waterhouse Close about the impact of the development as originally proposed, in terms of daylight and sunlight, as well as loss of privacy and views.

5.17 The design of the building has been amended since the original submission, so that the bulk and massing of the third and fourth floors are now stepped back away from Waterhouse Close, to achieve a greater separation distance. The ground and first floor are in the same position, and the second floor is now slightly closer to the boundary with

Waterhouse Close. The building presents a two-storey building adjacent to the eastern boundary, a storey lower in height than the adjacent flatted block at Waterhouse Close. The second floor then steps back from the eastern side boundary by 3.3m, and the third floor steps back by 5.9m and the fourth floor by 9.3m.

5.18 The applicants have submitted a revised Daylight, Sunlight and Overshadowing Report prepared by Syntegra Consulting, testing the impact of the proposed development on the daylight and sunlight to adjoining properties. The report shows that 6 out of 34 windows on the west elevation at 28-42 Waterhouse Close will experience more than a 20% loss in proposed Vertical Sky Component (VSC) values, suggesting that these windows may be adversely affected through loss of daylight. The VSC values for these 6 windows would see losses of between 21% and 50%.

5.19 In addition to the VSC test, the report provides the results of the Average Daylight Factor (ADF) test for four ground floor rooms, which is an indicator of the actual daylight experienced when an occupant is in all parts of the room, rather than at the window. For the purposes of the report, the larger rear rooms are assumed to be kitchens/dining rooms (2% target ADF), and the smaller rooms bedrooms (1%). Officers consider this to be a reasonable assumption. The ADF results for these rooms are as follows:

R01 (Kitchen) 1.5%, R02 (Bedroom) 0.7%, R03 (Bedroom) 0.6%, R04 (Kitchen) 1.3%

5.20 Officers consider that whilst the development would have an impact on some neighbouring properties' light, the impact is not such that would warrant a refusal of planning permission. Four of the impacted windows/rooms (S13, S16, S25 and S28) are located below a balcony that is itself the significant contributor to these windows failing to comply with the VSC or ADF tests. The two windows that are not affected by balconies but which fail the VSC test (S22 (21% loss) and S31 27% loss) are only marginally affected. With regards to those windows and rooms affected by balconies, the assessment demonstrates that if the VSC and ADF tests are run with the balconies removed from the model, only 2 windows fail the VSC (S25 and S28), and in this scenario both fails would be marginal and all of the rooms would pass the ADF test.

5.21 The report also assesses the likely overshadowing of the three external amenity spaces/ gardens at 28-42 Waterhouse Close. In accordance with BRE guidelines, overshadowing has been assessed during times of the day where the sun's altitude is above 10 degrees (from 7:30am to 5:00pm). For a garden to appear adequately sunlit throughout the year, at least half of a garden should receive at least 2 hours of sunlight on 21st March. If, following a proposed development, the area which can receive this is less than 0.8 times its former value, then the loss of sunlight is likely to be noticeable. The assessment shows that each of the spaces would receive sunlight of 0.87, 0.83 and 0.80 of their former value respectively, and therefore the impact is negligible.

5.22 In terms of privacy and noise disturbance, the flat roofs of the building at second, third and roof level would be green roofs that would not be accessible. There would be a communal terrace at fourth floor level, which would be available to use by all residents as well as being directly accessible from two of the fourth-floor apartments. The separation distance between this terrace and residential windows at Waterhouse Close would be well in excess of 18m, and therefore overlooking is not likely to be a significant issue. The expanse of the intervening building would also prevent direct views. Given the nature of the use as a residential care home for elderly residents, noise disturbance from gatherings of residents on this terrace is not considered to be a significant issue.

5.23 The proposed floor plans for the apartments also indicate that east-facing windows at first and second floor level will be obscurely glazed to prevent overlooking of Waterhouse Close residents and a condition to this effect is attached. These would all be kitchen windows, and therefore their obscuration would not significantly diminish the quality of accommodation within the proposed apartments.

+ Quality of accommodation

5.24 London Plan Policy 3.5 and Local Plan (2018) Policies HO4 (Housing quality and density) and HO11 concern standards for new residential development. Neither the London Plan (2016) nor the Local Plan (2018) gives out specific space standards for care homes or other types of specialist residential accommodation falling within Class C2. However, Local Plan Policy HO7 (Meeting needs of people who need care and support) states that the standard of the facilities must be satisfactory and suitable for the intended occupants. As the application has progressed the level of care being provided by the Class C2 units has been clarified and would amount to 'minimal care' for over-65s, amounting to around 8 hours of care per week. Given the units would be self-contained, it is considered appropriate to apply more rigorous standards to the apartments, with the London Plan (2016) internal space standards providing the benchmark for mainstream housing which it would be appropriate to apply in this instance. All of the units would be single storey and would meet the London Plan (2016)'s minimum gross internal floor area requirements.

5.25 All of the units would provide for full self-containment, with their own living areas and cooking facilities. In addition, there would also be a communal lounge on the ground floor. The lounge will provide space for residents to meet visitors, take part in community events and meet with other residents, as well as simply spend time outside of their units. Communal facilities will also include a 'buggy store' for mobility scooters next to the front entrance, and a warden's office.

5.26 In terms of outdoor amenity space, 18 out of the 37 units would have their own private amenity space in the form of balconies, which would meet the size standards set out in the Mayor's Housing SPG and Key Principle HS1 (i.e. minimum depth and width of 1.5m). There would be no conflicts in terms of overlooking between balconies and habitable room windows in adjoining flats. In addition, communal external amenity space would be provided in the form of a new courtyard garden to provide a safe and secure space for all residents, as well as a communal roof terrace at fourth floor level. Overall, there is considered to be a good level of outdoor amenity space provision for all residents, including those whose apartments do not benefit from private amenity space. Officers note that the provision of good-quality communal amenity spaces, in addition to private ones, will be of particular benefit to the occupants of a care home, in terms of providing space for community and interaction with other residents and care staff.

5.27 None of the units would be single aspect. Three of the new units (Flat 6 at first floor level, Flat 6 at second floor level and Flat 4 at third floor level) would only have windows that face within 45 degrees of north; however, these units would also benefit from their own private balcony space and a good level of outlook over the courtyard garden. To prevent the windows being only directly north-facing, an angled north-east facing window has also been included which will assist with the amount of daylight and sunlight reaching the lounge areas. Overall Officers are satisfied that the standard of

accommodation would be acceptable and the development accords with Policies HO4, HO7 and HO11 of the Local Plan.

5.28 Six of the apartments will be compliant with Building Regulations Part M4(3) 'Wheelchair user dwellings' and the remaining apartments will be compliant with Part M4(2) Accessible and adaptable dwellings. Corridors are wide and limited number of doors connected to each corridor provide ease of way-finding and a sense of privacy. The building is provided with two lifts servicing each floor, to provide cover for breakdown or maintenance operations as well as convenience for residents. Window sill heights throughout the flats would be set at 450mm, to allow residents to enjoy views out when seated or in a wheelchair. In terms of accessibility therefore, the development is considered to be sufficient to meet the requirements of Local Plan Policy HO6 (Accessible housing).

5.29 The layout of the flats in the apartment building are generally evenly stacked vertically, but not laterally (i.e. in some instances there are bedrooms in one unit sharing a party wall with a living room and kitchen of a neighbouring flat). Therefore a condition has been attached requiring details to be submitted of enhanced sound insulation between units, to a value of at least 5dB above current Building Regulations Value, to ensure residents are not unduly impacted by noise disturbance in accordance with Local Plan Policy CC11.

+ Arboricultural impacts

5.30 None of the trees on site are currently protected by a Tree Preservation Order. Nevertheless, the arboricultural impacts of the development is a material consideration, and developments will be assessed in accordance with Policy OS5 of the Local Plan, which seeks retention of existing trees and provision of new trees on development sites.

5.31 An Arboricultural Report has been submitted to support the application, prepared by a qualified arboricultural specialist. This document has been reviewed by the Council's Arboricultural Officer, who is satisfied that it is comprehensive and accepts its conclusions and recommendations. The proposed development would necessitate the removal of 45 individual trees (out of 108), five stumps, four hedgerows and the partial removal of one hedgerow. Of the overall removals, 8 are of moderate quality, the majority are of low quality, and four are of poor quality. The report suggests that although the removal of trees within the site is relatively high, these are mainly located internal to the site and the overall impact on the character and appearance of the area will be minimal. The majority of the trees and tree groups being removed are of low/poor quality and are mainly located to the rear of the site. The current layout allows the retention of trees adjacent to residential properties along the western boundary and adjacent to Great Church Lane along the southern boundary. Retaining trees in such locations has allowed for a green buffer to be retained which will ensure a degree of visual separation from the street.

5.32 The report also illustrates the tree protection measures necessary to protect all retained trees during demolition and construction, and the recommended condition requires these to be complied with. Subject to this condition, the development is considered to comply with Policy OS5 of the Local Plan (2018).

+ Transportation and Highways

5.33 With regards to car parking, Policy T4 of the Local Plan states that 'the Council will require any proposed development (including new build) to confirm to its car parking standards; maximum residential parking standards. For 1-2 bedroom units, significantly less than 1 car parking space per unit should be provided. A new car park for the care home apartments would be provided adjacent to the southern boundary, off Great Church Lane. 13 parking spaces are provided, aligned with the Council's parking standards for significantly less than 1 space per unit. 6 of these spaces are for the use of the disabled, and an additional 7 spaces are intended primarily for visitors, visiting care staff, nursing staff and doctors. Given the nature of the use, this is considered to be a reasonable level of provision and it would not be appropriate for there to be no parking at all. Vehicular access would be taken via an existing crossover on Great Church Lane. Level access is proposed from the car park to the front entrance of the apartment building.

5.34 To comply with Key Principle TR7, 20% of all car parking spaces for residential developments must be for electric vehicles, with an additional 20% passive provision for electric vehicles in future. This translates to 1 electric vehicle space and 1 space with passive provision within the new car park for the care home block, and a condition has been attached requiring details of this provision to be submitted.

5.35 The excellent public transport accessibility rating of the site means that future occupiers of the apartment block would not be entitled to apply for street parking permits. It is recommended that this restriction is included within the Legal Agreement for the development.

5.36 In terms of cycle parking, Local Plan Policy T3 and Appendix 8 state that for Class C2 care homes, 1 space is required per 5 staff and 1 space per 20 bedrooms. Provision for six cycles would be provided in the form of a new cycle store close to the front entrance of the apartment building. This level of provision is considered to be acceptable for the new care home (equating to 2 spaces for care home residents/visitors and 4 for up to 20 staff). Further details of the store, including dimensions of the spaces, is requested by condition.

5.37 The application states that the majority of servicing will continue to use the existing access point onto Hammersmith Road, however a smaller amount of servicing is expected to occur from the southern access to the new apartment block onto Great Church Lane. All servicing (including visiting medical and care professionals) will take place off the public highway, and vehicles will be able to enter and exit in forward gear. A final Servicing and Delivery Management Plan is required by condition which will include details of frequency and times of delivery and collection vehicles required to service the development.

5.38 With regards to refuse storage, it is proposed that the existing large refuse store adjacent to the north boundary of the site will continue to provide the main refuse storage area across the whole site, including the new apartments. This is likely be acceptable, however it is recommended that a final Refuse Management Strategy is required by condition with details of how refuse would be collected and transported to the existing store, including how often and by whom, together with confirmation that there is sufficient capacity within the existing store, and details of increased collections where necessary. Subject to this condition being satisfactorily discharged, no objections are raised in terms of Local Plan Policy CC7.

SHORTLANDS HOUSES

+ Principle of development

5.39 The three proposed houses on Shortlands would contribute to the London Plan's (2016) target of 1,031 new houses in Hammersmith and Fulham per annum, and the principle of new residential development in this location is supported on this basis, and would not result in a loss of green space that makes a significant or meaningful contribution to the setting of Nazareth House itself. The small garden that currently occupies the development site would be relocated northwards, to where there is currently redundant tennis courts, ensuring the overall loss of green space on the site is minimal.

+ Design and appearance

5.40 The proposed terraced houses are designed to continue the scale, materials, and design details of the existing terrace in the street frontage, except for some minor details to the entrances and the pattern of paired entrances and paired projecting bays that is not repeated at the junction of the existing and proposed houses. However, this would not be harmful to the overall uniformity of the terrace or the street scene. The proposed rear elevation would be more modern, but this would not be visible from any public viewing points, and not prominent in views from the gardens of Nazareth House. It is recommended that details of all materials and typical bays of the terrace are required by condition to ensure that the uniformity of the terrace is followed through in detail, for example, by providing timber sash windows that are appropriate to the street scene context.

+ Impact on neighbouring amenity

5.41 The new houses on Shortlands would adjoin No. 36 which currently forms the end of terrace house. The proposed development is not likely to result in any significant adverse impacts on the residential amenities of the adjoining terraced houses, given it would not project any further to the front or rear compared to the existing houses. On the boundary with No. 36, the ground floor side portion of the proposed house would be approximately 2.8m high, but this property has an existing extension infilling their original side return and therefore no objections would be raised in terms of Criteria (ii) of Key Principle HS7 on the basis that there would be no harmful loss of light or outlook for this property.

+ Quality of accommodation

5.42 Each house would provide a Gross Internal Area (GIA) of approximately 82.5sqm, in exceedance of the London Plan (2016) standard. The floor-to-ceiling height within each house would be approximately 2.6m on both levels which is also in accordance with standards. Unit 1 would have a rear terrace of 16sqm, Unit 2 14sqm and Unit 3 11sqm, and this is considered to be a good level of provision which complies with the Mayor's Housing SPG and also exceeds the size of most of the rear gardens for the existing houses on Shortlands. Outlook, daylight and sunlight would be very similar to the other properties on the street and would therefore be acceptable on this basis.

5.43 The new Shortlands properties are evenly stacked laterally across party walls. No objections would be raised on grounds of noise disturbance between units, subject to a

condition requiring enhanced sound insulation between units at least 5dB above the Building Regulations value.

+ Transportation and highways

5.44 The excellent public transport accessibility rating of the site means that future occupiers of the new houses would not be entitled to apply for street parking permits. It is recommended that this restriction is included within the Legal Agreement for the development. There would be reasonable space for refuse and recycling to be stored within either the front or rear garden areas, to be moved to the street on collection day as per the existing arrangements on the rest of the terrace. Similarly, although no dedicated cycle parking is shown on the plans for the Shortlands houses, it is considered that space for one or two cycles could reasonably be accommodated within the rear gardens for the units. As such the development.

OTHER MATTERS

+ Environmental Sustainability

5.45 As required, a Sustainability Statement has been submitted with the application which includes an Energy Assessment. In terms of energy use and associated carbon emissions, the new development is calculated to emit 81.6 tonnes of CO₂ a year if built to meet the minimum requirements of the 2013 Building Regulations, with most of these emissions (75 tonnes) associated with the new care home apartment block. In order to comply with London Plan policy on carbon reduction, CO₂ emissions should be reduced by 35% compared to this baseline, i.e. carbon reduction measures that will reduce CO₂ emissions by 28.5 tonnes a year should be designed into the new development.

5.46 The Energy Assessment outlines the proposed sustainable energy measures to be implemented which include building elements with improved insulation levels, well beyond the minimum standard requirements of Building Regulations, use of improved air permeability levels to reduce heat loss, use of natural daylight and solar gain where possible through appropriate orientation and building design measures, including shading where necessary to avoid over-heating and use of efficient lighting. Natural ventilation will be used and in the care home block an efficient communal boiler is to be included. The terrace houses will have individual gas boilers for heating but hot water across both block and houses will come from the main heating system. Cooling will be provided in the block via a communal system but will not be provided in the terrace houses. Use of a Combined Heat and Power (CHP) system is not considered feasible, but the proposed communal heating system could be connected in the future if a heat network was developed in the Hammersmith town centre area.

5.47 In terms of renewable energy generation on-site, the use of solar PV panels is considered to be the most suitable approach and it is planned to install panels on the roof of the care home block and the terraced houses. Exact details of the installation are subject to further consideration as part of the attached condition, but in principle the use of PVs to generate electricity, for use on-site and/or export to the grid would be acceptable from an energy policy point of view to contribute to meeting the site's carbon reduction targets.

5.48 The proposed energy efficiency measures, efficient heating and cooling systems and solar PV panels are calculated to reduce site CO₂ emissions by just over 29 tonnes

a year compared to a target requirement of just over 28.5 tonnes. This represents an improvement of 35.6% for the development, which meets the 35% target.

5.49 Overall, the proposed carbon reduction measures are acceptable in terms of Local Plan Policy CC1.

5.50 In terms of wider sustainability measures, the Sustainability Statement has provided a BREEAM pre-assessment report for the care home block which shows that the design will meet the "Very Good" BREEAM rating as a minimum and that measures that are equivalent to achieving level 4 of the old Code for Sustainable Homes will be implemented in the 3 new houses. This accords with the requirements of Local Plan Policy CC2.

5.51 In addition to the sustainable energy and carbon reduction measures, measures are also proposed to improve water efficiency, use building materials with good environmental performance (e.g. sustainable timber, low polluting materials etc.), waste generation will be minimised during construction and recycling facilities provided for the operation of the new buildings, trees will be replanted and a new garden created to ensure no loss of biodiversity on the site.

5.52 Overall, the proposed sustainable design and construction measures are acceptable. It is recommended that the implementation of the measures outlined in the Sustainability and Energy Statement are required by condition.

+ Flood risk

5.53 Parts of the site are in the Environment Agency's Flood Zone 2. As required, a Flood Risk Assessment has been provided with the application. The proposed care home block is planned for the south-east corner of the site which is in Flood Zone 1 and the 3 new houses will be on the western side of the site in Flood Zone 2. This indicates a low/medium risk to flooding from the River Thames for the sites where new accommodation is to be provided. Both sites are well protected from tidal flood risk from the river by the Thames Barrier and local river wall defences. If these failed or were breached, the sites would not expect to be impacted by flood waters. No basement level development is planned, so groundwater and sewer flood risks are also low. Although small parts of the site could be susceptible to ponding of surface water during an intense storm, the potential impacts are not significant and no part of the site is classified as a flooding hotspot in terms of surface water.

5.54 No additional flood proofing measures beyond those that would be included in order to comply with Building Regulations are planned, but given the low flood risks on the site, there is no objection to the proposals in respect of flood risk and the development is considered to be in accordance with Local Plan Policy CC3.

+ Sustainable Drainage

5.55 A Surface Water Drainage Strategy has been submitted as part of the Flood Risk Assessment. As this is a major proposal, the integration of sustainable drainage systems (SuDS) is expected and in line with the London Plan and Local Plan policies on management of surface water run-off the scheme should seek to maximise the levels of attenuation of run-off from the site and reduce final discharge rates of surface water to greenfield rates wherever possible. In line with London Plan Drainage Hierarchy, above

ground SuDS measures are preferred over collection and storage of rainwater in underground tanks for controlled release into the sewer network.

5.56 The SuDS Strategy is to install permeable paving surfaces at the location of the 3 planned car parks on the site which are stated to provide 200m³ of attenuation and to also integrate a surface level attenuation basin feature which provides 120m³ of storage. This approach could be amended or added to by including soakaways or other infiltration techniques on the site, but this would be dependent on the results of infiltration tests on the ground - to be carried out prior to construction. A living roof has also been incorporated onto the care home block. The inclusion of water butts is also discussed in the Strategy as a potential measure to collect rainwater for re-use to water the soft landscaped areas. The report states that the maintenance of the planned SuDS measures will be undertaken by a private management company. On balance, the revised information is considered to be satisfactory. A condition is attached requiring the submitted Flood Risk Assessment to be implemented, achieving the stated levels of attenuation.

+ Land Contamination

5.57 Potentially contaminative land uses (past or present) are understood to have occurred at, or near to, this site. As such conditions have been attached 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 Local Plan (2018) Policy CC9.

+ Air Quality

5.58 Local Plan Policy CC10 states that the Council will seek to reduce the potential adverse air quality impacts of new development. The development site is 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 Hammersmith Road, Shortlands Road and the elevated Talgarth Road (A4). The development proposal will introduce new residential receptors into an area of poor air quality. Policy CC10 states that care homes for the elderly may be especially impacted by poor air quality and therefore this is a key consideration.

5.59 In respect to this development site the air quality specifically the NO₂ concentrations at the proposed residential properties even in the background will be unlikely to comply with the 40ugm⁻³ air quality objective for NO₂ until 2025. Due to the emissions from transportation sources mitigation will be required in the form of additional ventilation for the proposed habitable rooms with facades on Shortlands Road and Talgarth Road. The fresh air intake for these residential units and Care Home (C2) use should be located at the rear at roof level (there should be no fresh air intakes on any front elevations on Shortlands Road or Talgarth Road). Care will need to be taken to locate the inlets for the ventilation away from any local sources such as boiler and CHP flues and kitchen vents. To avoid contamination of the fresh air intake, supply the Ventilation system of the residential units for should be designed to ensure that all the extracts for the ventilation system are located on the front elevations on Shortlands Road and Talgarth Road at roof level. It is considered that no additional mechanical ventilation is required for the existing residential rooms in the main Nazareth House care home, because this is an existing situation.

5.60 After road transport, buildings are the second largest source of air pollution in London, emitting 44% of the total Nitrogen Oxides in London, or about 2,950t/yr. Buildings are also the second largest anthropogenic source of Particulates after road transport, contributing 18% of London emissions through gas heating, large boilers and Industrial plant. All planning development should comply with London Plan Policy 7.14 (a-e). A minimum benchmark requirement is the provision and installation of Ultra Low NOx boilers with maximum NOx Emissions of under 0.040 g/kWh in addition to enhanced fabric insulation in exceedance of Building Regulations Part L 2010. This is required by a recommended condition throughout both the Shortlands houses and the new care home apartment block.

5.61 The demolition and construction works have the potential to create dust and air quality issues. These impacts should be assessed in accordance with the Mayor's SPG 'The Control of Dust and Emissions during Construction and Demolition' July 2014, and appropriate air quality mitigation measures implemented for nearby residential receptors both on-site and off-site of the development.

5.62 The on-road and off-road vehicle emissions (Please see page 4 of the EST attached document) from the demolition, and construction phases of the development will have an impact on local air quality. The Air Quality Dust Management Plan (AQDMP), Construction Logistics Plan (CLP), Servicing and Deliveries Plan already submitted with the application include how Low Emission Vehicles i.e. Non-Diesel will be used during the demolition and construction phases to minimise the impact of these vehicle emissions on local air quality. The applicant will need to submit a AQDMP that complies with and follows the chapter order (4-7) and appendices (5,7,8,9) of the Majors SPG 'The Control of Dust and Emissions during Construction and Demolition', July 2014. This has been required by condition.

+ Construction and Demolition Impacts

5.63 To ensure that the amenities of residents are protected throughout the construction process, a Construction Management Plan is required through a planning condition for both the proposed apartment block and the Shortlands development, which will include details of controls on hours of operation, dust, and noise in accordance with Policy CC13 of the Local Plan.

LEGAL AGREEMENT

5.64 The heads of terms of the proposed Legal Agreement are summarised below:

(1) Age restriction on residents occupying the development (65 years or older; except where a unit is occupied by 2 persons, when the requirement need only be satisfied by one of the occupiers; or where a unit is occupied by more than one person and one of the occupiers dies, then the surviving person shall be entitled to remain).

(2) Details of nomination arrangements (including eligibility criteria and processes that control the nomination of occupants to the new care home apartments) to be formally agreed with the Council.

(3) Development to be car permit free, to exclude the occupiers of the residential units from obtaining residents' parking permits to park on-street in the controlled parking zone.

(4) A Jobs, Employment and Business Strategy to be produced and agreed with the Council prior to the commencement of the development, and a financial contribution of £19,800 towards paid work experience and paid apprenticeships during the construction of the development.

6.0 CONCLUSIONS AND RECOMMENDATION

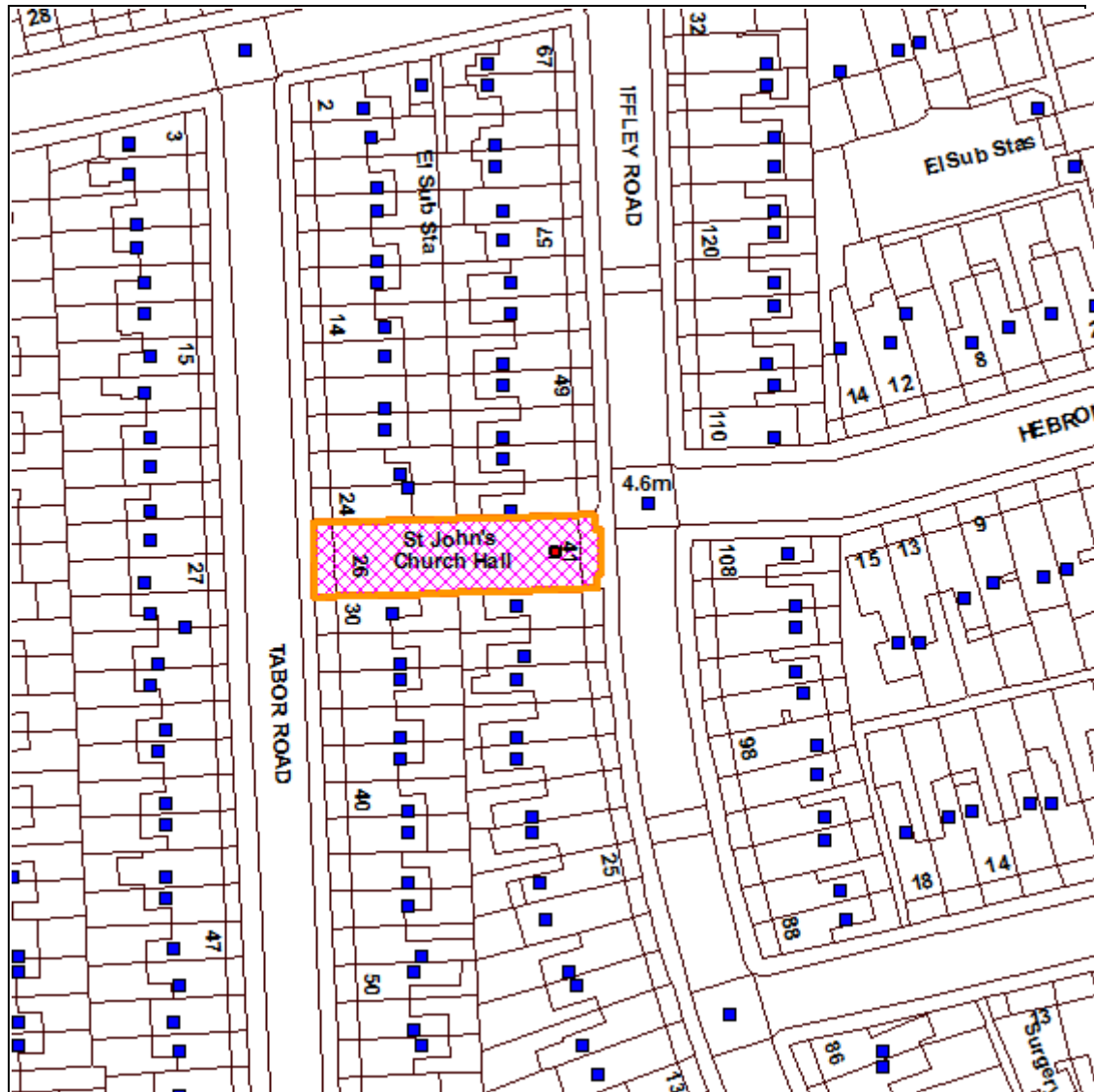
6.1 The proposal is considered to be acceptable in land use terms, in its design and appearance, in its limited impact on traffic generation and parking, having a satisfactory relationship to surrounding buildings and residential properties that would provide quality energy efficient specialist sheltered housing within the borough whilst preserving the setting of the Building of Merit and its landscaped gardens.

6.2 As such it is recommended that planning permission for the proposed development be granted, subject to conditions and a legal agreement.

Ward: Hammersmith Broadway

Site Address:

41 Iffley Road And 26 Tabor Road London W6 0PB



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For identification purposes only - do not scale.

Reg. No:
2017/02746/FUL

Case Officer:
Raj Satheesan

Date Valid:
21.07.2017

Conservation Area:
Bradmore Conservation Area - Number 25

Committee Date:
13.06.2018

Applicant:

Mr Mike Liverman
109 Hammersmith Grove London W6 0NQ

Description:

Internal and external alterations and associated refurbishment and ancillary works; creation of additional floorspace by installation of first floor mezzanine and extension of existing basement, to enable conversion of existing premises from a Class B1(c) artist studio use to a Class B1(a) office use.

Drg Nos: 009 Rev. N revised on 18/5/18, 010 Rev. N revised on 18/5/18, 011 Rev. N revised on 16/5/18, 013 Rev. M revised on 1/6/18, 030 Rev. K Revised on 1/6/18, 031 Rev. J Revised on 18/5/18, 032 Rev. K Revised on 1/6/18, 040 Rev. P Revised on 1/6/18, 041 Rev. L Revised on 1/6/18, 042 Rev. E Revised on 1/6/18, 043 Rev. D Revised on 16/5/18. Demolition Plans: E009 Rev. C, E010 Rev. C, E011 Rev. C, E013 Rev. C, E030 Rev. C, E031 Rev. C, E032 Rev. C, E031 Rev. C, E040 Rev. C, E041 Rev. C,

Application Type:

Full Detailed Planning Application

Officer Recommendation:

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

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

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

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

Proposed drawings:

009 Rev. N revised on 18/5/18, 010 Rev. N revised on 18/5/18 , 011 Rev. N revised on 16/5/18, 013 Rev. M revised on 1/6/18, 030 Rev. K Revised on 1/6/18, 031 Rev. J Revised on 18/5/18, 032 Rev. K Revised on 1/6/18, 040 Rev. P Revised on 1/6/18, 041 Rev. L Revised on 1/6/18, 042 Rev. E Revised on 1/6/18, 043 Rev. D Revised on 16/5/18.

Demolition drawings:

E009 Rev. C, E010 Rev. C, E011 Rev. C, E013 Rev. C, E030 Rev. C, E031 Rev. C, E032 Rev. C, E031 Rev. C, E040 Rev. C, E041 Rev. C.

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

- 3) Prior to commencement of the development hereby approved the following shall be submitted to and approved in writing by the council:

(i) A Demolition and Construction Management Plan.

Details shall include control measures for dust, noise, vibration, lighting, delivery locations, restriction of hours of work and all associated activities audible beyond the site boundary to 0800-1800hrs Mondays to Fridays and 0800-1300hrs on Saturdays, advance notification to neighbours and other interested parties of proposed works and public display of contact details including accessible phone contact to persons responsible for the site works for the duration of the works. The details shall also include the numbers, size and routes of demolition and construction vehicles, provisions to ensure that all vehicles associated with the demolition 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.

(ii) A Demolition and Construction Logistics Plan, in accordance with Transport for London (TfL) requirements. This should seek to minimise the impact of demolition and construction traffic on nearby roads and restrict construction trips to off peak hours only. The approved details shall be implemented throughout the project period.

To ensure that demolition and construction works do not adversely impact on the operation of the public highway, and that the amenity of occupiers of surrounding premises is not adversely affected by noise, vibration, dust, lighting or other emissions from the building site, in accordance with Policies T6, T7, CC11 and CC13 of the Local Plan (2018).

- 4) No part of the development shall be occupied prior to the provision of the refuse storage enclosures, as indicated on the approved drawing number 009 Rev. N, and shall include provision for the storage of recyclable materials. All the refuse/recycling generated by the development hereby approved shall be stored within the approved areas and shall be permanently retained thereafter in accordance with the approved details.

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 policy 5.17 and 6.11 of the London Plan, and The Local Plan (2018) Policy CC7.

- 5) No part of the development hereby approved shall be occupied prior to the provision of the cycle storage arrangements, as indicated on the approved drawing nos. 009 Rev. N Revised on 18/5/18, and 010 Rev. N Revised on 16/5/18, and set out within the Design And Access Statement revised on 16/5/18, have been fully provided and made available to employees and visitors and such storage facilities shall be permanently retained thereafter in accordance with the approved details.

In order to promote alternative, sustainable forms of transport, in accordance with Policy T3 of The Local Plan (2018).

- 6) The proposed office use shall only be undertaken on Mondays to Saturdays from 8am to 8pm and between 9am to 6pm on Sundays and Bank holidays.

In order to safeguard the amenity values of the surrounding area, in accordance with Local Plan (2018) Policies CC11 and CC13.

- 7) No demolition shall take place until a written scheme of historic building investigation (WSI) has been submitted to and approved by the local planning authority in writing. For buildings that are included within the WSI, no demolition or development shall take place other than in accordance with the agreed WSI, which shall include the statement of significance and research objectives, and
- A. The programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works
- B. The programme for post-investigation assessment and subsequent analysis, publication and dissemination and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the WSI.

To ensure the preservation or protection of any archaeological interests that may be present on the site, in accordance with policy DC8 of the Local Plan, 2018, policy 7.8 of the London Plan, 2016, and NPPF Chapter 12.

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

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

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

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

- 10) The replacement windows in the south and north facing elevations, labelled N1, N2, N3, N5, N6, N7, S1 S2 and S3 as shown on drawing no's 013 Rev. M, 030 Rev. K and 032 Rev. K (all revised on 1st June 2018), shall be designed to be fixed shut and glazed with obscure glass. The office use hereby approved shall not be used until a sample of the obscure glazing has been submitted to, and approved in writing by, the Council. The development shall be carried out in accordance with the approved details and the windows shall be permanently retained in this form.

To prevent loss of amenity to neighbouring properties as a result of overlooking and loss of privacy, in accordance with the Local Plan (2018) policy DC4, and

Planning Guidance Supplementary Planning Document (2018) SPD Key Principle HS7, criterion 3.

- 11) No demolition or construction shall take place until the adjacent tree on Iffley Road have been adequately protected as per BS5837:2012. No loading and unloading of spoil and materials shall takes place near the tree in order to avoid it being accidentally damaged.

To ensure that the street tree is retained and to prevent harm during the course of demolition and construction, in accordance with policies DC8 and OS5 of the Local Plan 2018.

- 12) No lighting, machinery or equipment operated in connection with the office use hereby permitted shall be used between the hours of 8pm to 8am Monday to Saturdays and between 6pm and 9am on Sundays and Bank holidays.

In order that the lighting, machinery and equipment used in connection with the permitted use does not give rise to conditions that would be detrimental to the amenities of surrounding occupiers by reason of noise and disturbance, in accordance with Policies CC11 and CC13 of the Local Plan 2018.

- 13) The development hereby permitted shall not be used until a Travel Plan for the office have been submitted to, and approved in writing by, the Council. The travel plans shall be implemented in full compliance with the approved details, and shall thereafter continue to be fully implemented whilst the approved uses remain in operation.

To ensure that the existing amenities of local residents are safeguarded and to ensure that the operation of the use does not add unduly to existing levels of traffic generation, in accordance with policies T1, T2, T3, CC11 and CC13 of the Local Plan (2018).

- 14) Prior to the use of the office hereby approved, a final operational Delivery and Servicing Plan in accordance with Transport for London's Delivery and Service Plan Guidance shall be submitted to, and approved in writing by, the Council. Details shall include times of deliveries and collections/silent reversing methods/location of loading bays and vehicle movements. The servicing shall thereafter be carried out in accordance with the approved details.

To ensure that the amenity of occupiers of the surrounding premises are not adversely affected by noise and that servicing activities do not adversely impact on the highway, in accordance with Policies CC11, CC13 and T1 of the Local Plan 2018, and SPD Planning Guidance 2018 Key Principle TR27.

- 15) The 14 new rooflights hereby approved shall be conservation style rooflights, and thereafter permanently retained in this form.

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

- 16) The development hereby permitted shall only be carried out in accordance with the submitted Flood Risk Assessment and the additional flood resistance techniques received on 29/9/17, including the implementation of the identified flood resilient design measures it contains.

To reduce the risk of flooding to the proposed development and future occupants in accordance with policy CC3 of the Local Plan (2018), policies 5.11, 5.13, 5.14 and 5.15 of the London Plan (2016) and part 10 of the NPPF (2012).

- 17) Prior to the use of the development hereby approved, a non-return valve and pump device should be installed to prevent sewage 'back-surfing' into the basement in times of heavy rain and to allow the property's sewage to continue to flow properly into the sewer network.

To protect the new units from flooding, as recommended by Thames Water and in accordance with Policies CC3 and CC4 of the Local Plan (2018), and London Plan (2016) Policy 5.12, and Part 10 of the NPPF (2012).

- 18) Prior to the use of the development a Low Emission Strategy for the operational phase shall be submitted to and approved in writing by the Local Planning Authority. The Low Emission Strategy must detail the remedial action and mitigation measures that will be implemented to protect receptors (e.g. abatement technology for energy plant, design solutions). This Strategy must make a commitment to implement the mitigation measures (including NO_x emissions standards for the chosen energy plant) that are required to reduce the exposure of future residents to poor air quality and to help mitigate the development's air pollution impacts, in particular the emissions of NO_x and particulates from on-site and off-site transport via a Ultra Low Emission Vehicle Plan (ULEVP) e.g. use of on-road Ultra Low Emission Vehicles in accordance with the emissions hierarchy (1) Electric Vehicle (Zero emission), (2) Hybrid (non-plug in) Electric Vehicle (HEV), (3) Plug-in Hybrid Electric Vehicle (PHEV), (4) Alternative Fuel e.g. CNG, LPG, (5) Petrol (6) Diesel (Euro 6-HGV) and energy generation sources. The strategy must re-assess air quality neutral in accordance with the Mayor of London SPG 'Sustainable Design and Construction' (April 2014) guidance. Approved details shall be fully implemented prior to the occupation/use of the development and thereafter permanently retained and maintained.

In the interest of air quality, to comply with the requirements of the NPPF, Policies 7.14 a-c of The London Plan (2016), and CC10 of the Local Plan (2018).

- 19) Prior to the installation of the Ultra Low NO_x Gas fired boilers to be provided for space heating and domestic hot water, details must be submitted to and approved in writing by the Local Planning Authority. The Ultra Low NO_x Gas fired boilers shall have dry NO_x emissions not exceeding 30 mg/kWh (at 0% O₂). Where any installations do not meet this emissions standard, it should not be operated without the fitting of suitable NO_x abatement equipment or technology as determined by a specialist to ensure comparable emissions. Following installation, emissions certificates will need to be provided to the council to verify boiler emissions. The approved details shall be fully implemented prior to the occupation/use of the residential development and thereafter permanently retained and maintained.

In the interest of air quality, to comply with the requirements of the NPPF, Policies 7.14 a-c of The London Plan (2016), and CC10 of the Local Plan (2018).

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

Potentially contaminative land uses (past or present) are understood to occur at, or near to, this site. This condition is required to ensure that no unacceptable risks are caused to humans, controlled waters or the wider environment during and following the development works, in accordance with Policy CC9 of the Local Plan (2018).

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

Potentially contaminative land uses (past or present) are understood to occur at, or near to, this site. This condition is required to ensure that no unacceptable risks are caused to humans, controlled waters or the wider environment during and following the development works, in accordance with Policy CC9 of the Local Plan (2018).

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

Potentially contaminative land uses (past or present) are understood to occur at, or near to, this site. This condition is required to ensure that no unacceptable risks are caused to humans, controlled waters or the wider environment during and following the development works, in accordance with Policy CC9 of the Local Plan (2018).

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

Potentially contaminative land uses (past or present) are understood to occur at, or near to, this site. This condition is required to ensure that no unacceptable risks are caused to humans, controlled waters or the wider environment during and following the development works, in accordance with Policy CC9 of the Local Plan (2018).

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

Potentially contaminative land uses (past or present) are understood to occur at, or near to, this site. This condition is required to ensure that no unacceptable risks are caused to humans, controlled waters or the wider environment during and following the development works, in accordance with Policy CC9 of the Local Plan (2018).

- 25) Unless the Council agree in writing that a set extent of development must commence to enable compliance with this condition, no development shall commence until an onward long-term monitoring methodology report is submitted

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

Potentially contaminative land uses (past or present) are understood to occur at, or near to, this site. This condition is required to ensure that no unacceptable risks are caused to humans, controlled waters or the wider environment during and following the development works, in accordance with Policy CC9 of the Local Plan (2018).

- 26) The extent of demolition shall not exceed that hereby approved on the demolition drawings.

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

- 27) A detailed structural engineer's report and method statement bespoke to the application site for the basement excavation works hereby approved, including details of any temporary works required to facilitate the basement excavation works, the proposed means of protection of the fabric and structure during the basement excavation works and confirming that there will be no damage to the listed building, shall be submitted to and approved in writing by the Council prior to the commencement of any excavation work. The works shall be carried out in accordance with the approved details.

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

- 28) The existing blue heritage plaque on the Iffley Road elevation relating to the use of the building as an artist's studio shall be permanently retained in situ.

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

- 29) The development hereby approved shall not be occupied until details of the design, materials, siting and text of a local history plaque to be displayed on the exterior of the building. The plaque shall be displayed in accordance with the approved details prior to occupation of the building and shall thereafter be permanently retained in situ.

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

Justification for Approving the Application:

- 1)
 1. Land Use: The use of the site primarily as a Class B1a office building is considered to be acceptable in the context of the existing use of the site as a Class B1c artist studio and its proximity to Hammersmith Town Centre with excellent public transport facilities. Furthermore, the proposed intensification of the use would make an improved contribution to the local economy, delivering benefits to the local community whilst meeting the needs of modern businesses. The proposed development would achieve a sustainable development, whilst optimising the use of previously developed land. Local Plan (2018) Policies E1 and E2 and Policies 4.1 and 4.2 of The London Plan (2016), would thereby be satisfied.
 2. Design and heritage: The less than substantial harm identified to heritage assets would be outweighed by the public benefits of providing a new use for this listed building and heritage benefits. The proposals will help to reduce risk to the buildings condition and should have long term benefits for the conservation of the structure, and thus the proposals would result in sustainable development. On balance, the proposals would preserve the character, appearance, setting and special architectural and historic interest of the listed building which it is desirable to preserve in accordance with s.66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990; preserve the character and appearance of the Conservation Area which it is desirable to preserve in accordance with s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990. Furthermore, the proposed development would not have an unacceptable impact on visual amenity provided by trees. The proposals would be in accordance with Local Plan Policies DC1, DC4, DC8, DC11 and Planning Guidance SPD Key Principles CAG1, CAG2, CAG3, AH1 and AH2, the London Plan (2016), the NPPF including paragraphs 132 and 134, and Policies 7.6 and 7.9 of The London Plan 2016.
 3. Highways matters: There would be no adverse impact on traffic generation and the scheme would not result in congestion of the primary road network. No car parking would be provided and the development is not considered to contribute significantly towards pressure on on-street parking, subject to satisfactory measures to discourage the use of the private car which would be contained in a Travel Plan, secured by condition. Acceptable provision would be made for cycle parking. The public transport accessibility level of the site is very good. Acceptable provision for servicing and the storage and collection of refuse and recyclables would be provided. The proposal is thereby in accordance with policies DM T1, T2, T3, T4, T6, T7 and CC7 of the Local Plan (2018).
 4. Access: The development would provide level access from the Iffley Road entrance, and suitable accessible circulation space and a unisex accessible WC at ground floor level. Satisfactory provision is therefore made for users with mobility needs, in accordance with policy DC1 of the Local Plan (2018), and Planning Guidance SPD (2018) Key Principle DA1, and policies 4.5 and 7.2 of the London Plan (2016).

5. Flood Risk: The application proposes a number of flood resistance techniques, and active drainage devices to minimise the risk of flooding. Policies CC3 and CC4 of the Local Plan (2018) and Part 10 of the NPPF are thereby satisfied.

6. Residential amenity: On balance, the impact of the proposed development upon adjoining occupiers is not considered unacceptable. Measures would be secured by conditions to minimise noise and disturbance to nearby occupiers from the development. In this regard, the development would respect the principles of good neighbourliness, and thereby satisfy policy CC11 and CC13 of the Local Plan 2018.

LOCAL GOVERNMENT ACT 2000 LIST OF BACKGROUND PAPERS

All Background Papers held by Helen Murray (Ext: 3439):

Application form received: 11th July 2017

Drawing Nos: see above

Policy documents: National Planning Policy Framework (NPPF) 2012
The London Plan 2016
LBHF - Local Plan 2018
LBHF - Supplementary Planning Document 2018

Consultation Comments:

Comments from:	Dated:
Environment Agency - Planning Liaison	06.09.17
Historic England London Region	06.09.17

Neighbour Comments:

Letters from:	Dated:
19 Tabor Road LONDON W6 0BN	12.09.17
19 Tabor Road LONDON W6 0BN	12.09.17
39 Iffley Road London W6 0PB	18.09.17
24 Tabor road Hammersmith London W6 0BW	15.09.17
27 Tabor Road London W6 0BN	17.09.17
30 Tabor W6 London W6 0BW	13.09.17
32 Tabor Road London W6 0BW	14.09.17
NAG	14.09.17
Transport And Technical Services THX King Street W6 9JU	21.05.18
61 Iffley Road Hammersmith W6 0PB	27.08.17
7 Tabor Road LONDON W6 0BN	13.09.17
39 Iffley Road London W6 0PB	14.09.17
37 Tabor Road LONDON W60QA	08.09.17
55 Tabor Road London W6 0BN	14.09.17
53 Tabor Road London W6 0BN	13.09.17

21 Iffley Road London W6 0PB	08.09.17
18 Tabor Road London W6 0BW	05.09.17
43 Iffley Road London W6 0PB	04.09.17
50 Tabor Road London W6 0BW	14.09.17

OFFICERS' REPORT

1.1 BACKGROUND

1.2 The site relates to a former mission hall on the western side of Iffley Road, opposite its junction with Hebron Road, and has a frontage on the eastern side of Tabor Road. It was designated as Grade II listed by Historic England in July 2015, and is located within the Bradmore Conservation Area. Prior to its listing, the property was on the council's Local Register of Buildings of Merit. Although the original use of the building was as a mission / church hall, it appears that the site has been lawfully in use as an artist's studio since approximately 1966.

1.3 The site has a PTAL rating of 5, meaning it is very well served by the local public transport network. The prevailing character of the surrounding area is residential, with two-storey terraced properties to the immediate north and south of the site. The building forms something of a focal point, located in the middle of the street and being highly prominent in longer views along both Tabor Road and Iffley Road. The site is located within the Environment Agency's Flood Risk Zone 3.

PLANNING HISTORY

1.3 The building has no planning history.

Current Proposal:

1.4 Planning permission is sought for the internal and external alterations and associated refurbishment and ancillary works; creation of additional floorspace by installation of first floor mezzanine and extension of existing basement, to enable conversion of existing premises from artist studio to B1(a) Office Use.

1.5 Listed building consent (2017/02747/LBC) is also sought for the same works.

1.6 This is a joint report relating to matters arising from both the planning application and the listed building consent application.

1.7 The applicant has explained, in their submission, that due to the status of the designated heritage asset and the associated heritage constraints the proposal has been designed to accommodate a single organisation. Although there are opportunities for the proposed office accommodation to house multiple office occupiers the applicant acknowledges that providing more than one segregated office unit would require significant subdivision of the hall, to the detriment of the significance of the designated asset. The applicant has explained that the proposed office floorplates are flexible and open plan in order that the hall can accommodate a variety of functions and business types from desk-based firms to more creative agencies.

1.8 The proposed net lettable floor area is 644sqm and occupancy is expected at 40 employees with a density of 15sqm per person.

1.9 No changes are proposed to the massing, since the existing facades and roof form are maintained. Internally, there would be an increase in volume by way of extending the existing basement across the site, within the existing footprint. The gross volume of the existing building is 2598 cubic meters, and the proposed volume will increase by 681 cubic meters, totalling 3279 cubic meters.

1.10 The proposal involves the removal of non-original partitions and mezzanines to either end of the hall, which will open up the length of the hall. The main ground floor and stage datums would be maintained. The proposal is for two mezzanine floorplates to be inserted at first floor level at either end of the hall, both positioned just above existing truss tie bars to create a single new datum, each served by a new staircase adjacent to the gable end facades.

1.11 The mezzanines are to be supported on a new structure, placed alongside original structural trusses and piers. The mezzanines are designed to be removable, with minimal impact on the existing historic fabric. The mezzanine floorplates are spaced 1.9m from flank walls to expose the original quatrefoil spandrels and give the sense of light mezzanines with space around them, rather than full floorplates. A gap of 7m (2.3 bays) is left in the middle, with the aim to maintain view of the main internal volume, height and roof

1.12 The existing basement to the Tabor Road end extends across one third of the building footprint, with a volume of 353 cubic meters and floor with a ceiling height of 3m. A basement extension is proposed across the remaining two thirds of the building footprint, at a matching floor-ceiling height of 3m to ensure that height hierarchy is maintained. The extended basement volume will be visible at ground level via a central void in the ground floor plate and the new eastern staircase.

Layout:

1.13 At ground floor level, the southeast doorway to the Iffley Road facade would be active as the primary front, accessible entrance. The Design and Access Statement states that Iffley Road is the natural approach from public transport networks and constitutes the public face of the building. The northeast entrance door will be blocked by a new accessible WC. At the Tabor Road-end the southwest and northwest doorways would also be in use.

1.14 Two new staircases are positioned at either end of the hall, adjacent to either gable facade to facilitate vertical movement between all levels and provide fire escape. Ancillary facilities, including the cycle store, plant room, WCs, shower and tea point, would be located at basement level. Elsewhere, floorplates including the new mezzanines give flexible, open-plan office spaces that can accommodate a variety of functions and business types - from desk-based firms to more creative agencies. Local property consultants Frost Meadowcroft advise that "the likely occupiers for this property, which is a rare, characterful building are from the fashion, PR and architecture sectors".

1.15 The Existing floor spaces in GIA are:

Basement	105sq.m
Ground	308sq.m

Mezzanine 23sq.m
Total 436sq.m

1.16 The proposed floor spaces in GIA are:

Basement 308sq.m
Ground 295sq.m
Mezzanine 136sq.m
Total 739sq.m

2.0 PUBLICITY AND CONSULTATIONS

2.1 Both the planning permission and the listed building applications were advertised by way of site and press notices, and letters were sent to neighbouring properties. 16 letters of objection have been received in connection with the planning application, and 19 objections have been received in connection with the listed building consent application. The letters of objection are from residents on Iffley Road, Tabor Road, Goldhawk Road and one response from Brackenbury Residents Association

2.2 The concerns of the objectors can be summarised as follows:

- The proposed office use, for 40 employees will fundamentally change the character of the conservation area, and is inappropriate location for offices. The office use will increase disruption to residents in terms of increased traffic, deliveries and parking, and increase safety risks for children going to school at peak times.
- Changing the entrance to Tabor Road will have a significant impact on the Tabor Road, which is very quiet.
- A residential use would be more appropriate.
- No parking permits should be provided and sufficient provision needs to be made for bicycles.
- Noise and disturbance to neighbours with machinery and rooflights.
- Loss of privacy from the new rooflights on both sides of the building.
- Concerns during construction works which include a basement;
- Concerns regarding the character and appearance of the listed building and conservation area; There is no mention of future maintenance of the property.
- Concerns regarding the refuse area and collection on Tabor Road.
- Party wall concerns.
- The greater pressure on the sewer/waste water.

2.3 One response was received in support of the application from neighbouring property in Iffley Road. Comments can be summarised as follows:

- This building been unused and derelict for years. It is in need of restoring. The sooner the better.

2.4 Brackenbury Residents Association were consulted, and in summary have raised the following objections and comments:

- The Mission Hall offers a great contribution to the character and street context of Brackenbury, and we welcome these sensitive plans to restore the building for a new future. We consider the proposals offer an ingenious and appropriate renovation.
- However, we are concerned that the application documents do not address the impact of the change of use on the streets setting of the building. The consequences of

the introduction of 40 people to the street population, equivalent to adding over ten family houses.

- Residents in the adjacent streets are concerned that the 'calm quiet environment' valued by the Heritage Statement will be fractured by the introduction of a busy office building.

2.5 Officers' comments on planning matters raised above are covered in the report below.

2.6 Environment Agency: No objection.

2.7 Historic England: We have no significant concern with the proposals in providing a new use for this listed building the proposals will help to reduce risk to the buildings condition and should have long term benefits for the life of the structure. We are therefore supportive in principle of a development of this kind.

2.8 The Greater London Archaeological Advisory Service (GLAAS) provides archaeological advice to boroughs, raise no objection subject to the standard archaeological condition.

3.0 PLANNING CONSIDERATIONS

3.1 The relevant planning considerations in this case, to be assessed against the policies in the National Planning Policy Framework (NPPF), The London Plan and the Council's Local Development Framework, comprising the Local Plan (LP, 2018) and the Planning Guidance Supplementary Planning Document (PG SPD, 2018) are:

- The acceptability of the proposed office accommodation in land use terms.
- Whether the proposal would preserve the special architectural or historic interest of the listed building.
- Whether the proposal would preserve the setting of the listed building
- Whether the proposal would preserve or enhance the character or appearance of the conservation area.
- Impact of the development on neighbouring living conditions
- The impact on flooding and whether the proposal provides accessible accommodation.

LAND USE

Proposed office use:

3.2 London Plan Policy 4.1 "Developing London's Economy" states that the Mayor will work with partners to: (inter alia) "promote and enable the continued development of a strong, sustainable and increasingly diverse economy across all parts of London, ensuring the availability of sufficient and suitable workspaces in terms of type, size and cost, supporting infrastructure and suitable environments for larger employers and small and medium sized enterprises, including the voluntary and community sectors".

3.3 London Plan Policy 4.2 "Offices" states that the Mayor will and boroughs and other stakeholders should: (inter alia)"

a) support the management and mixed-use development and redevelopment of office provision to improve London's competitiveness and to address the wider objectives of

this Plan, including enhancing its varied attractions for businesses of different types and sizes including small and medium sized enterprises"

b) Consolidate and extend the strengths of the diverse office markets elsewhere in the capital by promoting their competitive advantages, focusing new development on viable locations with good public transport, enhancing the business environment including through mixed use redevelopment.

d) Seek increases in the current stock where there is authoritative, strategic and local evidence of sustained demand for office-based activities'.

3.4 Local Plan Policy E1 (Providing for a range of employment uses), seeks the retention, enhancement, and intensification of existing employment uses. The policy requires flexible and affordable space suitable for small and medium enterprises in large new business developments, unless justified by the type and nature of the proposal and subject to viability.

3.5 Local Plan Policy E2 (land and premises for employment uses) 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'.

3.6 In compliance with the above-mentioned policies the loss of B1c use would be offset by the introduction of 739sq.m of Class B1(a) office use to the site, which is an increase from the existing 436sq.m of B1c use. Furthermore, the proposed intensification of the use would make an improved contribution to the local economy, delivering benefits to the local community whilst meeting the needs of modern businesses. The applicant further states that the proposed building could accommodate 40 employees, making a greater contribution to the local economy than the previous use as an artist studio which previously only employed 1 employee.

3.7 The site has an established commercial use, and therefore continued commercial provision, albeit in a different form and layout, is acceptable in principle. However, the impact/harm to residential amenity and highways/parking etc., amongst other issues are considered below in the appropriate sections of the report.

IMPACT ON HERITAGE ASSETS - CONSERVATION AREA AND LISTED BUILDINGS

3.8 Local Plan Policy DC1 requires all development within the borough including the regeneration areas to create a high quality urban environment that respects and enhances the townscape context and heritage assets. This should be an approach to accessible and inclusive urban design that demonstrates how good design, quality public realm, landscaping, heritage assets and land use can be integrated to help regenerate places.

3.9 Local Plan Policy DC4 (alterations and extensions (including outbuildings)) of the Local Plan (2018) states that extensions should be of a high standard of design and compatible with the scale and character of existing development and its setting.

3.10 Local Plan Policy DC8 (Heritage and Conservation) of the Local Plan (2018) states that the council will conserve the significance of the borough's historic environment by protecting, restoring and enhancing its heritage assets. This is supported by Key Principle Policies CAG1, CAG3, AH1, AH2, and BL2 of the Planning Guidance SPD (2018), which provide greater detail on the application of the policies set out in the Local Plan (2018).

3.11 Policy DC11 (Basements and Lightwells) of the Local Plan (2018) outlines the criteria for basements and states that 'new basements and extensions to existing basements will only be permitted where they do not extend into or underneath the garden further than 50% of the depth of the host building; do not extend into or underneath the garden further than 50% of the depth of the garden; do not comprise more than one storey, and do not result in an unacceptable impact on the amenity of adjoining properties or on the local, natural and historic environment during and post construction'.

3.12 Key principle CAG1 (Land Use in Conservation Areas) states that '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'.

3.13 Key principle - CAG3 (New Development in Conservation Areas) states that 'new buildings, extensions and alterations should be sympathetic to the architectural character of the built context and should not have a harmful impact on the character and appearance of the conservation area. Characteristics such as building heights, building lines, roof forms, rear and side additions, front gardens and boundary treatment, lightwells, materials, windows and building features as well as disabled access measures should be considered in this context'.

3.14 Key principle - AH1 (Information requirements for applications for consent affecting heritage assets) states that 'The council will require an applicant to provide a description of the significance of the heritage assets affected and the contribution of their setting to that significance'.

3.15 Key principle - AH2 (Protection of Heritage Assets) states that 'there will be a presumption in favour of the conservation of heritage assets and the more significant the heritage asset, the greater the presumption in favour of its conservation will be'.

ASSESSMENT OF SIGNIFICANCE OF HERITAGE ASSETS

3.16 It is key to the assessment of these applications that the decision-making process is based on the understanding of specific duties in relation to listed buildings and Conservation Areas required by the relevant legislation, particularly the Section 16, 66 and Section 72 duties of the Planning (Listed Buildings and Conservation Areas) Act 1990 set out below together with the requirements set out in the NPPF. Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states in relation to listed buildings that:

'In considering whether to grant listed building consent for any works, the local planning authority or the Secretary of State shall have special regard to the desirability of preserving the [listed] building or its setting or any features of special architectural or historic interest which it possesses.'

3.17 A similar statutory duty in section 66(1) of the Listed Buildings Act applies to the determination of planning applications. Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that: 'In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.'

3.18 Section 72 of the above Act states in relation to Conservation Area 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.'

3.19 Paragraph 129 of the NPPF requires planning authorities to assess the significance of any heritage assets affected by development proposal, including their effect on their setting. This assessment shall be taken 'into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal' (para 129 of the NPPF).

3.20 Paragraph 132 of the NPPF states that:

'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. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of a grade II listed building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.'

3.21 Paragraph 134 of the NPPF states that:

'Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use'.

LISTED BUILDING and CONSERVATION AREA

3.22 The application relates to a Grade II listed building dating from 1883-4, which was designed by the architect Hugh Roumieu Gough and was originally built as a church hall to the former Church of St John the Evangelist, Glenthorpe Road which has been deconsecrated and forms part of Godolphin & Latymer School. The building has street frontages on Iffley Road and Tabor Road. The site is located within the Bradmore Conservation Area.

Significance

3.23 The building was statutory listed in 2015. In the statutory list entry Historic England state that the significance of the listed building arises from its architectural interest including the richly detailed facades in 15th Century Venetian Gothic style by a well-known architect; its rarity as an example of an architecturally sophisticated mission hall; its interior (although altered and of lesser significance, but with a distinctive roof structure) and its group value through historical and functional association with the Grade II* listed Church of St John the Evangelist.

3.24 Officers consider that internally the roof trusses, the joinery including timber flooring and the proportions of the single volume internal space are of high significance and are characteristic features which relate to the original function of the building.

Internal and external works

3.25 The proposals involve the excavation of an extension to the existing basement under the full footprint of the listed building to provide additional office floorspace. No additional external lightwells would be excavated such that the appearance of the building from the street would not be altered. Internally a void would be created in the ground floor to allow light to penetrate to the basement level. In this instance Officers consider that the significance of the listed building would not be harmed from the proposed basement extension. The building has a robust character and the basement office space created would not undermine the plan form or hierarchy of the existing listed building which consists of a single volume space. The junction between the original and extended basements would be clearly delineated so that the original plan form would remain legible. The size of the void created at ground floor level would not result in an excessive erosion of the ground floor plan or of historic fabric.

3.26 At ground floor level the later timber and plaster partitions at each end of the hall which form vertical subdivisions of the single volume space and currently obscure the windows at the east and west ends would be removed, which would be a heritage benefit.

3.27 The proposals involve the installation of two separate mezzanine levels at first floor level to provide additional office floorspace. The installation of the mezzanine levels would reduce the ability to perceive the original volume and proportion of the internal space when entering the listed building at ground floor level. However as discussed below this intervention is considered necessary in order to provide sufficient floorspace of a suitable quality to enable a viable scheme for the reuse of the listed building. The lightwell in the centre of the building would allow views from ground level of the full height of the hall and to the trusses. The basement and the first floor mezzanine levels would be accessed from two new staircases installed behind the large windows to east and west elevations, these would partly obscure the view of the windows at the east and west ends of the hall. However, overall there would be improved visibility of the windows from the present condition, due to the removal of the later vertical partitions.

The roof trusses would be retained in situ.

3.28 The proposals offer significant heritage benefits in terms of the repair of the fabric building, including the replacement of the modern roof covering, which would sustain its future conservation.

3.29 A local history plaque will be conditioned to ensure that the history of the building is commemorated prior to conversion to a new use. The HFHBG blue plaque model design which has been used at many other developments in the Borough is recommended.

Optimum Viable Use

3.30 Para 015 of the Historic Environment Guidance in the Planning Practice Guide states that:

- 'Putting heritage assets to a viable use is likely to lead to the investment in their maintenance necessary for their long-term conservation.
- It is important that any use is viable, not just for the owner, but also the future conservation of the asset. It is obviously desirable to avoid successive harmful changes carried out in the interests of repeated speculative and failed uses.
- If there is only one viable use, that use is the optimum viable use. If there is a range of alternative viable uses, the optimum use is the one likely to cause the least harm to the significance of the asset, not just through necessary initial changes, but also as a result of subsequent wear and tear and likely future changes.
- The optimum viable use may not necessarily be the most profitable one. It might be the original use, but that may no longer be economically viable or even the most compatible with the long-term conservation of the asset. However, if from a conservation point of view there is no real difference between viable uses, then the choice of use is a decision for the owner.'

3.31 The purpose of the Planning Practice Guidance is to provide further guidance on the application of the core planning principles set out in para 17 of the NPPF which include a requirement for the planning process to conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations

3.32 The building has been effectively vacant since the previous owner, who had occupied the building as an artist's studio since 1966, moved out in 2014. The condition of the building has deteriorated in recent years and Officers accept that a new viable use is required to sustain the long term conservation of the listed building and ensure that necessary repairs are carried out. Extensive negotiations have taken place over several years with the applicant in relation to identifying a viable new use for the listed building. Officers have considered potential alternative uses for the listed building and consider that office use would be the optimum use in heritage terms due to the desirability of preserving the internal character and appearance of the listed building including historic fabric, the roof trusses and the proportions of the large single volume space. Other potential uses such as a gym or nursery would involve the loss of employment space and would be likely to require a greater level of internal subdivision than offices in order to provide sufficient floorspace, separate rooms for specific purposes (fitness studios/changing rooms or play rooms for different age groups/sleeping areas etc) and ancillary accommodation such as kitchens, toilets and storage space. Officers have reviewed potential residential conversion schemes but these would also involve the loss of employment space and involve an even greater level of demolition and internal subdivision and consequent harm to the significance of the listed building.

3.33 The viability of the application scheme and two other alternative office conversion schemes involving varying degrees of intervention have been independently assessed

by viability consultants. The costs of repair and likely office rental values for each scheme have been assessed. One alternative office scheme involving the retention of the single volume space internally and a shell office finish, without the insertion of mezzanines was not found to be viable. A second alternative office scheme involved the same interventions as the application scheme but without the proposed basement extension and was found to be viable.

3.34 The application scheme was not found to be viable due to the costs of the proposed basement extension. However the independent viability consultants identified the potential for the scheme to become viable in the event of values rising faster than costs. Officers consider that the building is particularly quirky and that there are relatively few comparable local examples of recently let office conversion schemes within listed buildings from which to draw a definite conclusion on the likely level of rent that could be achieved. Officers note that there is a disagreement between the independent viability consultants and those employed by the applicant in relation to the likely levels of office rent for the basement office accommodation. In the event that the levels of office rent envisaged by the applicant's viability consultants were to be achieved, then the independent viability consultants concluded that the difference in viability terms between the application scheme and the alternative office scheme without the basement extension would become marginal.

3.35 Officers have given great weight to the conservation of the designated heritage assets in accordance with para 132 of the NPPF. Given the potential marginal difference in viability between the application scheme and the alternative office scheme without the basement extension, the urgent need to find a new use for the listed building in order to secure its future conservation and the lack of any additional harm to the listed building resulting from the basement excavation element itself, Officers consider that on balance the application scheme can be recommended for approval.

DESIGN AND CONSERVATION CONCLUSION

3.36 The proposals are considered to cause less than substantial harm to the significance of the listed building. The harm would be outweighed by public benefits including heritage benefits resulting from the removal of the existing vertical internal subdivision. The proposals would preserve the character and appearance of the Conservation Area. The proposal would be in accordance with the NPPF including para 134, with Local Plan Policies DC1, DC4, DC8, DC11 and Planning Guidance SPD Key Principles AH1, AH2, BL2, CAG1 and CAG3 and with s.66 and s.72 of the Planning (Listed Building and Conservation Areas) Act.

3.37 The application is recommended for approval subject to various conditions on the materials, details of the final finish and a structural engineer's report and method statement for the basement excavation to be submitted for approval (see conditions 15, 27, 29 of the FUL, and conditions 03, 04, 08 and 10 of the LBC).

Archaeology:

3.38 The National Planning Policy Framework (Section 12) and the London Plan (2016 Policy 7.8) and Local Plan (2018) Policy DC8 emphasise that the conservation of archaeological interest is a material consideration in the planning process. Some historic buildings are of archaeological interest and this interest can be harmed by the loss of historic fabric. If planning consent is granted paragraph 141 of the NPPF states

that applicants should be required to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) and to make this evidence publicly available.

3.39 The Greater London Archaeological Advisory Service (GLAAS) have reviewed the application and provide the following comments. Appraisal of this application using the Greater London Historic Environment Record and information submitted with the application indicates that this application affects a historic building or buildings of archaeological interest.

3.40 The proposed development will not have any below ground archaeological impact however, it will affect a grade II listed 1880s former Mission Hall. Whilst GLAAS does not oppose the application it is felt that in proportion to the building's significance a programme of Level 3 Historic Building Recording should be carried out prior to development. This should be secured by the implementation of a Historic Building Recording Condition. In order to ensure that the archaeological interest in the historic building is conserved a standard archaeological condition (7) is recommended.

IMPACT ON TREES

3.41 The proposed basement would not involve the loss of any tree, as there would be no excavation within the front garden on Iffley Road where the large Ash street tree is situated. However, the tree could still be at risk from vehicle movements during construction works with loading and unloading of spoil and materials. As such the Council's Tree Officer recommends that no construction work takes place within the root protection area to avoid it being accidentally damaged. Furthermore, if loading and unloading takes place in this area, the tree's trunk should be protected by stout fencing as per BS5837:2012 and the builders and any delivery/grab lorry drivers warned that they will be charged the full value of the tree if it is damaged. A condition (11) is attached to this effect. Subject to this, the proposal is considered to comply with Local Plan (2018) policies OS5 and DC8.

IMPACT ON NEIGHBOURING LIVING CONDITIONS

Loss of Daylight, Sunlight and Outlook.

3.42 The envelope of the building would only be extended at basement level, and therefore there would be no harmful impacts to neighbours in terms loss of daylight, sunlight or outlook to neighbouring properties.

Loss of Privacy

3.43 Planning guidance SPD Key principle HS7 criterion iii) states 'Any new windows should be positioned at least 18 metres 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'.

3.44 14 new conservation style rooflights are proposed to the lower roof slopes, with 7 on each elevation. 5 rooflights would fully comply with criterion 3 of HS7 outlined above. The remaining 9 rooflights, which are labelled N1, N2, N3, N5, N6, N7, S1, S2 and S3 on the revised roof plan and north and south facing elevations (as shown on drawing no's

013 Rev. L, 030 Rev. J and 032 Rev. J, all revised on 16/5/18), show that these would be permanently obscurely glazed and fixed shut. Condition (10) is attached requiring a sample of the obscure glass to be submitted for approval. Subject to this, the proposals accords with Planning Guidance SPD (Feb 2018) Key Policy HS7 regarding residential windows and loss of privacy.

Environmental Nuisance

3.45 Local Plan Policy CC11 states that 'Noise generating development will not be permitted, if it would be liable to materially increase the noise experienced by the occupants / users of existing or proposed noise sensitive uses in the vicinity'.

3.46 Local Plan Policy CC13 relates to environmental nuisance and states that 'All proposed developments (including new buildings, demolition of existing buildings, conversions and changes of use) will be required to show that there will be no undue detriment to the general amenities enjoyed by existing surrounding occupiers of their properties, particularly where commercial and service activities will be close to residential properties. The council will, where appropriate, require mitigation measures if a nuisance, for example, from smoke, fumes, gases, dust, steam, light, vibration, smell, noise, spillage of gravel and building aggregates or other polluting emissions, would otherwise be likely to occur, to ensure that it will not'.

3.47 The existing building with a class B1c use class (artist studio) could lawfully be converted to a class B1a Office without the need for planning permission. It is proposed to increase the existing floor space from 436sq.m to 739sq.m which the applicant states could accommodate 40 employees. The site is situated in a residential area and as such the new office use with increased floorspace needs to be carefully considered.

3.48 Having regard to the overall size of the proposed office, Officers do not consider that the proposal would have a significant harmful impact on the residential amenity of any neighbours. The host building itself is already in a commercial use (B1c Artist Studio) and could be converted to offices without the need for planning permission. Officers are aware of other office developments within the Borough which successfully co-exist within residential areas, such as the Treacle Factory at 24 - 40 Goodwin Road and Curtis House on the junction of Paddenswick Road and Wellesley Avenue. Furthermore, a number of conditions are attached which would ensure that there is no harmful impact on neighbours, which include:

- noise levels from plant / machinery (condition 8);
- anti-vibration isolators attached to all machinery (condition 9);
- All lights and plant / machinery shall be turned off when the office is closed (condition 12);
- Delivery and Servicing Management Plan (condition 14).
- Hours of use limited to 8am-8pm Monday to Saturday and 9am to 6pm on Sundays and Bank holidays (condition 6).

3.49 Subject to the above conditions, no objection is raised under Local Plan policies CC11 and CC13 of the Local Plan.

HIGHWAYS

Car Parking:

3.50 Local Plan Policy T2 relates to transport assessments and travel plans and states "All development proposals will be assessed for their contribution to traffic generation and their impact on congestion, particularly on bus routes and on the primary route network". Policies T3, T4, T5 and T7 relate to opportunities for cycling and walking, vehicle parking standards, blue badge holders parking and construction and demolition logistics. With regards to car parking, Local Plan Policy T4, requires a maximum provision of 1 space per 600-1000 sq.m. of gross office floorspace (GIA).

3.51 In accordance with policy T4 no off-street parking is proposed. The Site is located in controlled parking zone 'K' which is in operation 9.00am to 5.00pm Monday to Friday and is shared with pay and display restrictions which permit a maximum stay of 8 hours. The site benefits from very good public transport accessibility (PTAL Score 5), and as such most staff and visitors would be expected to travel by public transport. Whilst the proposed office is expected to generate an increase in footfall activity when compared with the existing artist studio it is not considered to be at a scale which would be problematic. For example, 40 employees travelling during the evening peak hour would be distributed between walking, bus, tube rail and pick-up/drop-off modes. Given the frequency of public transport services the change in travel demand is unlikely to be noticeable and it is not considered that the development is likely to have an unacceptable impact on parking and the highway.

Travel Plan

3.52 The applicants would be required to produce a detailed Travel Plan for the development, to encourage users of the development to travel by modes other than the car. It is considered that there is capacity within the existing public transport network to accommodate the trips proposed from this development. Officers welcome the provision of a Travel Plan in support of the proposal for sustainable travel for occupiers of the development. This would be secured by condition 13.

Cycle Parking

3.53 Local Plan Policy T3 and Appendix 8 seek to ensure that satisfactory cycle parking is provided for all developments. Appendix 8 requires 3 long stay spaces and 1 short stay space for this development. The proposal includes 12 long stay spaces, within the basement, and 6 short stay spaces on Iffley Road frontage in accordance with this policy. The basement cycle parking would be accessed via the Tabor Road Frontage using a channel installed to the staircase, which is considered acceptable. A condition (5) is attached requiring these spaces to be installed and retained for the life of the development.

Refuse and recycling

3.54 The Local Plan (2018) Policy CC7 sets out that developments should promote sustainable waste management. This is supported by SPD Planning Guidance Key Principle WM9 which states that sufficient space should be designed in to accommodate the appropriate number of bins, bags for both recyclables and non-recyclables waste.

3.55 A refuse storage area is proposed within the front lightwell on the Tabor Road frontage. The storage area, measuring 4.7 cubic metres would be for sacks only which would be transferred to street level ahead of agreed collection times. Any future tenant

would need to enter into a commercial waste collection contract with LBHF and could amend the delivery of weekly waste sacks as requirements become clear. This arrangement has been reviewed by the council's waste management department and is considered acceptable. A condition (4) is attached requiring details of this storage area to be installed prior to the use of the offices. Subject to this condition no objection is raised under policy CC7 and Key Principle WM9.

Demolition and Construction Logistic Plans

3.56 A draft Construction Logistics plan was submitted with the application. At this early stage the information has yet to be fully detailed, and the documents need to be developed. Officers consider this information needs to be provided in compliance with TfL guidelines. A Demolition Logistics Plan (DLP) and Construction Logistics Plan (CLP) would be required to include demolition details, contractors' construction method statements, waste classification and disposal procedures and locations, dust and noise monitoring and control, provisions within the site to ensure that all vehicles associated with the demolition/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 documents would need to be developed to be in accordance with Transport for London (TfL) requirements, which seeks to minimise the impact of construction traffic on nearby roads and restrict construction trips to off peak hours only. These would be secured in condition no. 3.

Conclusions on Highway Matters

3.57 Given the nature of the proposed uses and the highly accessible location, (and no parking) Officers do not consider that it is likely that the proposals would have adverse impact on traffic generation or parking pressure. It is considered that the capacity of the existing highway network could sufficiently support the development without further detriment, and that the public transport capacity is sufficient to serve the trips that would be generated.

ENVIRONMENTAL AND OTHER MATTERS

FLOODING

3.58 This site is in the Environment Agency's Flood Zone 3. As required, a Flood Risk Assessment (FRA) has been submitted with the application, which together with the additional flood resistance techniques submitted on 29th September 2017, consisting of a Delta Membrane sump pump system are considered acceptable. These details would be secured by condition (condition 16). Officers also note the applicant's comments about not being able to provide SuDs as part of this scheme given that the building is Grade II listed and the constraints of the existing site. The applicant's confirmation regarding the inclusion of water efficiency features is welcomed. As such no objection is raised on flood risk grounds and regarding the lack of SUDs on this occasion, under Local Plan policies CC3 and CC4.

CONTAMINATION

3.59 National Planning Policy Framework paragraph 121 states planning decisions should ensure that the sites are suitable for its new use taking account of ground

conditions and after remediation the land should not be capable of being determined as contaminated land.

3.60 Policy 5.21 of the London Plan states the support for the remediation of contaminated sites and that appropriate measures should be taken to control the impact of contamination with new development.

3.61 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.

3.62 Potentially contaminative land uses (past or present) are understood to occur at, or near to this site. Conditions (20-25) are attached to ensure that no unacceptable risks are caused to humans, controlled waters or the wider environment during and following development works, in accordance with Policy CC9 of the Local Plan (2018).

ACCESSIBILITY

3.63 Planning Guidance SPD Key Principle DA1 stipulates that applications for changes of use should ensure that the building is designed to be accessible and inclusive to all who may use or visit the building.

3.64 To comply with the Equality Act 2010 and SPD Key Principle DA1 the applicants have been guided by the Building Regulations 2010 Part M (updated 2015) and have designed the offices in accordance with Volume 2, M1: 'Access and use of buildings other than dwellings' where possible. The existing Grade II listed building provides some practical limitation and Officer's acknowledge that in this instance full compliance with Part M1 would not be possible in order to limit the impacts on the listed building.

3.65 The existing south-east Iffley Road entrance has a level threshold and this would be maintained, but no level approach can be imposed to the Tabor Road entrance doors (as no external architectural alterations are proposed to the street elevations). The main ground floor level of the hall is to be accessible to all including wheelchair user and a unisex accessible WC would be provided on this floor. However, it has not been possible to provide a lift as this would be significantly detrimental to the listed building. As such there would be no accessibility for non-ambulant users to the Tabor stage, lower ground or Mezzanine levels, which is unavoidable due to the heritage constraints. On balance, Officers raise no objection under Key Principle DA1.

AIR QUALITY

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

3.67 Policy 7.14 of The London Plan seeks that development proposals minimise pollutant emissions and promote sustainable design and construction to reduce emissions from the demolition and construction of the buildings and also to minimise exposure to poor air quality. Policy CC10 of the Local Plan requires an air quality assessment and mitigation measures where appropriate.

3.68 The development site is within the borough wide Air Quality Management Area (AQMA). The development proposal will introduce new receptors into an area of poor air quality. Further Mitigation measures will be required to make the development acceptable in accordance with Local Plan Policy CC10. Accordingly, officers consider that subject to appropriate conditions (18-19), the development would meet policy requirements.

CIL

3.69 Mayoral CIL (Community Infrastructure Levy) came into effect in April 2012 and is a material consideration to which regard must be had when determining this planning application. Under the London-wide Mayoral CIL the development, according to the figures provided in the applicant's mayor CIL form, is estimated to be liable for £15,150.00 (plus indexation) payment. This would contribute towards the funding of Crossrail. The GLA expect the Council, as the Collecting Authority, to secure the levy in accordance with London Plan Policy 8.3.

3.70 The borough's own community infrastructure levy came into effect on 1st September 2015. However, the Borough CIL has a nil rate for office developments in the Central B zone, and therefore there will be no borough CIL for this development.

4.0 CONCLUSION and RECOMMENDATION

4.1 The proposals are considered to cause less than substantial harm to the significance of the listed building. The harm would be outweighed by public benefits including heritage benefits resulting from the removal of the existing vertical internal subdivision. The proposals would preserve the character and appearance of the Conservation Area. The proposal would be in accordance with the NPPF including para 134, with Local Plan Policies DC1, DC4, DC8, DC11 and Planning Guidance SPD Key Principles AH1, AH2, BL2, CAG1 and CAG3 and with s.16, s.66 and s.72 of the Planning (Listed Building and Conservation Areas) Act.

4.2 There would be no adverse impact on traffic generation and the scheme would not result in congestion of the primary road network. No car parking would be provided and the development is not considered to contribute significantly towards pressure on on-street parking, subject to satisfactory measures to discourage the use of the private car which would be contained in a Travel Plan, secured by condition. Acceptable provision would be made for cycle parking. The public transport accessibility level of the site is very good. Acceptable provision for servicing and the storage and collection of refuse and recyclables would be provided. The proposal is thereby in accordance with policies DM T1, T2, T3, T4, T6, T7 and CC7 of the Local Plan (2018).

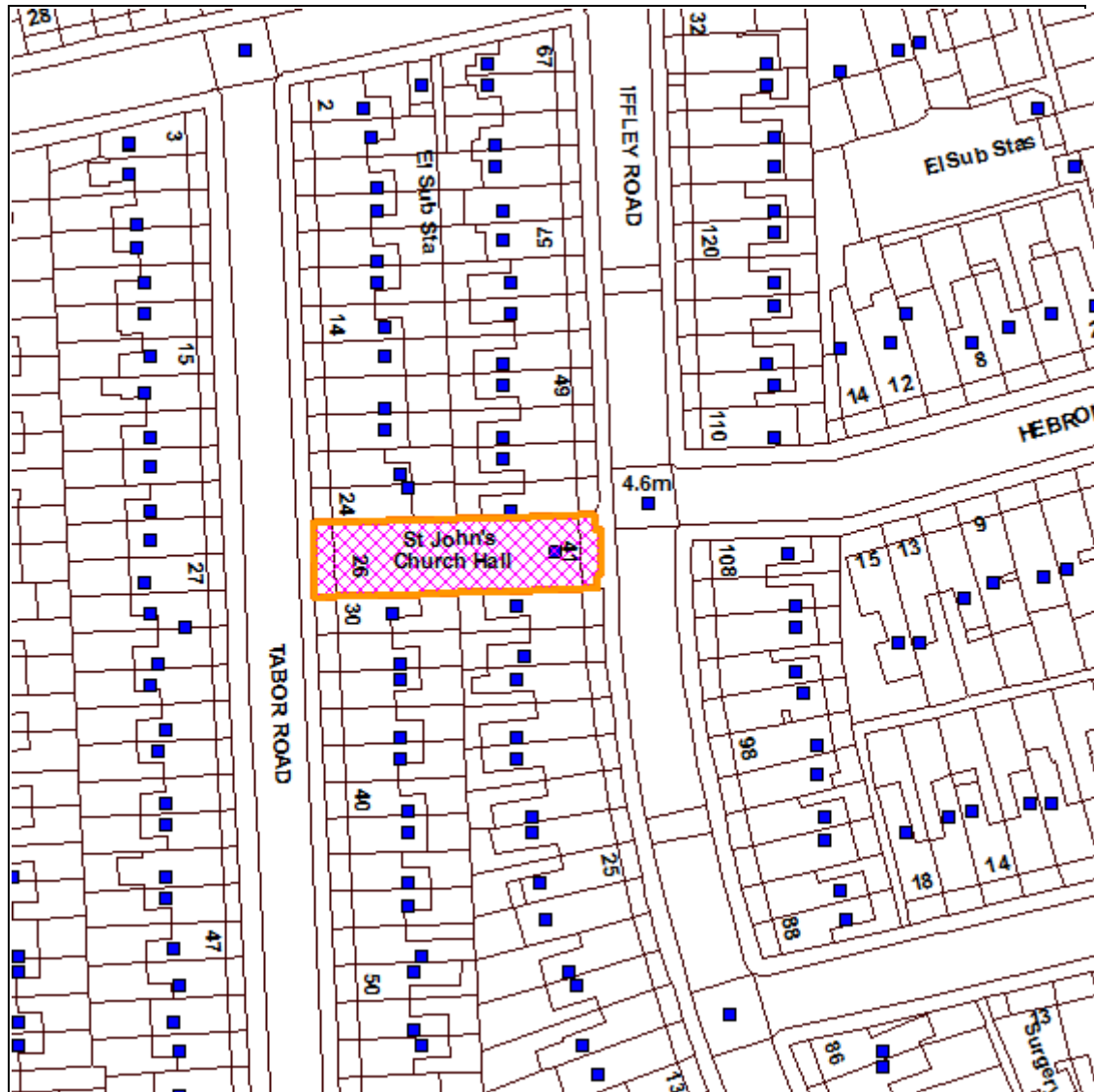
4.3 On balance, the impact of the proposed development upon adjoining occupiers is not considered unacceptable. Measures would be secured by conditions to minimise noise and disturbance to nearby occupiers from the development. In this regard, the development would respect the principles of good neighbourliness, and thereby satisfy policy CC11 and CC13 of the Local Plan 2018.

4.5 It is therefore recommended that Planning Permission and Listed Building Consent should be approved.

Ward: Hammersmith Broadway

Site Address:

41 Iffley Road And 26 Tabor Road London W6 0PB



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For identification purposes only - do not scale.

Reg. No:

2017/02747/LBC

Case Officer:

Raj Satheesan

Date Valid:

21.07.2017

Conservation Area:

Bradmore Conservation Area - Number 25

Committee Date:

13.06.2018

Applicant:

Mr Mike Liverman
109 Hammersmith Grove London W6 0NQ

Description:

Internal and external alterations and associated refurbishment and ancillary works; creation of additional floorspace by installation of first floor mezzanine and extension of existing basement, to enable conversion of existing premises from a Class B1(c) artist studio use to a Class B1(a) office use.

Drg Nos: 009 Rev. N revised on 18/5/18, 010 Rev. N revised on 18/5/18, E011 Rev. C, E013 Rev. C, E030 Rev. C, E031 Rev. C, E032 Rev. C, E031 Rev. C, E040 Rev. C, E041 Rev. C, , 011 Rev. N revised on 16/5/18, 013 Rev. M revised on 1/6/18, 030 Rev. K Revised on 1/6/18, 031 Rev. J Revised on 18/5/18, 032 Rev. K Revised on 1/6/18, 040 Rev. P Revised on 1/6/18, 041 Rev. L Revised on 1/6/18, 042 Rev. E Revised on 1/6/18, 043 Rev. D Revised on 16/5/18. Demolition Plans: E009 Rev. C, E010 Rev. C,

Application Type:

Listed Building Consent

Officer Recommendation:

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

- 1) The works hereby granted consent shall not commence later than the expiration of 3 years beginning with the date upon which this consent is granted.

Condition required to be imposed by Section 18(1) (a) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended by section 91 of the Planning and Compensation Act 2004).

- 2) The works hereby approved are only those specifically stated in the written description and indicated on the approved drawing numbers:

Proposed drawings:

009 Rev. N revised on 18/5/18, 010 Rev. N revised on 18/5/18 , 011 Rev. N revised on 16/5/18, 013 Rev. M revised on 1/6/18, 030 Rev. K Revised on 1/6/18, 031 Rev. J Revised on 18/5/18, 032 Rev. K Revised on 1/6/18, 040 Rev. P Revised on 1/6/18, 041 Rev. L Revised on 1/6/18, 042 Rev. E Revised on 1/6/18, 043 Rev. D Revised on 16/5/18.

Demolition drawings:

E009 Rev. C, E010 Rev. C, E011 Rev. C, E013 Rev. C, E030 Rev. C, E031 Rev. C, E032 Rev. C, E031 Rev. C, E040 Rev. C, E041 Rev. C.

In order to safeguard the special architectural or historic interest of the building, in accordance with policies DC4 (Alterations and Extensions) and DC8 (Heritage and Conservation) of the Hammersmith and Fulham Development Management Local Plan (2018).

- 3) A detailed structural engineer's report and method statement bespoke to the application site for the basement excavation works hereby approved, including

details of any temporary works required to facilitate the basement works, the proposed means of protection of the fabric and structure during the basement works and confirming that there will be no damage to the listed building, shall be submitted to and approved in writing by the Council prior to the commencement of any demolition or excavation work. The works shall be carried out in accordance with the approved details.

In order to protect the structure and fabric of the listed building and to safeguard the special architectural or historic interest of the listed building in accordance with Policies DC1, DC4, DC8 and DC11 of the Local Plan (2018) and Key Principles AH2 and BL2 of the Planning Guidance SPD (2018).

- 4) All walls, floors and ceilings shall be made good in materials to match the existing.

In order to safeguard the special architectural or historic interest of the building, in accordance with policies DC4 (Alterations and Extensions) and DC8 (Heritage and Conservation) of the Hammersmith and Fulham Development Management Local Plan (2018).

- 5) The demolition works shall not be undertaken before a building contract for the redevelopment of the site in accordance with this Listed Building Consent has been entered into and a signed copy of the building contract has been submitted to and approved in writing by the Council.

To ensure that the demolition works does not take place prematurely and to safeguard the character and appearance of the listed building and the conservation area, in accordance with Local Plan (2018) Policies DC1, DC4 and DC8.

- 6) No demolition or construction shall commence prior to the submission and approval in writing by the Council of details, including 1:20 detailed drawings in plan, section and elevation, of a scheme for the temporary timber fencing and/or enclosure of the site, and the temporary fencing/means of enclosure has been constructed in accordance with the approved details. The enclosure shall be retained for the duration of the demolition and construction works.

To ensure that the demolition works does not take place prematurely, to ensure that the site remains in a tidy condition during demolition works, and to safeguard the character and appearance of the listed building and the conservation area, in accordance with Local Plan (2018) Policies DC1, DC4 and DC8.

- 7) The existing blue plaque on the Iffley Road frontage shall be permanently retained.

In order to safeguard the special architectural or historic interest of the building, in accordance with policies DC4 (Alterations and Extensions) and DC8 (Heritage and Conservation) of the Hammersmith and Fulham Development Management Local Plan (2018).

- 8) Any replacement rainwater goods installed shall be cast aluminium painted black, and thereafter permanently retained in this form.

In order to safeguard the special architectural or historic interest of the building, in accordance with policies DC4 (Alterations and Extensions) and DC8 (Heritage and Conservation) of the Hammersmith and Fulham Development Management Local Plan (2018).

- 9) The extent of demolition shall not exceed that hereby approved on the demolition drawings:

E009 Rev. C, E010 Rev. C, E011 Rev. C, E013 Rev. C, E030 Rev. C, E031 Rev. C, E032 Rev. C, E031 Rev. C, E040 Rev. C, E041 Rev. C.

In order to safeguard the special architectural or historic interest of the building, in accordance with policies DC4 (Alterations and Extensions) and DC8 (Heritage and Conservation) of the Hammersmith and Fulham Development Management Local Plan (2018).

- 10) The existing roof trusses shall be permanently retained in situ.

In order to safeguard the special architectural or historic interest of the building, in accordance with policies DC4 (Alterations and Extensions) and DC8 (Heritage and Conservation) of the Hammersmith and Fulham Development Management Local Plan (2018).

- 11) No demolition or construction shall commence prior to the submission and approval in writing by the Council of a method statement for the salvage, secure storage, repair and reinstatement of internal architectural features including timber flooring in the hall and of glazing to external windows. The development shall be carried out in accordance with the approved methods statement throughout the duration of the demolition and construction works.

In order to safeguard the special architectural or historic interest of the building, in accordance with policies DC4 (Alterations and Extensions) and DC8 (Heritage and Conservation) of the Hammersmith and Fulham Development Management Local Plan (2018).

- 12) No demolition or construction shall commence prior to the submission and approval in writing by the Council of details, including detailed drawings in plan, section and elevation at a scale of 1:20 and samples of external materials of refuse store. The approved refuse store shall be installed and permanently retained thereafter.

In order to safeguard the special architectural or historic interest of the building, in accordance with policies DC4 (Alterations and Extensions) and DC8 (Heritage and Conservation) of the Hammersmith and Fulham Development Management Local Plan (2018).

Justification for Approving the Application:

- 1) On balance, the proposals are considered to cause less than substantial harm to the significance of the listed building. The harm would be outweighed by public benefits including heritage benefits resulting from the removal of the existing vertical internal subdivision. The proposal would be in accordance with the NPPF including paragraphs 132 and 134, with Local Plan Policies DC1, DC4, DC8, DC11 and Planning Guidance SPD Key Principles AH1, AH2 and BL2 and with s.16 of the Planning (Listed Building and Conservation Areas) Act.
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LOCAL GOVERNMENT ACT 2000 LIST OF BACKGROUND PAPERS

All Background Papers held by Helen Murray (Ext: 3439):

Application form received: 11th July 2017
Drawing Nos: see above

Policy documents: National Planning Policy Framework (NPPF) 2012
The London Plan 2016
LBHF - Local Plan 2018
LBHF - Supplementary Planning Document 2018

Consultation Comments:

Comments from:	Dated:
Historic England London Region	31.08.17

Neighbour Comments:

Letters from:	Dated:
263 Goldhawk Road London W12 8EU	02.10.17
263 Goldhawk Road London W12 8EU	02.10.17
Flat Ground Floor 39 Iffley Road London W6 0PB	18.09.17
24 tabor road London w60bw	14.09.17
24 tabor road London w60bw	14.09.17
24 tabor road London w60bw	14.09.17
21 Tabor Road London W6 0BN	17.09.17
52 Tabor Road London W6 0BW	12.09.17
53 Tabor Road London W6 0BN	14.09.17
55 Tabor Road London W6 0BN	14.09.17
50 Tabor Road London W6 0BW	14.09.17
23 Tabor Road London W6 0BN	13.09.17
47 Tabor road London W60BN	16.09.17
60 Tabor Road London London W6 0BW	04.09.17
110 Iffley Road London W6 0PE	14.09.17
7 Tabor Road London W6 0BN	15.09.17
21 Tabor Road London W6 0BN	17.09.17
15 Tabor Road London W6 0BN	11.09.17
8 Tabor Road Hammersmith London W6 0BW	05.09.17
33 Iffley Road London W6 0NQ	23.09.17

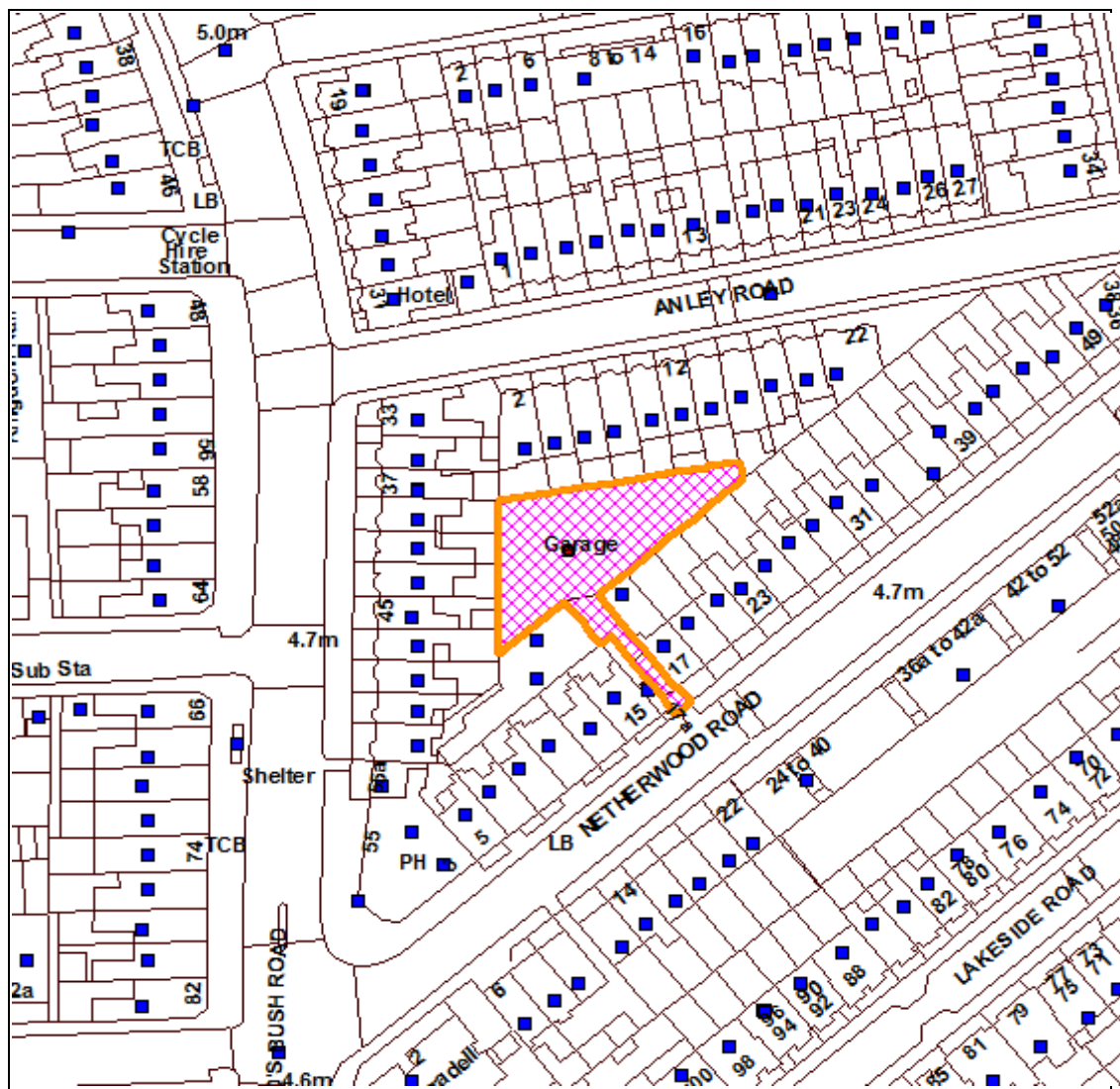
39 Iffley Road London W6 0PB	14.09.17
59 Tabor Road London W6 0BN	16.09.17
42 Tabor Road LONDON W6 0BW	11.09.17
18 Tabor Road London W60BW	05.09.17
25 Tabor Road LONDON W6 0BN	13.09.17

It is recommended that Listed Building Consent be approved. Please see accompanying Officers Report in planning application Ref: 2017/02746/FUL, on this agenda justifying this recommendation.

Ward: Addison

Site Address:

Netherwood Place Land To Rear Of 17A Netherwood Road
London W14



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Reg. No:
2017/04360/FUL

Case Officer:
Grace Harrison

Date Valid:
21.11.2017

Conservation Area:

Committee Date:
13.06.2018

Applicant:

Maygrove Developments Ltd
81 Maygrove Road London NW6 2EG

Description:

Demolition of existing autos workshop building (Use Class B2) and erection of a part two, part three storey building with a communal terrace at upper ground floor level to provide 7 x 2 bedroom and 2 x 3 bedroom self-contained flats (Class C3); associated landscaping.

Drg Nos: 216019/PA/110 Rev A; 216019/PA/120 Rev A; 216019/PA/121 Rev A; 216019/PA/122 Rev A; 216019/PA/130; 216019/PA/131; 216019/132; 216019/PA/133; 216019/PA/134; 216019/PA/135; 216019/PA/140.

Application Type:

Full Detailed Planning Application

Officer Recommendation:

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

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

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

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

216019/PA/110 Rev A; 216019/PA/120 Rev A; 216019/PA/121 Rev A; 216019/PA/122 Rev A; 216019/PA/130; 216019/PA/131; 216019/132; 216019/PA/133; 216019/PA/134; 216019/PA/135; 216019/PA/140.

In order to ensure full compliance with the planning application hereby approved and to prevent harm arising through deviations from the approved plans, in accordance with the policies of the London Plan (2016) and Policy DC1 of the Local Plan (2018).

- 3) The development hereby permitted shall not commence 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 character, appearance and setting of the adjacent conservation area, in accordance with Policies DC1, DC4 and DC8 of the Local Plan (2018).

- 4) The development shall not commence until detailed drawings, at a scale of no less than 1:20, of typical bays on each elevation of the building in plan, section and elevation have been submitted to, and approved in writing by, the Council.

Thereafter the development shall be carried out in full accordance with the approved details and permanently retained as such thereafter.

To ensure a satisfactory external appearance and to prevent harm to the character, appearance and setting of the adjacent conservation area, in accordance with Policies DC1, DC4 and DC8 of the Local Plan (2018).

- 5) 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. Any such changes shall be carried out in accordance with the approved details.

To ensure a satisfactory external appearance and to prevent harm to the amenities of the occupiers of neighbouring residential properties, in accordance with Policies DC1, DC2, DC4 and HO11 of the Local Plan (2018).

- 6) 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 that the visual impact of telecommunication equipment can be considered in accordance with Policies DC1, DC2, DC4 and DC8 of the Local Plan (2018).

- 7) The development shall not commence until a statement of how "Secured by Design" requirements are to be adequately achieved for the development has been submitted to and approved in writing by the Council. Confirmation shall be supplied that the details are agreed by the Metropolitan Police's Crime Prevention Advisor. Thereafter the approved details shall be carried out prior to occupation of the development and permanently maintained thereafter.

To ensure a safe and secure environment for users of the development, in accordance with Policies HO11 and DC2 of the Local Plan (2018).

- 8) Other than the areas explicitly identified as roof terraces/balconies on the approved drawings, no part of any other roof of the approved buildings shall be used as a terrace or other amenity space, and the roof terraces as approved shall not be subsequently enlarged prior to the submission and approval in writing of a further planning application. No other part of any roof of the building 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 in connection with their use as a roof terrace or other form of open amenity space. 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.

To safeguard the amenities of the occupiers of neighbouring properties, and to avoid overlooking and loss of privacy and the potential for additional noise and disturbance, in accordance with Policies HO11 and CC11 of the Local Plan (2018).

- 9) The development shall not be used or occupied before a Refuse Management Strategy detailing arrangements for the movement, storage and collection of refuse and recyclables has been submitted to, and approved in writing by the local planning authority. Thereafter the development shall be carried out and implemented only in accordance with the agreed details.

To ensure the satisfactory provision of refuse storage and recycling, in accordance with Policy CC7 of the Local Plan (2018).

- 10) The development shall not be used or occupied until full details of the proposed cycle spaces, as shown on the approved drawing no. 216019/PA/121 Rev A have been submitted to, and approved in writing by, the Council. The details shall include the type, size and dimensions of the cycle spaces. The facilities shall be implemented prior to occupation or use of the development and shall be permanently retained thereafter.

To ensure the suitable provision of cycle parking within the development to meet the needs of future site occupiers, in accordance with policies 6.9 and 6.13 of the London Plan (2016) and Policy T3 of the Local Plan (2018).

- 11) 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 throughout the development. The approved details shall be implemented prior to occupation of the development and thereafter be permanently retained.

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

- 12) The development hereby permitted shall not be occupied or used until the flood resilient design measures identified in the Flood Risk Assessment (FRA) submitted with this application are fully implemented. The measures shall thereafter be permanently retained.

To reduce the impact of flooding to the proposed development and future occupants, in accordance with Policies 5.11, 5.13, 5.14 and 5.15 of the London Plan (2016), Policy CC3 and CC4 of the Local Plan (2018), the National Planning Policy Framework (2012) and the Technical Guidance to the National Planning Policy Framework (2012)

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

In order that the Council can update its records to ensure that parking permits are not issued to the occupiers of three of the new units hereby approved, and thus ensure that the development does not harm the existing amenities of the occupiers of neighbouring residential properties by adding to the already high level of on-street car parking stress in the area, in accordance with Policy T4 of the Local Plan (2018).

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

In order that the Council can update its records to ensure that parking permits are not issued to the occupiers of three of the new units hereby approved, and thus ensure that the development does not harm the existing amenities of the occupiers of neighbouring residential properties by adding to the already high level of on-street car parking stress in the area, in accordance with Policy T4 of the Local Plan (2018).

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

In order that the prospective occupiers of the residential units concerned are made aware of the fact that they will not be entitled to an on-street car parking permit, in the interests of the proper management of parking, and to ensure that the development does not harm the existing amenities of the occupiers of neighbouring residential properties by adding to the already high level of on-street car parking stress in the area, in accordance with Policy T4 of the Local Plan (2018).

- 16) Prior to commencement of the development hereby approved the following shall be submitted to and approved in writing by the council:

- (i) A Demolition and Construction Management Plan.

Details shall include control measures for dust, noise, vibration, lighting, delivery locations, restriction of hours of work and all associated activities audible beyond the site boundary to 0800-1800hrs Mondays to Fridays and 0800-1300hrs on Saturdays, advance notification to neighbours and other interested parties of proposed works and public display of contact details including accessible phone contact to persons responsible for the site works for the duration of the works. The details shall also include the numbers, size and routes of demolition and construction vehicles, provisions to ensure that all vehicles associated with the demolition 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.

(ii) A Demolition and Construction Logistics Plan, in accordance with Transport for London (TfL) requirements. This should seek to minimise the impact of demolition and construction traffic on nearby roads and restrict construction trips to off peak hours only. The approved details shall be implemented throughout the project period.

To ensure that demolition and construction works do not adversely impact on the operation of the public highway, and that the amenity of occupiers of surrounding premises is not adversely affected by noise, vibration, dust, lighting or other emissions from the building site, in accordance with Policies T7, CC11 and CC13 of the Local Plan (2018).

- 17) Prior to the commencement of development an Air Quality Dust Management Plan (AQDMP) is submitted to and approved in writing by the Local Planning Authority. The AQDMP must be site specific and include an Air Quality Dust Risk Assessment (AQDRA) that considers sensitive receptors off-site of the development and is undertaken in compliance with the methodology contained within Chapter 4 of the Mayors of London 'The Control of Dust and Emissions during Construction and Demolition', SPG, July 2014 and the identified measures recommended for inclusion into the AQDMP. The AQDMP submitted must comply with the Mayors SPG and should include an Inventory and Timetable of dust generating activities during demolition and construction; Dust mitigation and Emission control measures in the table format as contained within Appendix 7 of Mayor of London SPG including for on-road and off-road construction traffic, Detailed list of Non-Road Mobile Machinery (NRMM) used on the site, Ultra Low Emission Vehicle Strategy (ULEVS) for the use of on-road Ultra Low Emission Vehicles in accordance with the emission hierarchy (1) Electric (2) Hybrid (Electric-Petrol) (3) Petrol, (4) Hybrid (Electric-Diesel) (5) Diesel (Euro VI HGV). The NRMM should meet as minimum the Stage IIIB emission criteria of Directive 97/68/EC 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 must be registered on the NRMM register <https://nrmm.london/user-nrmm/register>. Air quality monitoring of PM₁₀ should be undertaken where appropriate and used to prevent levels exceeding predetermined Air Quality threshold trigger levels. Developers must ensure that on-site contractors follow best practicable means to minimise dust and emissions at all times. Approved details shall be fully implemented and permanently retained and maintained during the demolition and construction phase of the development.

To comply with the requirements of the NPPF (2012), Policies 7.14a-c of the London Plan (2016) (including 2013 alterations) and Policy CC10 of the Local Plan (2018).

- 18) Prior to the installation of Ultra Low NO_x Gas fired boilers to be provided for space heating and hot water in the development, details must be submitted to and agreed in writing by the Local Planning Authority. The Ultra Low NO_x Gas fired boilers shall have dry NO_x emissions not exceeding 30 mg/kWh (at 0% O₂). Where any installations do not meet this emissions standard, it should not be operated without the fitting of suitable NO_x abatement equipment or technology as

determined by a specialist to ensure comparable emissions. Following installation, emissions certificates will need to be provided to the council to verify boiler emissions. The approved details shall be fully implemented prior to the occupation/use of the residential development and thereafter permanently retained and maintained.

To comply with the requirements of the NPPF (2012), Policies 7.14a-c of the London Plan (2016) and Policy CC10 of the Local Plan (2018).

- 19) The development hereby permitted shall not commence until full details of the green roof systems to be created have been submitted to, and approved in writing by, the local planning authority. Details shall include vertical sections through the green roof, as well as a maintenance plan. No part of the development shall be used or occupied prior to the completion of the development in accordance with the agreed details.

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

- 20) Prior to commencement of the development, (excluding site clearance and demolition) a report including detailed information on the proposed mechanical ventilation system with NO_x, PM_{2.5} filtration shall be submitted to and approved in writing by the Local Planning Authority. This report shall specify air intake and air extract locations on the rear elevation at roof level and the design details and locations of windows of all habitable rooms (Bedrooms, Living Rooms) to demonstrate that they avoid areas of NO₂ or PM exceedance e.g. Shepherds Bush Road (A219). The whole system shall be designed to prevent summer overheating and minimise energy usage. Chimney/boiler flues and ventilation extracts shall be positioned a suitable distance away from ventilation intakes, openable windows, balconies, roof gardens, terraces and receptors. 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 residential development and thereafter permanently retained and maintained.

To ensure the future occupants of the development are not adversely affected through poor air quality, in accordance with Policy CC10 of the Local Plan (2018).

- 21) Any excavation or alteration of surfaces within the Root Protection Area of the tree in the rear garden of No. 19 Netherwood Road should be carried out in accordance with BS5837:2012, and any pruning back of the tree's crown should be in accordance with BS3998:2010.

In order to ensure that no damage occurs to the protected tree close to the boundary of the site, and that by protecting this tree, its positive contribution to the character and appearance of the conservation area is preserved, in accordance with Policy OS5 of the Local Plan (2018).

- 22) Prior to the occupation of the lower ground floor level hereby approved, a non-return valve and pump device should be installed to prevent sewage 'back-surfing'

into the basement in times of heavy rain and to allow the property's sewage to continue to flow properly into the sewer network.

To protect the new basement accommodation from flooding, as recommended by Thames Water and in accordance with Local Plan (2018) Policy CC2, London Plan (2015) Policy 5.12 and Part 10 of the National Planning Policy Framework (2012).

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

Potentially contaminative land uses (past or present) are understood to occur at, or near to, this site. This condition is required to ensure that no unacceptable risks are caused to humans, controlled waters or the wider environment during and following the development works, in accordance with Policy CC9 of the Local Plan (2018).

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

Potentially contaminative land uses (past or present) are understood to occur at, or near to, this site. This condition is required to ensure that no unacceptable risks are caused to humans, controlled waters or the wider environment during and following the development works, in accordance with Policy CC9 of the Local Plan (2018).

- 25) Unless the Council agree in writing that a set extent of development must commence to enable compliance with this condition, no development shall commence until, following a site investigation undertaken in compliance with the approved site investigation scheme, a quantitative risk assessment report is submitted to and approved in writing by the Council. This report shall: assess the degree and nature of any contamination identified on the site through the site investigation; include a revised conceptual site model from the preliminary risk assessment based on the information gathered through the site investigation to confirm the existence of any remaining pollutant linkages and determine the risks posed by any contamination to human health, controlled waters and the wider

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

Potentially contaminative land uses (past or present) are understood to occur at, or near to, this site. This condition is required to ensure that no unacceptable risks are caused to humans, controlled waters or the wider environment during and following the development works, in accordance with Policy CC9 of the Local Plan (2018).

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

Potentially contaminative land uses (past or present) are understood to occur at, or near to, this site. This condition is required to ensure that no unacceptable risks are caused to humans, controlled waters or the wider environment during and following the development works, in accordance with Policy CC9 of the Local Plan (2018).

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

Potentially contaminative land uses (past or present) are understood to occur at, or near to, this site. This condition is required to ensure that no unacceptable risks are caused to humans, controlled waters or the wider environment during and following the development works, in accordance with Policy CC9 of the Local Plan (2018).

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

Potentially contaminative land uses (past or present) are understood to occur at, or near to, this site. This condition is required to ensure that no unacceptable risks are caused to humans, controlled waters or the wider environment during and following the development works, in accordance with Policy CC9 of the Local Plan (2018)

- 29) Prior to occupation of the buildings hereby approved, details of any proposed external lighting shall be submitted to and approved in writing by the planning authority. Thereafter the lighting shall be installed in accordance with the details so agreed and retained as such thereafter.

To ensure the amenities of surrounding occupiers is not adversely affected through light spillage or light pollution, in accordance with Policy CC13 of the Local Plan (2018).

- 30) The development hereby permitted shall not be occupied or used before details, and samples of surface materials, of the soft and hard landscaping of all private and communal 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.

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, DC2 and DC8 of the Local Plan (2018).

- 31) The development hereby permitted shall not commence until final details of how Sustainable Urban Drainage Systems (SUDS) will be incorporated into the development and maintained thereafter, have been submitted to and approved in writing by the council. The SUDS scheme shall be implemented in accordance with the approved details prior to occupation of the development hereby permitted, and thereafter permanently retained and maintained in line with the agreed plan.

To ensure that surface water run-off is managed in a sustainable manner, in accordance with Policy 5.13 of the London Plan (2016), and Policies CC3 and CC4 of the Local Plan (2018).

- 32) Notwithstanding the details on the drawings hereby approved, the development hereby approved shall not commence until details of how the proposed amenity spaces for Units 3, 6 and 8 will be effectively screened from neighbouring residential properties, including details and samples of the proposed screening materials, have been submitted to, and approved in writing by the local planning authority. Thereafter the development shall be carried out in accordance with the details approved and permanently retained as such thereafter.

In order to ensure the erection of adequate screening to prevent overlooking and any subsequent loss of privacy, in accordance with Policy CC11 of the Local Plan (2018) and Key Principle HS7 of the Planning Guidance Supplementary Planning Document (2018).

Justification for Approving the Application:

- 1)
 1. Land Use: The proposal would achieve a sustainable development by providing much-needed housing on previously developed land. The proposal would provide nine additional units of housing. The proposal is considered to be in accordance with Local Plan Policies HO1, HO4, and HO11 of the Local Plan (2018).
 2. Housing: The quality of accommodation, including internal design and layout of the new residential units, is considered to be of high quality having regard to the Mayor's Design Guidelines and London Plan (2016) Policies 3.5 and Table 3.3, together with Policies HO3, HO6, and HO11 of the Local Plan (2018).
 3. Design: The development is considered to comply with Local Plan (2018) Policies DC1, DC2, DC4 and DC8 which require a high standard of design in all new build developments and extensions and alterations to existing buildings, compatible with the scale and character of existing development and its setting, and London Plan policies 7.1, 7.4, 7.6 which seek a high quality in design and architecture, requiring new developments to have regard to the pattern and grain of existing development. The character and appearance of the adjacent conservation area would be preserved.
 4. Residential Amenity: The impact of the proposed development upon adjoining occupiers is considered acceptable. The proposal would not have an unacceptably harmful impact on neighbouring residential amenity in terms of light, outlook or privacy and noise and disturbance. The commercial use would not result in unacceptable noise and disturbance to nearby residents, subject to conditions. In this regard, the development would respect the principles of good neighbourliness, and would therefore be acceptable in accordance with Policies HO11 and DC4 of the Local Plan (2018).
 5. Accessibility and Safety: The development would provide a safe and secure environment for all users, and would provide ease of access for all people, including disabled people, in accordance with in accordance with Policies DC1, DC2, HO6 and HO11 of the Local Plan (2018) and Policies 3.8 and 7.2.
 6. Highways matters: It is considered that the scheme would not have a significant further impact on the highway network or local parking conditions and is thus

considered to be acceptable. Satisfactory provision would be made for cycle parking and future occupiers of the net new units would be prevented from obtaining on-street parking permits, to help prevent overspill of parking onto the local highways. There are available public transport and other services nearby and adequate provision for storage and collection of refuse and recyclables would be provided. The development thereby accords with Local Plan (2018) Policies T1, T3, T4, T5 and T7 as well as CC7 and London Plan 2016 Policies 6.1, 6.3, 6.10, 6.11 and 6.13.

7. Environment: The impact of the development with regards to land contamination, flood risk, tree protection and air quality are considered to be acceptable subject to the recommended conditions, in accordance with Local Plan (2018) Policies CC9, CC10, CC3, CC4 and OS5.

LOCAL GOVERNMENT ACT 2000 LIST OF BACKGROUND PAPERS

All Background Papers held by Helen Murray (Ext: 3439):

Application form received: 9th November 2017
Drawing Nos: see above

Policy documents: National Planning Policy Framework (NPPF) 2012
The London Plan 2016
LBHF - Local Plan 2018
LBHF - Supplementary Planning Document 2018

Consultation Comments:

Comments from:	Dated:
Environment Agency - Planning Liaison	29.11.17

Neighbour Comments:

Letters from:	Dated:
6 Anley Road London W14 0BY	18.12.17
FLAT 8, 13-15, NETHERWOOD ROAD London W14 0BL	12.12.17
27 Netherwood Road London W14 0BL	13.12.17
1 Netherwood Place Netherwood Rd London W14 0BW	18.12.17
2 Anley Road London W14 0BY	22.05.18
8 Anley Road London W14 0BY	22.12.17
12 ANLEY ROAD LONDON W14 0BY	03.12.17
12 ANLEY ROAD LONDON W14 0BY	04.12.17
2 Anley Road London W140BY	14.12.17
14 Anley Road London W14 0BY	14.12.17
27a Netherwood Road Brook Green W14 0BL	11.12.17

OFFICER'S REPORT

1.0 BACKGROUND

1.1 The application site comprises a triangular-shaped parcel of land located to the rear of properties on Netherwood Road, Anley Road, and Shepherd's Bush Road. The site is currently occupied by an auto repair centre ('Netherwood Autos') and is a fully enclosed, backland plot. Pedestrian and vehicular access is via a narrow access road running between Nos. 15 and 17 Netherwood Road, beneath the undercroft of a residential unit. The access route is ramped as the site itself sits approximately 1m lower than the level of Netherwood Road.

1.2 The site is not located within a conservation area, however Nos. 3-15 Netherwood Road fall within the Melrose Conservation Area. None of the existing buildings on the site are subject to statutory listing or any other local heritage designation.

1.3 The site falls within the Environment Agency's Flood Zones 2 and 3 and has a Public Transport Accessibility Level (PTAL) rating of 6b, indicating excellent levels of accessibility.

1.4 This application seeks permission for demolition of the existing autos workshop building (Use Class B2) and erection of a part two, part three storey building to provide 7 x 2 bedroom and 2 x 3 bedroom self-contained flats (9 in total). Each of the units are positioned along the site boundary, around a communal courtyard on the southern part of the site.

1.5 Relevant planning history for the site includes:

1992/01155/CLE - Certificate of lawfulness granted for the repair and servicing of motor vehicles.

1995/01927/CLP - Certificate of lawfulness refused for the installation of a spray booth within the existing vehicle repairs garage and erection of an external ventilation flue.

2.0 PUBLICITY AND CONSULTATION RESPONSES

2.1 A site notice and press advert were published to advertise the application, and notification letters were sent to the occupants of 198 surrounding properties. A total of 10 responses were received from 2, 4, 6, 8, 12 and 14 Anley Road, 27 and 27a Netherwood Road, Flat 8 13-15 Netherwood Road and 30 Ashchurch Park Villas (owners of 1 Netherwood Place). The reasons for the objection comments can be summarised as follows:

Material planning issues:

- No provision for sustainable power production;
- Privacy from proposed roof terraces and external spaces;
- Noise disturbance as a result of the new residential use;
- Light pollution at night from roof terraces and external spaces;
- Increased sense of enclosure as a result of new built form;
- Impact of demolition and construction;
- Loss of employment and local economic activity;

- Overdevelopment of the site in terms of density of residential use;
- Design of development not in keeping with surrounding area;

The planning issues raised above will be addressed in the report below. In addition, the following non-planning issues were also raised:

- Fire safety/ emergency access when new flats would be accessed only from Netherwood Place. This is a Building Control issue and is covered by Approved Document B5 of the Building Regulations 2010, which requires sufficient means of external access to enable fire appliances to be brought near to the building for effective use. There should be vehicle access for a pump appliance to within 45m of all buildings. Measurements indicate this standard would be achieved, and that the development has been designed with this requirement in mind.

- Disruption to access to commercial premises at No. 1 Netherwood Place. Netherwood Place is not publicly maintained and managed by the local highways authority. Therefore, matters relating to managing rights of access during demolition and construction is a private matter to be agreed between the developer and the other premises which share this access.

- How suspected asbestos in the existing buildings would be dealt with. The control and management of asbestos sits under separate legislation (Control of Asbestos Regulations 2012) and is therefore not a matter for planning. These regulations also cover the kind of work that must be done by licensed contractors. The relevant enforcing authority for building sites is the Health and Safety Executive (HSE).

2.3 Following the receipt of 3-D views of the proposal and additional plans with some minor alterations to the proposals, the Case Officer contacted all those who had made comments on the application to advise them of the new documents, inviting them to make additional representations if desired. Responses were received from 2, 4, 6 and 8 Anley Road. Points raised in addition to the ones already summarised above are as follows:

- Resident is now less worried about the roof to be constructed at the rear of 6 Anley Road, but is still concerned about the pitch of the roof behind 4 Anley Road as the section of raised roof will block late afternoon sun and create a feeling of enclosure. This will be addresses in the report below.
- Concern that the revised drawings show increased height opposite 2-4 Anley Road and new windows that look directly onto 2 Anley Road [Note - the plans for the height and massing of the building on the Anley Road elevation have not been changed since the application was first submitted].

External consultation responses:

2.4 The Environment Agency considers this development to be at low risk of flooding.

2.5 Thames Water and the Metropolitan Police's Crime Prevention Design Advisor were also consulted but did not respond.

2.6 The planning issues raised above will be considered in more detail in the body of the report below.

3.0 PLANNING CONSIDERATIONS

3.1 The relevant planning considerations in this case, to be assessed against the policies in the National Planning Policy Framework (NPPF), The London Plan (as amended March 2016) and the Hammersmith and Fulham Local Plan (2018) and the Planning Guidance Supplementary Planning Document (SPD, 2018) are:

- The loss of existing small business accommodation;
- The principle of creating nine residential units at this site and the contribution that the new units would make to the borough's housing stock in terms of both quality of residential accommodation provided and affordability;
- The impact of the development on the character appearance of the Lakeside/Sinclair/Blythe Road Conservation Area;
- The impact of the development on neighbours' living conditions;
- The impact of the development on parking demand and on the highway;
- The impact of the development on the environment, including flood risk, land contamination, air quality, and trees.

+ LAND USE

3.2 The relevant policies for assessing the proposed change of use involving the loss of employment are Local Plan Policies E1 (Providing for a range of employment uses) and E2 (Land and premises for employment uses).

3.3 Policy E1 states that the council will support the retention, intensification and enhancement of existing employment uses. 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: 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 purpose.

3.4 The application site comprises the workshop buildings and a small yard associated with the existing car repair garage known as Netherwood Autos. The workshops are accessed via a narrow lane between nos. 15 and 17 Netherwood Road. The site area extends to approximately 725 square metres.

3.5 Netherwood Autos is a relatively small operation. The application form indicates the site currently employs two full-time employees. A site visit by the Case Officer revealed the internal and limited external spaces to be of relatively poor quality.

3.6 Marketing information submitted by the applicant indicates that there has been a lack of interest in the site for continued employment use. Records are provided of the enquiries received from potential purchasers from March 2013, with the premises being marketed primarily by means of internet listings, but also commercial agents, unsolicited letters, and network referrals. Several of the enquiries related to purchasing the site for redevelopment opportunities rather than continued employment use.

3.7 Whilst the marketing evidence submitted is relevant, of greater weight is Officers' significant concerns about whether it would be possible to upgrade the premises to make them suitable for a new Class B2 (general industrial) use in future and the location of the site means that planning permission would not be granted for an

industrial use today. The site is enclosed on all sides by residential properties and hotel uses (on Shepherd's Bush Road) and sits very close to residential windows. Officers recognise that some disturbance is therefore likely and is a constraint of the site for continued B2 use, which is not currently controlled by any planning conditions. Although the current site is underused and does not appear to cause any significant problems in terms of noise disturbance, there is no guarantee that a future industrial occupier would be the same. Therefore it is considered that the principle of the change of use may be justified by virtue of Criterion (1) of Local Plan Policy E2.

3.8 Given the low employment density, poor quality of the existing buildings and constraints imposed by the residential context, Officers consider that the proposed change of use to residential would not have a significant adverse impact on the borough's employment stock in either the short or long term. For these reasons, the application is considered to comply with Local Plan Policies E1 and E2.

+ HOUSING PROVISION

3.9 The proposed development would provide 9 residential units, which would help the Council achieve its housing targets as set out in the London Plan (2016) and Local Plan Policy HO1, which is for 1,031 net new units per year to be achieved by allowing change of use of buildings where land and premises are shown to be surplus to requirements and by allowing the provision of new homes through conversion.

Residential Density and Mix

3.10 The application site has a PTAL rating of 6a, which indicates excellent access to public transport (Shepherd's Bush Underground Station, as well as bus routes on Shepherd's Bush Road). According to the London Plan's density matrix, the site is in an 'urban' location. The recommended density range for this site is therefore between 200 and 700 habitable rooms per hectare (hr/ha). The site is around 0.075 hectares and the proposed development would provide 29 habitable rooms, and therefore the density of the site is 429 hr/ha. The proposed development therefore sits within the parameters and complies with the London Plan's recommended density ranges (Table 3.2) and Local Plan Policy HO4.

3.11 The proposed development provides the following mix: 7 x 2 bedroom units and 2 x 3 bedroom units. As such, two family-sized units would be provided and this is considered to be a good mix of unit sizes and no objections would be raised in terms of Policy HO5, which seeks to ensure that development sites provide a mix of housing types and sizes, and it seeks to increase the proportion of family accommodation (those units with 3 or more bedrooms).

Affordable Housing

3.12 Local Plan Policy HO3 (Affordable housing) seeks affordable housing on sites with the capacity for providing 11 or more self-contained units. This policy was informed by a Written Statement by the Minister of State for Housing and Planning (November 2014) stipulates that affordable housing contributions should not be sought on sites of 10 units or less (that is, the Written Statement sets a threshold of 11 units or more for affordable housing contributions).

3.13 The application proposes 9 residential units. Officers consider that the site dimensions and surrounding context are the determining factors to establish the most suitable building scale and layout, internal arrangement, and density configuration for this development. It is considered that the number of units on the site cannot be physically increased to 11 (requiring two additional units) without compromising the visual acceptability of the buildings, the quality of accommodation for future occupiers, and the existing amenities of neighbouring occupiers. Whilst the floor area and layouts of all flats comply with the London Plan standards, none of the flats are so generous that they could be split into two smaller flats. Reducing the size of the flats would result in unsatisfactory layouts. Officers are satisfied that the units have not been deliberately oversized to avoid the requirement for affordable housing, and the number of flats within the envelope of the building could not be increased.

3.14 In terms of scale and massing, the proposed buildings are at an acceptable maximum. Specifically, the constraints to providing additional units on the site are as follows:

- The height and volume of the proposed building is limited by the need to maintain the outlook, sense of openness, privacy, and daylight to nearby neighbours, some of whom have raised concerns in this regard. The building has been carefully designed so as to generally respect the envelope of the existing workshop buildings. It is noted that a third storey was originally proposed at pre-application stage, but Officers advised against this on grounds of design and residential amenity;
- The elongated and irregular shape of the site dictates that a relatively high proportion of space is given to external circulation. The inclusion of a communal courtyard to the south of the building significantly enhances the outlook and amenity afforded to new residents, and also enhances the desirable sense of openness on what is a highly enclosed site. To cover any more of the site area with additional buildings would be likely to result in an unacceptable level of amenity for future occupiers;
- The level of amenity space provision exceeds the minimum requirements in most cases, but the terraces and gardens are by no means excessive and represents a good level of provision. Even if these were reduced to the minimum, Officers consider it to be highly unlikely that an additional two units could be satisfactorily accommodated on this site.

3.15 In summary, it is considered that the submitted 9-unit scheme represents the most effective and efficient use of this site and maximises its development potential. The proposed scheme has been designed to take account of its local context and character in terms of appropriate scale and massing, the form and character of surrounding development and the historic grain and impact on neighbours, as well as complying with the Council's standards on the size of residential units. These matters are addressed in the paragraphs below. Officers consider that it would not be appropriate in this case to include further units within the proposed development to meet the affordable housing threshold and no objections are raised in terms of Local Plan (2018) Policy HO3.

+ DEMOLITION AND DESIGN OF NEW BUILDING

3.16 In addition to paragraphs 56-60 of the NPPF and London Plan (2016) policies 7.1, 7.4 and 7.6, the Council's relevant local policies concerning the design of the proposed development include Local Plan Policies DC1 (Built Environment) and DC2 (Design of New Build). The site is adjacent to the Melrose Conservation Area and therefore Local Plan Policy DC8 (Heritage and conservation) is also relevant. The Council will aim to

protect, restore and enhance the quality, character and appearance of the borough's conservation areas. In this case, the main consideration would be the impact on the setting of those buildings within the conservation area (Nos. 3-15 Netherwood Road).

3.17 In addition, it is key to the assessment of this application that the decision-making process is based on the understanding of specific duties in relation to conservation areas required by the relevant legislation, particularly the Section 16, 66 and 72 duties of the Planning (Listed Buildings and Conservation Areas) Act 1990 set out below together with the requirements of the NPPF. Section 72 of the above Act states in relation to conservation areas that: 'In the exercise, with respect to any buildings or other land in a conservation area, of any functions under or by virtue of any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.' Paragraph 129 of the NPPF requires planning authorities to assess the significance of any heritage assets affected by development proposal, including their effect on their setting. This assessment shall be taken 'into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal' (para 129 of the NPPF). Paragraph 134 of the NPPF states that 'where a development will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.'

Demolition of existing buildings

3.18 Almost all of the site is occupied by the existing garage building, which is a large double-height space under a series of pitched roofs supported on external brick walls. The site boundaries are defined by this external brick wall which acts as a boundary to the rear of the gardens of the houses surrounding the site. The proposal seeks to demolish most of the structure of the main garage building including the roof, but with the retention of the brick boundary walls.

3.19 The existing building is somewhat dilapidated and in a poor state of repair. Although the structure is relatively low in comparison to the 3-4 storey Victorian houses surrounding it, it is still considered to relate poorly to its context. Whilst the site is scarcely visible from any public viewing points (being seen only from the end of Netherwood Place), it is highly visible from surrounding residential properties. The development therefore represents an opportunity to significantly improve upon the current situation for residents, both visually and in terms of the impact on neighbouring properties.

3.20 For these reasons, subject to the replacement buildings being of acceptable quality, Officers would not raise any objections to the proposed demolition.

Design of proposed new building

3.21 The proposal comprises a three-storey building (lower ground, upper ground and first floor level) arranged around the north, east and west site boundaries with the primary outlook from all units directed towards an internal courtyard. The flat roof of the new building would be lower than the ridge of the workshop's pitched roof, and its mass is largely confined to the envelope of the existing buildings. On some parts of the site, the development will be considerably less enclosing for surrounding properties than the existing buildings.

3.22 Public views of the new development would be extremely limited, however as noted above the development would be highly visible from surrounding properties on all three sides. The contemporary design and use of high quality materials (including yellow multi-stock brick, render, and standing seam metal roofs to complement the brickwork) would represent a significant improvement on the appearance of the existing buildings. Boundary walls will be retained, and this retention of historic fabric will help the proposed development to blend into its surroundings. The buildings would be set around an open courtyard, enhancing the sense of openness on what is a highly enclosed site. Views from the upper floors of the new properties would be down onto an attractive green sedum roof on the two-storey elements and the landscaping in the open courtyard would also contribute to the visual amenity of the site when viewed by neighbours. It is considered that the development would also enhance the setting of the adjacent commercial building at No. 1 Netherwood Place which is within the Melrose Conservation Area, due to the quality of the design and the development's much improved appearance.

3.23 Overall, it is considered that these works are of an appropriate height, scale, and massing and acceptable in terms of design and appearance. Subject to the recommended conditions, the proposed development would preserve and enhance the setting of the adjacent Melrose Conservation Area, in accordance with Paragraph 60 of the National Planning Policy Framework and the relevant policies contained within Chapter 7 of the London Plan (2016), Local Plan Policies DC1 and DC2, as well as s.16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Basement development

3.24 The proposal includes a new semi-basement/ lower ground floor level to be excavated partially beneath the current ground level. The proposed basement excavation would comply with Criteria A-L of Policy DC11 (Basements and Lightwells). In particular, it would not comprise more than one storey or extend beyond the footprint of the building above ground level, save for the courtyard gardens and lightwells at lower ground floor level, which are considered to be an integral part of the development. The Flood Risk Assessment (FRA) provided with the application confirms that structural waterproofing measures and active drainage devices would be incorporated into the new basement.

QUALITY OF ACCOMMODATION

3.25 Housing quality is a key consideration in the assessment of applications for new developments. The London Plan (2016) seeks the delivery of new housing that is of a high quality of design. London Plan Policy 3.5 (Quality and design of housing developments) says that housing developments should be of the highest quality internally, externally and in relation to their context and to the wider environment. Local Plan Policy HO4 says that the Council will expect all housing developments to respect the local setting and context, provide a high quality residential environment, be well designed and energy efficient, meet satisfactory internal and external space standards, and provide a good range of housing types and sizes. This is supported by Policy HO11 (Detailed residential standards) says that the Council will ensure that the design and quality of all new housing is of a high standard.

Indoor and outdoor space standards

3.26 London Plan (2016) Policy 3.5 places a significant focus on internal space standards for dwellings. The purpose of the policy is to ensure that all new homes are fit for purpose and offer the potential to be occupied over time by households of all tenures and sets out the minimum Gross Internal Areas (GIA) for new dwellings. All the proposed units would meet or exceed recommended minimum GIA as set out in London Plan Policy 3.5.

3.27 In addition, all of the proposed units would have private outdoor amenity space of a size that exceeds the requirement of Standard 26 within the Housing SPG, which states that a minimum of 5sqm of private outdoor space should be provided for 1-2 person dwellings and an extra 1 sqm should be provided for each additional occupant. The minimum depth and width for all balconies and other private external spaces should be 1500mm and this would be achieved throughout the development.

3.28 For the proposed family-sized (3 bedroom) units, Key Principle HS1 states that each new dwelling should have access to amenity or garden space of no less than 36 sqm, and part of this should form private open space with direct access from the dwelling. In this case, Unit 1 (3b 5p) has a private garden of 30.5sqm at lower ground floor level, and Unit 8 (3b 6p) has a roof terrace of 22.5sqm at first floor level. In addition to this, the communal courtyard would provide an additional communal amenity space, although it is accepted that this area is unlikely to be as intensively used as the private spaces. Considering the highly constrained and irregular shape of the site, the level of amenity space provision is, on balance, considered to be acceptable and no objections would be raised in terms of Key Principle HS1 on this basis.

Aspect and Outlook

3.29 The Housing SPG (paragraph 2.3.31) recognises that a home with opening windows on at least two sides has many inherent benefits, including better daylight, a greater chance for direct sunlight for longer periods, natural cross ventilation, mitigating pollution, offering a wider choice of views, access to a quiet side of the building, greater flexibility in the use of rooms, and more potential for future adaptability by altering the use of rooms. The Council's preference is therefore for dwellings to be dual aspect. In this development, 8 of the 9 flats would be dual aspect. However Unit 2, at lower ground floor level, would be single aspect. Nevertheless this unit would be South-facing towards the communal courtyard with a high degree of glazing, which would provide a good degree of outlook and sense of openness for the bedrooms and living rooms and it is recommended that no objections be raised.

Daylight and Sunlight to habitable rooms

3.30 The guidance produced by the British Research Establishment (BRE) ('Site Layout Planning for Daylight and Sunlight - A Guide to Good Practice') provides a method for calculating the luminance of a room called Average Daylight Factor (ADF). This method of calculating daylight is one of the most complex and considers both the physical nature of the room including window transmittance and surface reflectivity and provides targets for different types of uses. The BRE guidance and relevant British Standard (BS 8206-2:2008) sets the following recommended ADF levels for habitable room uses: 1% for bedrooms, 1.5% for living rooms and 2.0% for kitchens. A Daylight and Sunlight Assessment Report (by NRG Consulting) has been submitted with the application which

provides ADF figures for habitable rooms located within the proposed development. The analysis confirms that all the rooms within the proposed development (including Unit 2, which is single aspect) achieve acceptable levels of daylight, in excess of the BRE good practice guidance. Officers have reviewed this report and are satisfied that it is a robust assessment.

+ Floor-to-ceiling heights

3.31 The London Plan (2016) states that new build units should have 75% of their floor area with a minimum floor to ceiling height of 2.3m and above. The plans confirm that all the proposed units would meet this standard for at least 75% of the floor area. Those parts of the units at first floor level where the floor-to-ceiling height drops off because of the angled roof would be WCs and storage areas.

+ Accessible and inclusive design

3.32 Disabled accessibility requirements are now incorporated into the Building Regulations 2010. Local Plan Policy HO6 states that 90% of new housing should meet Building Regulations Approved Document M (Access to and use of buildings), specifically the optional requirement M4(2) - 'Accessible and adaptable dwellings'. The remaining 10% must be built to the Approved Document M's optional requirement M4(3) - 'Wheelchair user dwellings'.

3.33 In this case, none of the flats would provide level access from the communal courtyard and therefore would all fail to meet optional requirement M4(2) standards. Unit 1 would have a staircase that is designed to be adaptable for a stairlift in future and would therefore be wheelchair adaptable in accordance with optional requirement M4(3) standard.

3.34 The Mayor's SPG (para 2.3.10) states that on developments of four storeys or less, these accessibility requirements "should be applied flexibly to ensure that residential or mixed use development is deliverable", and that this need for flexibility may bear particularly on small-scale infill developments, where the depth and width of a plot and height restrictions may inhibit the overall floorplate and massing of a building and the number of units which can be grouped around the same core. Specific reference is made to gap sites adjacent to existing residential dwellings, such as this one.

3.35 The need to exercise flexibility with the accessibility requirements is considered to be especially relevant to this case. The height of the building is significantly constrained by the need to protect the residential amenities of adjoining properties, and this must be balanced against the need to maximise the development potential and number of units that can be accommodated on the site. To fit 9 units on site without increasing the height of the proposed building, the massing and layout of the development sees bottom two floors arranged as upper and lower ground floors. This solution also has the benefit of ensuring the lower ground floor units are not fully below ground, and therefore benefit from adequate daylight and sunlight, outlook, and general amenity. To create level access from the courtyard would require the lower units to become full basement units, and such an arrangement is unlikely to be acceptable in terms of the quality of accommodation that could be provided.

3.36 It is also notable that the flat entrances are at least 25m from the public pavement and there would be no vehicle access. The existing shared access alleyway is ramped. Therefore, by virtue of the access constraints, the site is unlikely to be desirable or practical for those with mobility impairments or wheelchair users even if level access could be provided from the internal courtyard. On balance, it is considered that the circumstances of this particular site are exceptional, and would not reoccur frequently throughout the borough. Therefore lack of compliance with the optional requirement M4(2) standard is not considered to be justification for refusal of the application in this instance. The minimum Building Regulations M4(1) standard would be required through the Building Regulations process.

Noise disturbance to new units

3.37 The Housing SPG Baseline Standard 5.3.1 and London Plan (2016) Policy 7.15 state that the layout of adjacent dwellings and the location of lifts and circulation spaces should seek to limit the transmission of noise to sound sensitive rooms within dwellings. This policy is supplemented by Local Plan Policy CC11 (Noise), which seeks to ensure that development does not result in noise and disturbance to existing and future occupiers. In this case, the arrangement of the flats within the development is not uniform, and would result in living/ dining/ kitchen areas being located above/ below/ adjacent to bedrooms within adjacent flats. This is addressed by means of a standard condition requiring enhanced sound insulation between the flats, and appropriate isolation of machines to prevent vibration transmission. Subject to these conditions no objections would be raised in terms of Local Plan (2018) Policy CC11 and Key Principle NN3.

Secured by Design

3.38 Local Plan Policies DC1 and DC2 require proposals to provide a safe and secure environment. A condition is recommended to secure details of the development meets "Secured by Design" requirements, to be confirmed with the Metropolitan Police's Crime Prevention Design Advisor prior to the development commencing.

3.39 In conclusion, the development is considered to be in accordance with the policies and standards set out in the London Plan (2016) Policies 3.5 and 3.8 and the relevant baseline standards contained within the Mayor's Housing SPG, as well as Local Plan (2018) Policies DC1, DC2, HO4, HO6, HO11 and CC11.

IMPACT ON NEIGHBOURS' LIVING CONDITIONS

3.40 The site is bounded by the rear boundaries of residential dwellings to the north on Anley Road (Nos. 2-16) and to the south by residential dwellings on Netherwood Road (Nos. 17-27). The existing commercial building at 1 Netherwood Place, which borders the south-eastern corner of the site, is an office and boutique for a fashion wholesaler. On Shepherd's Bush Road to the east, the use of the neighbouring buildings are as follows:

- o No. 39 residential use on all floors, including lower ground
- o No. 41 and 43 hotel use
- o No. 45 hotel use
- o No. 47 hotel use

3.41 The submitted Daylight and Sunlight Assessment Report also assesses the impact of the proposed development on the light receivable to surrounding properties. The report has considered the impact of the development on the following properties: 2-18 Anley Road, 33-51 Shepherd's Bush Road and 17-31 Netherwood Road.

3.42 The results from these assessments demonstrate that the proposed development will have no noticeable effect on the neighbouring buildings or dwellings in terms of daylight and sunlight, with the impact on all windows fully complying with the targets set out in the BRE guide for the Vertical Sky Component Test. In many cases, the levels of daylight to surrounding properties would be improved and this is considered to be a material benefit of the scheme. The results are in line with what may be expected from the site inspection, given the height and bulk of the building would be largely contained within the envelope of the existing structure. On the elevations where the proposed building is slightly higher than the existing structure, it would neighbour Shepherd's Bush Road where the uses are hotels and therefore less sensitive to adverse impacts.

3.43 For the same reasons, it is considered that outlook and sense of enclosure to neighbouring residential properties would not be adversely impacted, and in many cases would be improved, especially for the dwellings Netherwood Road where they would not back on to either an open courtyard. As it relates to the properties at 4-18 Anley Road, the new building would only slightly infringe the envelope of the existing building. The party wall to the Anley Road properties would be retained, and the bulk of the new storey would be recessed and raked away, so it would follow the angle and project only marginally above the line of the existing pitched roof to the workshop building. On those boundaries of the site where the building is higher than the current workshop building, the site adjoins hotels, and therefore any marginal loss of outlook or increased perception of enclosure is not considered to be a significant constraint in this regard.

Privacy

3.44 Key Principle HS7 criteria (iii) states that new windows should normally be positioned so that the distance to any residential windows is not less than 18 metres as measured by an arc of 60 degrees taken from the centre of the proposed new window. If this standard cannot be met, then windows should be designed to ensure no loss of privacy will occur.

3.45 The proposed buildings are all oriented towards the central courtyard and are at least 18 metres away from the rear windows of Netherwood Place. For the most part the proposed terraces and balconies are at lower ground floor level; for the one that is at first floor level (Unit 8), privacy screening would prevent loss of privacy for future occupiers (it is noted that this part of the site adjoins a hotel and the office building at 1 Netherwood Place).

Noise disturbance from terraces

3.46 Given the size, location, and relative distribution of amenity areas across the site, Officers consider that the development is not likely to give rise to significant noise disturbance for neighbouring properties, as a result of future occupants using these areas. Whilst the current business does not appear to cause any complaints in terms of noise disturbance, in general residential use would be more compatible and neighbourly than the range of potential Class B2 uses that could move onto this site. In the case of

the largest amenity space, this would be at lower ground floor level, and the boundary walls of the site would help to contain noise. The situation would also be no different to existing rear gardens, and this is a common scenario throughout the borough.

3.47 With regard to noise and disturbance from the construction phase, whilst this is not grounds to withhold planning permission, if the application were to be approved, Officers would recommend a condition requiring a Demolition Management Plan to be submitted, to ensure that the amenities of local residents were protected as far as possible during the demolition phase, in accordance with Local Plan Policies CC11 and CC13 (Control of potentially polluting uses).

TRANSPORT

3.48 London Plan (2016) Policy 6.13 (Parking) states that the strategic policy of the Mayor of London is 'to see an appropriate balance being struck between promoting new development and preventing excessive car parking provision that can undermine cycling, walking and public transport use'. Local Plan Policy T4 (Vehicle parking standards) states that developments should conform to its car parking standards (Appendix 8). This policy confirms that the Council have adopted the same car parking standards as set out in London Plan Policy 6.13. 1-2 bedroom residential units should provide significantly less than one car parking space per unit.

3.49 No off-street parking would be provided by the development. On Netherwood Road, there is an existing dropped kerb facilitating vehicular access to the site. This would remain and no additional street parking bays would be created. As such, to ensure the development does not result in an increase in on-street parking stress, and to promote sustainable and active modes of transport in accordance with Policy T3, it is recommended that the future occupants of all of the units are not eligible to apply for residents' street parking permits. This would be secured by condition and is considered sufficient to prevent the development having an additional impact on parking demand in the area. The application is therefore considered to be acceptable in this regard.

3.50 Local Plan Policy T3 (Increasing the opportunities for cycling and walking) requires 1 to 2 bed units to have 1 cycle space and 2+ bedroom units to have a minimum of 2 cycle spaces. The London Plan's minimum requirement (Policy 6.9 Cycling) is more stringent and requires units with more than one bedroom to have a minimum of 2 cycle parking spaces. Therefore, for this development, a minimum of 18 spaces must be provided and these are required to be safe, accessible and retained for the life of the development. The plans indicate one communal store towards the centre of the site, with space for 18 cycles. A condition is recommended requiring further details regarding the type and dimensions of all spaces to be submitted, to ensure they meet West London Cycle Parking Guidelines (WestTrans, 2017) and to ensure full compliance with Local Plan Policy T3.

3.51 The development would not be served by kerbside collection, and must therefore be provided with communal refuse and recycling bins. The application proposes a timber bin store close to the entrance of the site. A condition is recommended requiring a detailed refuse management strategy to be submitted to ensure compliance with Local Plan (2018) Policy CC7 and Key Principle WM4 and Appendix 5 of the Planning Guidance SPD.

3.52 To mitigate the impact of the development on local roads during demolition and construction, a condition requiring a Demolition and Construction Logistics Plan would also be recommended in accordance with Local Plan Policy T7 and Key Principle TR27.

ENVIRONMENTAL MATTERS

Tree Protection

3.53 Local Plan Policy OS5 states that the Council will seek to prevent the removal or mutilation of protected trees, making Tree Preservation Orders where necessary on the grounds of visual amenity. In this case, there are a few small trees in surrounding gardens and one significant tree; a large Sycamore tree in the rear garden of 19 Netherwood Road. This overhangs a proposed communal courtyard so would not be adversely affected by the proposed development. However, any excavation or alteration of surfaces within the tree's Root Protection Area should be carried out in accordance with BS5837:2012, and any pruning back of the tree's crown should be in accordance with BS3998:2010. A condition has been attached with regards to this. Subject to this condition, the Council's Arboricultural Officer is satisfied that the impact on the protected street tree could be satisfactorily managed so that the health of the tree is not adversely impacted, or lost, with resulting impact on the visual amenity of the conservation area, in accordance with Local Plan Policy OS5 (Greening the borough).

Flood Risk and Sustainable Drainage

3.54 This site is located in the Environment Agency's Flood Risk Zone 3. A Flood Risk Assessment (FRA) has been provided. This report confirms the inclusion of structural waterproofing measures and non-return valves, as well as additional flood resilience measures.* These measures are considered to be adequate and the FRA is subject to a condition.

* To be confirmed in revised FRA.

3.55 In respect of sustainable drainage, consideration has been given in the FRA to potential surface water management proposals, in line with the requirement of Local Plan Policy CC4 to integrate sustainable drainage systems (SuDS) into new developments. The FRA includes details of a SuDS system involving Geo-cellular underground attenuation with oil interceptors and permeable paving to the access drive and pavement. The FRA also sets out repair and maintenance details. A living sedum roof would also be integrated into parts of the flat roof of the development. A condition is recommended requiring a finalised SUDS strategy, to ensure the strategy maximises the use of SuDS on the site and achieves greenfield rates for the final discharge of run-off where possible. An informative has also been attached advising that water-efficient appliances are used throughout the development.

3.56 Subject to the recommended conditions and informative, the proposed development is not considered to pose a flood risk and sustainable drainage matters will be adequately addressed. The proposed development complies with Local Plan Policies CC3 and CC4.

Contaminated Land

3.57 Potentially contaminative land uses (past or present) are understood to occur at, or near to, this site. In the event of the application being acceptable conditions would be

recommended to ensure that the development would not pose a health and safety risk and to ensure compliance with Local Plan Policy CC9.

Air Quality

3.58 The development site is within the borough-wide Air Quality Management Area (AQMA). The site is in an area of very poor air quality due to the road traffic vehicle emissions from Shepherd's Bush Road (A219). The development proposal will introduce new residential receptors in to an area of poor air quality. As such, further mitigation measures will be required to make the development acceptable in accordance with Local Plan Policy CC10. Mitigation will be required in the form of additional ventilation for the proposed habitable rooms, i.e. bedrooms and living rooms. A condition has been attached requiring details of a mechanical ventilation strategy to be submitted. The fresh air intakes for the system should be located at roof level, and care will also need to be taken to locate the intakes away from any local sources of pollution such as boiler flues and kitchen vents.

3.59 After road transport, buildings are the second largest source of air pollution in London, emitting 44% of the total Nitrogen Dioxides, or about 2950 tonnes per year. Buildings are also the second largest anthropogenic source of Particulates after road transport, contributing 18% of London emissions through gas heating, large boilers and Industrial plant. Building emissions arise primarily from combustion to provide space and water heating and some industrial processes. Domestic sources, primarily water heating gas boiler exhausts, are distributed over wide areas, diluting their pollution. While commercial heating plant emissions can be intense, these are required to have tall chimneys and special abatement equipment, to minimise concentrations downwind and the chances of a plume reaching the ground. Thus, buildings do not tend to create pollution exceedance hotspots, but contribute substantially to the urban background pollution concentrations. To address this issue, all planning development should comply with London Plan Policy 7.14 (a-e). A minimum benchmark requirement is the provision and installation of Ultra Low NOx boilers with maximum NOx Emissions of under 0.040 g/kWh in addition to enhanced fabric insulation in exceedance of Building Regulations Part L 2010. A condition is recommended requiring the developer to install this type of boiler.

3.60 The demolition and construction works have the potential to create dust and air quality issues. These impacts should be assessed through an Air Quality Dust Management Plan (AQDMP) to be submitted in accordance with the Mayor's SPG 'The Control of Dust and Emissions during Construction and Demolition' (July 2014) and appropriate air quality mitigation measures implemented for nearby residential receptors both on-site and off-site of the development. A condition has been attached with regards to this matter.

COMMUNITY INFRASTRUCTURE LEVY

3.61 Mayoral CIL (Community Infrastructure Levy) came into effect in April 2012 and is a material consideration to which regard must be had when determining this planning application. Under the London wide Mayoral CIL the development according to the figures provided in the applicant's mayor CIL form is estimated to be liable for a £38,850 payment. This would contribute towards the funding of Crossrail. The GLA expect the Council, as the Collecting Authority, to secure the levy in accordance with London Plan Policy 8.3 (Community Infrastructure Levy).

3.62 The borough's own community infrastructure levy came into effect on 1st September 2015. The site is located in the 'Central B' charging zone. The rate for this zone for the creation of residential floorspace is £200/sq.m. The proposed development is estimated to be liable for a payment of £155,400 under the borough's CIL. This payment would go towards infrastructure projects and needs including health, education, community safety, leisure and parks, waste and street enforcement, community investment, economic development, libraries, environmental health, drainage and flooding, basic transport infrastructure and public realm improvement.

4.0 CONCLUSIONS and RECOMMENDATION

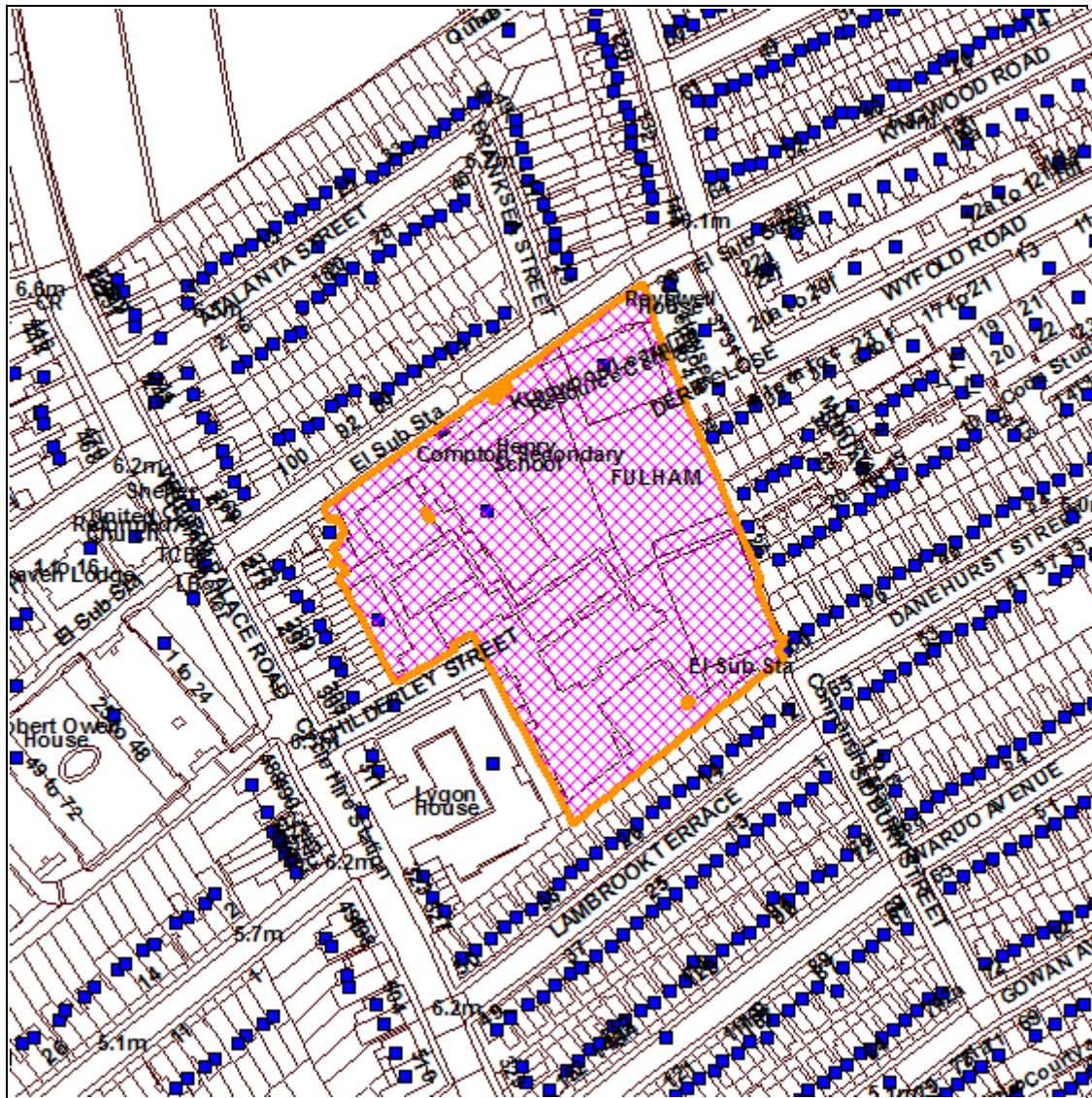
4.1 Officers consider that the proposed development would be appropriate in terms of land use, design and scale, and that it would not cause demonstrable harm to the amenities of neighbouring residents. The principle of the mix of uses in this residential area is considered to be in accordance with land use policies and the development would make efficient use of this previously developed site, by optimising the residential element and providing replacement commercial units at ground and first floor level, within a well-designed scheme that is in keeping with the character and appearance of the street scene and the surrounding area. The development would not have a detrimental impact on the highway network or local parking conditions. Other matters including flood risk and contaminated land matters are also considered to be acceptable.

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

Ward: Munster

Site Address:

Fulham College Boys Kingwood Road London SW6 6SN



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For identification purposes only - do not scale.

Reg. No:
2018/00383/FUL

Case Officer:
Daniel Allen

Date Valid:
12.03.2018

Conservation Area:

Committee Date:
13.06.2018

Applicant:

Fulham College Academy Trust
c/o Mr Steve McMeekin Morgan Sindall 10th Floor, One Eversholt Street London
NW1 2DN
England

Description:

Demolition of existing science block and erection of a replacement three storey science building.

Drg Nos:

Application Type:

Full Detailed Planning Application

Officer Recommendation:

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

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

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

- 2) The development shall be carried out and completed in accordance with the following approved drawings: TBC

In order to ensure full compliance with the planning application hereby approved and to prevent harm arising through deviations from the approved plans, in accordance with Policies DC1, DC2, and DC8 of the Local Plan 2018.

- 3) The replacement science block hereby permitted shall be used for no other purpose (including any other purpose in Class D1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

In granting this permission, the Council has had regard to the special circumstances of the case. Certain other uses within the same use class may be unacceptable due to effect on residential amenity or traffic generation, in accordance with Policies CC13 and T3 of the Local Plan 2018.

- 4) 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 extensions shall be erected to any external part of the approved buildings, without planning permission first being obtained.

To enable the Council to retain control over any future development in view of the overall design and integrated appearance of the scheme and the effect of any such development on the external recreational areas of the school and the

amenities of the surrounding properties, in accordance with Policies DC1, DC2, and DC8 of the Local Plan 2018.

- 5) 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 external part of the approved buildings, without planning permission first being obtained.

In order to ensure that the Council can fully consider the effect of telecommunications equipment upon the appearance of the building in accordance with Policies DC1, DC2, and DC8 of the Local Plan 2018.

- 6) Prior to commencement of the development hereby approved (save works of site clearance, demolition of existing buildings and below ground works), detailed drawings (scale no less than 1:20) and samples of materials as appropriate shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the details as approved and thereafter permanently retained in this form. Details and samples shall include the following:

A) Drawings of typical bays in elevations and sections, including fenestration, entrances, soffits and balustrades as well as junctions between different cladding types (cladding details to include sectional build up, corners, joints, fixings and rainwater pipework to demonstrate robust detailing);

(B) Section and plan drawings of the roofs including photovoltaic panels, green roof and other roof installations;

(C) Samples of brickwork (including details of colour, composition and texture of the brick, and the bond, pointing style and mortar mix; and colour to be used);

(D) Samples of metal work including Aluminium PPC cladding system (including RAL colour, composition, texture, and joints);

(E) Samples of all other external materials including roof surfaces, louvres, windows and entrances (including RAL colour and glazing);

(F) Drawings, specifications and samples as appropriate of external hard surfacing including paving, public realm furniture, boundary walls, railings, gates, fences, and other means of enclosure, including the junction between the truncated ground floor extension to the listed building and the new building;

(G) Details of signage on the building;

(H) A sample panel of the brickwork and Aluminium PPC cladding, shall be erected on site for inspection; and;

(I) A schedule listing of all the exact product references and RAL colours.

In order that the Council may be satisfied as to the details of the development in the interests of visual amenity of the area in accordance with Policies DC1, DC2, and DC8 of the Local Plan 2018.

- 7) The development hereby approved shall be carried out in accordance with the recommended mitigation measures included within Section 4.2 and 5 (5.1) of the Preliminary Ecological Appraisal (dated 29/09/2016).

In the interests of ecology and biodiversity conservation, in accordance with Policies 5.11 and 7.19 of the London Plan 2016, and Policy OS5 of the Local Plan 2018.

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

(i) A Demolition and Construction Management Plan.

Details shall include control measures for dust, noise, vibration, lighting, delivery locations, restriction of hours of work and all associated activities audible beyond the site boundary to 0800-1800hrs Mondays to Fridays and 0800-1300hrs on Saturdays, advance notification to neighbours and other interested parties of proposed works and public display of contact details including accessible phone contact to persons responsible for the site works for the duration of the works. The details shall also include the numbers, size and routes of demolition and construction vehicles, provisions to ensure that all vehicles associated with the demolition 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.

(ii) A Demolition and Construction Logistics Plan:

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

To ensure that demolition and construction works do not adversely impact on the operation of the public highway, and that the amenity of occupiers of surrounding premises is not adversely affected by noise, vibration, dust, lighting, or other emissions from the building site, in accordance with Policies 5.18, 5.19 and 7.14 of the London Plan, Policies T1, T6, T7, CC10, CC11, CC12 and CC13 of the Local Plan (2018) and Key Principles of the Planning Guidance SPD (2018).

- 9) 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 infrastructure, and the programme for the works) has been submitted to and approved in writing by the Local Planning Authority in consultation with Thames Water. Any piling must thereafter be undertaken in accordance with the terms of the approved Piling Method Statement.

In the interests of protecting local underground sewerage utility infrastructure and surface water drainage in accordance with Policy CC4 of the Local Plan 2018.

- 10) Prior to commencement of the development hereby approved (save works of site clearance, demolition of existing buildings and below ground works), details shall be submitted to and approved in writing by the Local Planning Authority 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 and surrounding premises are not adversely affected by noise from plant/mechanical installations/equipment, in accordance with Policy CC11 of the Local Plan 2018.

- 11) Prior to commencement of the development hereby approved (save works of site clearance, demolition of existing buildings and below ground works), details of anti-vibration measures shall be submitted to and approved in writing by the Local Planning Authority. The measures shall ensure that plant/machinery/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 and surrounding premises are not adversely affected by noise from plant/mechanical installations/equipment, in accordance with Policy CC11 of the Local Plan 2018.

- 12) Prior to commencement of the development hereby permitted (inc. demolition works) a Written Scheme of Investigation (WSI) shall have been submitted to and approved in writing by the Local Planning Authority in writing. For land that is included within the WSI, no demolition or development shall take place other than in accordance with the agreed WSI, which shall include the statement of significance and research objectives, and:
 - A. The programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works
 - B. The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material. this part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the WSI.

In the interests of preserving unscheduled archaeological remains and conserving archaeological interest in accordance with Policy 7.8 of the London Plan 2016 and Policy DC8 of the Local Plan 2018.

- 13) The ground floor entrance doors to the building and integral lift/stair cores shall be at the same level as the adjoining ground level fronting the entrances to ensure level access. Level thresholds shall be provided throughout the development.

To ensure the development provides ease of access for all users, in accordance with Policy 3.1 and 7.2 of the London Plan, and Policies DC1, DC2 and DC8 of the Local Plan 2018.

- 14) Save for the details shown on the approved drawings, no plumbing, extract flues, rainwater pipes, or pipes, shall be fixed on the external elevations of the development hereby approved.

To ensure a satisfactory external appearance and to prevent harm to the street scene and the public realm, in accordance with Policies DC1, DC2 and DC8 of the Local Plan 2018.

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

To ensure a satisfactory external appearance and prevent harm to the street scene, and to safeguard the amenities of neighbouring residential occupiers, in accordance with Policy DC1 and DC2 of the Local Plan 2018 and Planning Guidance Supplementary Planning Document 2018.

- 16) Prior to the commencement of development an Air Quality Dust Management Plan (AQDMP) is submitted to and approved in writing by the Local Planning Authority. The AQDMP must be site specific and include an Air Quality Dust Risk Assessment (AQDRA) that considers sensitive receptors off-site of the development and is undertaken in compliance with the methodology contained within Chapter 4 of the Mayors of London 'The Control of Dust and Emissions during Construction and Demolition', SPG, July 2014 and the identified measures recommended for inclusion into the AQDMP. The AQDMP submitted must comply with the Mayors SPG and should include an Inventory and Timetable of dust generating activities during demolition and construction; Dust mitigation and Emission control measures in the table format as contained within Appendix 7 of Mayor of London SPG including for on-road and off-road construction traffic, Detailed list of Non-Road Mobile Machinery (NRMM) used on the site, Ultra Low Emission Vehicle Strategy (ULEVS) for the use of on-road Ultra Low Emission Vehicles in accordance with the emission hierarchy (1) Electric (2) Hybrid (Electric-Petrol) (3) Petrol, (4) Hybrid (Electric-Diesel) (5) Diesel (Euro VI HGV). The NRMM should meet as minimum the Stage IIIB emission criteria of Directive 97/68/EC 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 must be registered on the NRMM register <https://nrmm.london/user-nrmm/register>. Air quality monitoring of PM₁₀ should be undertaken where appropriate and used to prevent levels exceeding predetermined Air Quality threshold trigger levels. Developers must ensure that on-site contractors follow best practicable means to minimise dust and emissions at all times. Approved details shall be fully implemented and permanently retained and maintained during the demolition and construction phase of the development.

To ensure that the amenity of occupiers of the development site and neighbouring occupiers is not adversely affected by poor air quality, in accordance with Policy CC10 of the Local Plan 2018.

- 17) Prior to the use in the development of the Ultra-Low NO_x Gas fired boilers to be provided for space heating and hot water in the development, details must be submitted to and agreed in writing by the Local Planning Authority. The Ultra Low NO_x Gas fired boilers shall have dry NO_x emissions not exceeding 30 mg/kWh (at

0% O₂). Where any installations do not meet this emissions standard, it should not be operated without the fitting of suitable NO_x abatement equipment or technology as determined by a specialist to ensure comparable emissions. Following installation, emissions certificates will need to be provided to the council to verify boiler emissions. The approved details shall be fully implemented prior to the occupation/use of the development and thereafter permanently retained and maintained.

To ensure that the amenity of occupiers of the development site is not adversely affected by poor air quality, in accordance with Policy CC10 of the Local Plan 2018.

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

Potentially contaminative land uses (past or present) are understood to occur at, or near to, this site; or a sensitive use is proposed. The conditions are required to ensure that no unacceptable risks are caused to humans, controlled waters or the wider environment during and following the development works, in accordance with policies CC9 and CC13 of the Local Plan.

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

Potentially contaminative land uses (past or present) are understood to occur at, or near to, this site; or a sensitive use is proposed. The conditions are required to ensure that no unacceptable risks are caused to humans, controlled waters or the wider environment during and following the development works, in accordance with policies CC9 and CC13 of the Local Plan.

- 20) Unless the Council agree in writing that a set extent of development must commence to enable compliance with this condition, no development shall commence until, following a site investigation undertaken in compliance with the approved site investigation scheme, a quantitative risk assessment report is submitted to and approved in writing by the Council. This report shall: assess the

degree and nature of any contamination identified on the site through the site investigation; include a revised conceptual site model from the preliminary risk assessment based on the information gathered through the site investigation to confirm the existence of any remaining pollutant linkages and determine the risks posed by any contamination to human health, controlled waters and the wider environment. All works must be carried out in compliance with and by a competent person who conforms to CLR 11: Model Procedures for the Management of Land Contamination (Defra 2004) or the current UK requirements for sampling and testing.

Potentially contaminative land uses (past or present) are understood to occur at, or near to, this site; or a sensitive use is proposed. The conditions are required to ensure that no unacceptable risks are caused to humans, controlled waters or the wider environment during and following the development works, in accordance with policies CC9 and CC13 of the Local Plan.

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

Potentially contaminative land uses (past or present) are understood to occur at, or near to, this site; or a sensitive use is proposed. The conditions are required to ensure that no unacceptable risks are caused to humans, controlled waters or the wider environment during and following the development works, in accordance with policies CC9 and CC13 of the Local Plan.

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

Potentially contaminative land uses (past or present) are understood to occur at, or near to, this site; or a sensitive use is proposed. The conditions are required to ensure that no unacceptable risks are caused to humans, controlled waters or the wider environment during and following the development works, in accordance with policies CC9 and CC13 of the Local Plan.

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

Potentially contaminative land uses (past or present) are understood to occur at, or near to, this site; or a sensitive use is proposed. The conditions are required to ensure that no unacceptable risks are caused to humans, controlled waters or the wider environment during and following the development works, in accordance with policies CC9 and CC13 of the Local Plan.

- 24) 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.

To reduce the impact of flooding to the proposed development and future occupants, in accordance with Policies 5.11, 5.13, 5.14 and 5.15 London Plan, Policy CC3 of the Local Plan (2018).

- 25) Prior to the commencement of the development hereby permitted (save works of site clearance and demolition works of existing buildings), a Surface Water Management Strategy shall be submitted to and approved in writing by the Local Planning Authority. The Surface Water Management Strategy should include details of how surface water will be managed on-site in-line with the London Plan Drainage Hierarchy's preferred SuDS measures. Information provided shall include details on the specification, location, and attenuation capabilities (storage volumes) of the proposed SuDS measures such as permeable paving, green/brown roofs, and rainwater harvesting system. Details of the proposed flow controls and flow rates for any discharge of surface water to the combined sewer system should also be provided, along with confirmation from Thames Water of their acceptance of these, with the aim of achieving greenfield rates for final discharges. Information on the number, location and connections for the proposed attenuation tanks should also be provided. A finalised plan drawing (to scale) of the proposed SuDS measures (including detailed plan drawings of all roof areas, showing the scale of the living roofs) should be provided which shows all connections (including off-site connections). Management and maintenance details for all proposed SuDS measures should also be provided along with an implementation plan for the drainage scheme, taking into consideration any

phasing of works on-site. The Surface Water Management Strategy shall be implemented in accordance with the approved details, and thereafter all sustainable drainage measures shall be maintained and permanently retained in accordance with the approved details.

To prevent any increased risk of flooding and to ensure the satisfactory storage of/disposal of surface water from the site in accordance with Policy 5.13 of The London Plan and Policies CC3 and CC4 of the Local Plan (2018).

- 26) The development hereby approved shall be carried out in accordance with the approved GLA Energy Assessment produced by Anderson Green (rev P02 dated 10/01/2018), and BREEAM UK New Construction 2014 Pre-Assessment Estimator (dated 29/01/2018), and thereafter the approved measures shall be permanently retained to serve the development and maintained in a working order in accordance with the agreed assessment.

To promote sustainable design and construction, and in the interests of energy conservation and reduction of CO2 emissions, in accordance with Policies 5.1, 5.2, 5.3, 5.6, and 5.7 of The London Plan (2016), Policies DC1, DC2, DC8, CC1 and CC2 of the Local Plan (2018) and Key Principles in the Planning Guidance Supplementary Planning Document (2018).

- 27) Within 6 months of the use or occupation of the proposed replacement science block hereby permitted, a BREEAM (2011) certificate or other suitable supporting information confirming that the building achieves a 'Very Good' BREEAM rating shall be submitted to and approved in writing by the Local Planning Authority.

In the interests of energy conservation, reduction of CO2 emissions and wider sustainability, in accordance with Policies 5.1, 5.2, 5.3, 5.6 and 5.7 of the London Plan (2016) and Policy CC2 of the Local Plan 2018 and Key Principle SDC2 of the Planning Guidance Supplementary Planning Document 2018.

- 28) Prior to the commencement of the development hereby permitted, a Landscape Management Plan including any tree protection measures for any existing trees shall be submitted to and approved in writing by the Local Planning Authority. The landscape management plan shall be implemented in accordance with the approved details.

To ensure that the development provides an attractive natural and visual environment in accordance with Policies 7.1 and 7.6 of the London Plan, and Policies DC1, DC2, DC8 and OS5 of the Local Plan (2018).

Justification for Approving the Application:

- 1) Land Use: The proposal would involve the provision of a replacement science classroom block (Use Class D1) on an existing education site. It is considered that this existing school site is an appropriate location for the proposed use, with the new science classroom block considered to enhance the provision of education within the borough. The proposal would result in the improvement of educational facilities and thus is considered that the proposal complies with Policies CF1 of the Local Plan (2018) and Policies 3.18 and 7.18 of the London Plan (2016).

Design: The proposed development would be a high quality development which would make a positive contribution to the urban environment in this part of the Borough. The proposed development would be appropriate in scale, height, mass, proposed materials and design and although there would be some harm to the in terms of designated and non-designated heritage assets, it is considered that the public benefits would outweigh that harm. The building would be designed to meet educational needs, whilst also presenting a suitable response to the context of the surrounding setting compatible with the scale and character of existing development and its setting. It is thus considered that the development would therefore be acceptable in accordance with the NPPF (2012), 7.1, 7.2, 7.3, 7.4, 7.5, 7.6 and 7.8 of the London Plan (2016), and Policies DC1, DC2, and DC8 of the Local Plan (2018) which seek a high quality in design and architecture, requiring new developments to have regard to the pattern and grain of existing development.

Highways matters: There would be no adverse impact on traffic generation and the scheme would not result in congestion of the primary road network. Adequate provision for servicing and the storage and collection of refuse and recyclables would be provided. The proposal is thereby in accordance with the NPPF (2012), Policies 6.1, 6.3, 6.9, 6.10, 6.11, 6.13 of the London Plan (2016), and Policies T1, T2, T3, T4, T6, T7, CC1, CC7, and CC13 of the Local Plan (2018).

Residential Amenity: The impact of the proposed development upon neighbouring occupiers is considered acceptable. Due to the relationship of the proposed building to residential neighbours and its position, height and bulk, it is considered that the proposal would not materially affect the outlook from, and privacy to, neighbouring properties. Residents' light would not be affected to an unacceptable degree. Further the proposals are not considered to result in an unacceptable degree of noise and disturbance to nearby occupiers from the operation of the proposed building. In this regard, the development would respect the principles of good neighbourliness, and thereby satisfy policies HO11, DC1, DC2, CC11, CC13 of the Local Plan (2018).

Sustainability: The proposal would seek to minimise its environmental impact, including measures that would conserve energy, materials and water, reduce air, noise and water pollution, and promote sustainable waste behaviour. Submission of further details of the sustainable design and construction measures, including those relating to carbon reduction will be conditioned to ensure the development is satisfactory. It is considered that the development would not have an adverse impact on a watercourse, flood plain or flood defences, and the implementation of a sustainable urban drainage strategy would be required by condition to ensure there is no adverse impact on localised flooding. Policies CC1, CC2, CC3 and CC4 of the Local Plan (2018) and Policies 5.2, 5.7 and 5.13 of the London Plan (2011) are thereby satisfied.

Safety and Access: Subject to conditions the development would provide a safe and secure environment for all users in accordance with Policies 7.2 and 7.3 London Plan (2016) and Policies DC1 and DC2 of the Local Plan (2018). The proposal would provide ease of access for all people, including disabled people, in accordance with Policy 3.8 of the London Plan (2016), Policies HO6, DC1 and DC2 of the Local Plan (2018).

Flood Risk: A Flood Risk Assessment (FRA) and drainage strategy has been submitted and has considered risks of flooding to the site and adequate preventative measures have been identified. Further necessary details have been secured by condition. Details of SuDS will be secured by a condition. In this respect the proposal is therefore in accordance with the NPPF (2012), Policies 5.11, 5.12, 5.13, 5.14 and 5.15 London Plan (2016), Policies CC3 and CC4 of the Local Plan (2018).

Land Contamination: Conditions will ensure that the site would be remediated to an appropriate level for the sensitive residential and open space uses. The proposed development therefore accords with Policy 5.21 of the London Plan (2016), and Policies CC9 and CC13 of the Local Plan (2018).

Air Quality: Subject to an Air Quality Management Plan and Low Emissions Strategy, the proposal will ensure neutral air quality outcomes in accordance with Policies 3.2, 5.3 and 7.14 of the London Plan (2016) and Policy CC10 of the Local Plan (2018).

LOCAL GOVERNMENT ACT 2000 LIST OF BACKGROUND PAPERS

All Background Papers held by Helen Murray (Ext: 3439):

Application form received: 2nd February 2018

Drawing Nos: see above

Policy documents: National Planning Policy Framework (NPPF) 2012
The London Plan 2016
LBHF - Local Plan 2018
LBHF - Supplementary Planning Document 2018

Consultation Comments:

Comments from:	Dated:
Thames Water - Development Control	22.03.18
Historic England London Region	27.03.18

Neighbour Comments:

Letters from:	Dated:
Lygon House 313 Fulham Palace Road London SW6 6TH	12.04.18

1.0 SITE DESCRIPTION, RELEVANT HISTORY AND PROPOSALS

Site and Surrounding Area:

1.1 The application relates to works within the Fulham College Boys' School (1.45 ha), a boys' only secondary school, located to the south of Kingwood Road, which provides the main entrance to the site, with secondary pedestrian and main vehicle access via

Childerley Street to the west. The school site is also flanked by Lambrook Terrace to the south, and Wyfold Road beyond its eastern boundary.

1.2 The application building subject to proposed works is a three-storey science block (Block C) to the west of the main 'Kingswood' school building which is three-storeys and Grade II (Block A) and located on the north of the site. It has an unattractive existing functional fire escape staircase adjacent to the Listed building.

1.3 There are several other buildings within the school complex including the Childerley Block ('Block B'), a substantial three-storey school block of similar age to the Kingwood Block which is a designated Locally Listed building of Merit. Historically, the Kingwood Building and Childerley Block served two adjacent, but separate schools namely the Kingwood Road School and Childerley Street School, which were subsequently amalgamated into the one school. The caretakers house to the south west boundary of the site is also a Building of Merit.

1.4 Recreational space is provided in the form of hard play areas, comprising smaller games courts and a Multi-Use Games Area (MUGA). Car parking provision is primarily located to the south of Block C accessed via Childerley Street.

1.5 The site is surrounded by residential properties of mixed architecture and size. These include a recent adjacent residential scheme in Wyfold Road, low rise residential alms-houses within Lygon House to the south-west and the Childerley Centre (Grade II Listed) to the west of the site. The application site does not fall within a designated conservation area.

1.6 The site has public transport accessibility level (PTAL) of 2-3 on a scale of 1- 6b with 6b having the highest PTAL. There are several bus stops located within a short distance from the school along Fulham Palace Road. The site is also located within Flood Zone 1 and 2.

Relevant Planning History:

1.7 In 1997, planning permission was granted (ref: 1997/00875/FUL) for alterations to boundary treatment upon the Kingwood Road frontage, including demolition of outbuildings.

1.8 In 2000, planning permission was granted (ref: 2000/01090/FUL) for the change of use of former school keeper's house from non-residential institution use (Class D1) to a single dwelling house (Class C3).

1.9 In 2000, planning permission was granted (ref: 2000/01357/FUL) for the construction of a two-storey building (comprising approximately 1,500 square metres) to provide a New Technology facility, City Learning Centre.

1.10 In 2008, planning permission was granted (ref: 2008/02931/FR3) for alterations to provide new entrance doors and canopy above the Kingwood Administration building.

1.11 In 2009, planning permission was granted (ref: 2008/03699/FR3) for the erection of a single-storey building adjoining the southern boundary of the school site, for use as a drama suite.

1.12 In 2011, planning permission and Listed building consent was granted (refs: 2012/02535/FUL and 2012/02534/LBC) for external alterations to boundary treatments at the curtilage.

1.13 In 2012, planning permission was granted (ref: 2012/02588/FUL) for the erection of weldmesh fence and polycarbonate sheeting around part of side and rear elevation of technology block including replacement window and doors at ground floor level.

Proposals:

1.14 The proposed development involves the demolition of the existing science block (Block C) and the erection of a replacement three-storey science block (Use Class D1). The replacement building includes general and specialist science laboratories for the science department, together with ancillary space for supporting functions, such as chemical stores, science preparation spaces, administration, staff rooms and server rooms.

1.15 The proposed replacement facility would not increase the existing capacity of students.

1.16 The new building will be located on the same general footprint as the existing building (increasing from 316sq.m to 349sq.m.). Overall, the new building would provide 931sq.m GIA of new floorspace, with a net increase of 184sq.m.

1.17 The proposed science block will remain three-storeys in height, comparable to the building it replaces, with the height of the building increasing in some areas, resulting in a ridge height of approx. 11.6m. The roof of the building will also incorporate photovoltaic roof panels and 309sq.m of green roof.

1.18 The existing pedestrian and vehicular access points from Kingwood Road and Childerley Street to the school would be retained.

2.0 CONSULTATION RESPONSES (INTERNAL AND EXTERNAL)

Pre-application consultation:

2.1 The proposals have been subject to extensive pre-application discussions between officers and the applicants. The main concerns raised related to the siting of new buildings, its impact upon the setting of the Listed building and environmental quality matters.

2.2 The applicants have submitted a Statement of Community Involvement (SCI) which sets out their pre-application public engagement. A public exhibition for the proposals was held at Fulham College Boys' School in January 2018, and was advertised by way flyers sent to properties in neighbouring streets (Kingwood Road, Fulham Palace Road, Wyfold Road, Atalanta Street, Lambrook Terrace, and Danehurst Street) and email to parents, staff, and local amenity societies. The exhibition was attended by 6 people. This has helped to inform the evolution of the submitted scheme.

Formal Application Consultation:

2.3 The application was advertised by site and press notices and individual notification letters were sent to some 217 neighbouring properties. One representation has been received raising comments regarding the impact of the proposals upon amenity and access during any construction phase.

2.4 Historic England were consulted and raised no objections.

2.5 The Greater London Archaeological Advice Service (GLAAS) were consulted and raise no objections subject to condition.

2.6 Thames Water were consulted and raised no objections subject to condition and informatives.

3.0 PLANNING CONSIDERATIONS

3.1 The main planning considerations to be considered in light of the National Planning Policy Framework (NPPF) (2012), the London Plan (2016), and the Council's development plan comprising the Local Plan (2018), Planning Guidance SPD (2018), and Fulham College Boy's School Planning Brief (2010) include; the acceptability in land use terms; heritage, design and conservation, visual amenity; impact on the amenities of neighbouring residents; highways; trees and landscaping; and other environmental quality considerations.

LAND USE

Education Use:

3.2 The NPPF (paragraph 72) states that 'Local planning authorities should take a proactive, positive and collaborative approach to...development that will widen choice in education', 'giving great weight to the need to create, expand or alter schools...'.

3.3 London Plan Policy 3.18 supports the provision of childcare, primary and secondary school facilities to meet the demand and to enable greater educational choice. The supporting paragraph C states that development which enhances education and skills provision will be supported, including new build, expansion of existing or change of use to educational purposes.

3.4 Local Plan Policy CF1 supports the improvement and/or expansion of secondary schools, and the enhancement of sport provision for schools.

3.5 The Council's Planning Brief (2010) for this school site seeks the development of teaching spaces to meet recommended space standards that are appropriate to the school's teaching strategy (para 3.3). The Brief seeks the retention of the Kingwood Building (Block A), and notes that the science building (Block C) is of little architectural or historical merit and raises no objection to its demolition (para 5.12).

3.6 The proposed development concerns the replacement of the existing 'life expired' science block with a modern, fit for purpose building to improve teaching conditions in the best interests of existing pupils and staff at Fulham College Boys' School. This planning application was submitted in response to the Priority School Building Programme (PSBP), which provides a funding source through the Education and Skills Funding Agency (ESFA), for the rebuilding and/or refurbishing of those school buildings

in the worst condition across the country. Phase 2 of the PSBP focused on addressing the acute 'condition need' in specific buildings at 277 schools across England, rather than the entire estate of those individual schools.

3.7 The planning application is supported by an Educational Needs Statement which outlines the acute need for the proposed development, together with the process followed by the ESFA in funding and supporting the proposals. The Statement highlights the inadequacies of the existing buildings which include the following: the absence of ventilation in the block as the windows are screwed shut; the life-expired heating system and boiler; water damage/leaks within the walls and ceiling throughout the building, and operational constraints through undersized classrooms.

3.8 The Needs Statement concludes that the existing science block has reached the end of its 'natural life expectancy'. The most realistic and economic means of remedying this is to demolish and rebuild the building rather than refurbish. The replacement modern building would remedy the problems and defects currently faced by the School. If the works are not undertaken then the identified block will continue to deteriorate and will fail to be fit for educational purposes.

3.9 The proposed replacement development of an existing school site meets and would accord with Policy 3.18 of the London Plan, and Policy CF1 of the Local Plan.

HERITAGE IMPACT, DESIGN AND EXTERNAL APPEARANCE

3.10 It is key to the assessment of this application that the decision-making process is based on the understanding of the specific duties in relation to Listed buildings and conservation areas required by the relevant legislation, particularly the principal statutory duties stated within Sections 16, 66 and Section 72 of the Planning (Listed buildings and Conservation Areas) Act 1990 ('the Act') together with the requirements set out in the NPPF.

3.11 Section 66 of the Act requires that: 'In considering whether to grant planning permission for development which affects a Listed building or its setting, the local planning authority...shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.' Section 72 of the Act states in relation to conservation areas that: 'In the exercise, with respect to any buildings or other land in a conservation area, of any functions under or by virtue of any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.'

3.12 Local planning authorities are required to assess the significance of any heritage asset affected by development proposals, including effects on their setting. This assessment shall be taken 'into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal' (NPPF, para 129).

3.13 London Plan Policy 7.2 requires all new developments to achieve the highest standards of accessible and inclusive design. Policy 7.4 requires development to 'have regard to the form, function, and structure of an area, place or street and the scale, mass and orientation of surrounding buildings.' Paragraph (B) states that 'Buildings and open spaces should provide a high-quality design response that [inter alia] are informed

by the surrounding historic environment'. Policy 7.6 relates to architecture and the design of developments and states that development should be of a high quality of design, of a scale that is appropriate to its setting, and built using high quality materials. Furthermore, it should complement the surrounding built form and should not cause unacceptable harm to the amenity of surrounding buildings'. Policy 7.8 requires applicants to identify, value, conserve, restore, re-use and incorporate heritage assets, where appropriate. Aligned to this, Policy 7.8 requires proposals to conserve the significance of heritage assets (and their settings), to be sympathetic to 'their form, scale, materials and architectural detail.'

3.14 Local Plan Policy DC1 requires all development within the borough to create a high quality urban environment that respects and enhances its townscape context and heritage assets. Policy DC2 furthers the above, seeking that new build development be of a high standard of design, compatible with the scale and character of existing development and its setting. In particular development proposals must respect (a) the historical context of the site, (b) the scale, mass, form and grain of surrounding development, (e) good neighbourliness, (g) sustainability objectives, and, (h) the principles of accessible and inclusive design. Local Plan Policy DC8 seeks to protect, restore or enhance the quality, character, appearance and setting of the borough's conservation areas and its historic environment including Listed buildings.

Existing Site and Assessment of Heritage Assets:

3.15 The school complex comprises the Grade II listed main school building (Block A) located centrally but toward the north of the site, with several other buildings of more recent origin, such as the science building (Block C), with the nearest others being the amenities hall (Block D), assembly hall and gym ('Block E'), and dining hall ('Block F'). The Childerley Block (Block B) and the caretaker's house are designated Buildings of Merit, due to their age and historic association with the school site. With the exception of the hard play areas located to the east of the school grounds, there are a number of informal recreation spaces as well as small circulation spaces and passages of varying qualities between the buildings.

3.16 The main school building, which is a London Board School built by T.J. Bailey in 1898, and the school keeper's house were added to the Statutory List of Buildings of Special Architectural and Historic Interest for Hammersmith and Fulham in 1999. The building's significance lies in its imposing and recognisable style as a London School Board building with a height of three to four-storeys (plus roof) and its features utilising a modelled roofline with gables, turrets and chimneys as well as a strong elevational expression of decorative Portland stone dressings and large white painted feature windows within red brickwork. Whilst the principal façade addresses Fulham Palace Road, owing to the siting of a row of screening terraces to the west the imposing structure has historically been best appreciated from within the school grounds.

3.17 The Buildings of Merit, the Childerley Block, and the caretaker's house are of simpler historic design but clearly related to Block A, as is the Grade II listed Block K (The Childerley Centre) outside the site boundary. Together with Block A they form a group historic buildings that adds to the significance of the heritage assets.

3.18 The school site does not lie within a conservation area, and while Block A due to its height would be visible from Crabtree Conservation Area and Bishops Park Conservation Area on the western side of Fulham Palace Road, the lower buildings on

site are obscured from views from the conservation areas by the terrace of houses on the eastern side of Fulham Palace Road.

3.19 The setting of the heritage assets on the school site is affected by a cluster of modern school building on the west side of the school grounds while the eastern side of the school grounds remains relatively unchanged.

3.20 One of these buildings affecting the setting of the heritage assets on the school site is subject of this application, Block C, which was constructed in the 1960s close to the south-east corner of Block A, with the upper floors accessed via an external blue metal covered stairwell which is positioned approx. 2m from Block A. This obscures views of the principal facade of the listed building from the south, and in terms of character is considered out of keeping with the remainder of the school. The block is constructed of grey-yellow brick stair wells with a classroom façade horizontally broken with glass and tile cladding.

3.21 Overall, Officers consider that Block C can be assessed to cause some harm to the setting of the Grade II listed building, due to its external appearance and close proximity to the listed Block A.

3.22 Furthermore, paragraph 5.13 of the Council's Planning Brief notes that the existing gym, assembly hall and science block are located too close to the Kingwood Road Block and have resulted in the creation of excessively narrow and unpleasant spaces to move around the buildings on the site. The Brief goes on to state that the opportunity should be taken to improve the connectivity of the school's grounds to provide a more legible and improved layout. The Council does not therefore object to the demolition of these buildings.

Proposed Development and Heritage Impact:

3.23 The footprint of the proposed replacement block is similar to that being demolished, though would be marginally closer (by approx. 1.2m at its closest point) to the listed Childerley Centre than the existing science block footprint. However, the replacement building would have an improved siting away from the listed Kingwood Building (Block A), removing the existing visually obtrusive staircase and replacing this with a set-back staircase to the north-east flank elevation, opening-up views and providing greater visual separation from the listed building.

3.24 The replacement science block would be a three-storey structure. Overall, the proposed new block would be slightly taller (1.15m) than the existing building, comprising flat roof forms with a solar photovoltaic (PV) panel installation and a green roof. The impact of the proposed scale would be comparable to the existing building, however, the proposed scale and siting would be more sympathetic to the setting of the listed Block A and therefore has regard to the height parameters set out in the Council's Planning Brief (2010).

3.25 The sensitive context of the site has been balanced against the operational needs and merits of the proposed science block. The elevational design was developed to respond positively and in a contemporary manner to the façade features, materials and proportions of the listed Block A as it can be seen in its close context. The elevations of the new block would feature brickwork cladding, with variations of brick, courses and bonding types to create contrast and texture, as well as a pattern of window openings

that reflect the rhythm and proportions of the listed building in a simplified language. A new internal staircase would be attached to the block in a less prominent position and distinguished in façade treatment by a simple, glazed curtain wall system to create a clearer separation between the listed building and the new building in the main views from within the grounds. The glazed staircase would also enliven the narrow passages between the buildings and create visual interest. The roof, in addition to a PV panel array installed horizontally, would be covered with a green roof which would improve outlook from higher level viewing points within the listed building.

3.26 While there are no proposals to improve the external circulation areas, the proposed development overall is considered to respond better to the appearance of the group of historic buildings (both designated and undesignated heritage assets) compared to the existing building. Preserved views include those from within the listed building, the inter-visibility with the Childerley Block and with other Buildings of Merit within the grounds, as well as of the rear facade of the school, which is currently where its architecture is best appreciated.

3.27 The successful visual integration of the proposed building into the school grounds, and setting of the Listed building can be achieved through high quality, robust, sympathetic and well-designed details, materials and finishes of the proposed building. Conditions have been attached in this respect (Condition 6).

3.28 When considering the impact of a proposed development on the significance of a designated heritage asset, paragraph 132 of the NPPF states that "...great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting...any harm or loss should require clear and convincing justification".

3.29 Where a proposal would result in harm to the significance of a designated heritage asset it should be identified whether the harm is substantial or less than substantial. If the harm is substantial the proposed development should be considered in respect of paragraph 133 of the NPPF and if the harm is less than substantial the development should be considered in respect of paragraph 134 of the NPPF.

3.30 The buildings within the setting of the Listed building currently comprise a mixture of architectural styles, materials, and colours, and any proposal to bring the various buildings together more harmoniously, inspired by and sympathetic to the main school building, would represent an improvement to the listed building's setting. In visual amenity terms, the proposals would cause less than substantial harm to the listed building, although of considerably reduced impact when compared with the existing building, with some benefits relating to the setting of the listed building in views of it with the proposed building in its foreground.

3.31 Paragraph 134 of the NPPF states that "Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use. In applying this balancing test in this case, officers consider that the less than substantial harm is outweighed by the heritage benefit of a replacement building of less harmful impact compared to existing, in addition to public, environmental, and social benefits of the replacement of this block discussed elsewhere within this report. Officers have assessed the impact of the proposal on the heritage

assets and consider that it is compliant with Section 66 and section 72 of the Planning (Listed buildings and Conservation Areas) Act 1990, the relevant provisions of the NPPF, Policies 7.2, 7.4, 7.6, and 7.8 of the London Plan, and Policies DC1, DC2, and DC8 of the Council's Local Plan.

ACCESSIBILITY

3.32 London Plan Policy 7.2 'An Inclusive Environment', Local Plan Policy DC1 and DC2, and Key Principles within Section 9 (Accessible and Inclusive Design Across the Borough) of the Planning Guidance SPD all relate to access to buildings, requiring that buildings should be accessible and inclusive both internally and externally.

3.33 Following comments of the Hammersmith and Fulham Disability Forum Planning Group additional information has been received to make clear that satisfactory consideration has been given to the needs of disabled staff, pupils, and visitors. The submitted details include step-free access within the development, confirmation of Part M compliant lifts and toilets, details on accessible and adaptable classrooms, and provision of safe refuge during fire. Access to the remainder of the School site will remain as existing.

3.34 Officers are satisfied that the access arrangements of the proposal are in accordance with London Plan Policy 7.2, Policies DC1 and DC2 of the Local Plan, and relevant Key Principles of the Planning Guidance SPD.

IMPACT ON RESIDENTIAL AMENITY

3.35 Policy DC2 (Design of New Build) of the Local Plan states all proposals must be formulated to respect the principles of good neighbourliness. Key Principle HS6 of the Planning Guidance SPD seeks to protect the existing amenities of neighbouring residential properties in terms of light and outlook.

3.36 Policies CC11 (Noise), CC12 (Light Pollution) and CC13 (Control of Potentially Polluting Uses) of the Local Plan concern environmental nuisance and require all developments to ensure that there is no undue detriment to the general amenities enjoyed by neighbouring occupiers.

Daylight/Sunlight, Outlook, Privacy:

3.37 Whilst the proposed building would be three-storeys in height, and marginally taller than the existing building it replaces, it is situated in a similar location to the existing building it replaces and in a relatively central position within the existing school premises. The proposed building would not be set closer to Childerley Street than existing, and given the set back of the building from the adjacent residential development at Lygon House, the proposals would have no adverse impact upon residential amenity in terms of outlook, daylight/sunlight, and overlooking/privacy.

Noise and Disturbance:

3.38 The proposed development would not increase the capacity of students and would not therefore result in additional noise and disturbance in this respect. The application does however propose mechanical ventilation/extract equipment to the roof of the replacement science block. The Council's Environmental Protection team have

considered the proposals and raise no objections subject to the proposed appropriate conditions (8, 10 and 11) which require the submission of a Noise Assessment, Anti-Vibration mounts, and a Construction and Demolition Management Plan.

3.39 Overall, Officers consider that the proposed development would not have an unacceptable impact upon the residential amenities of neighbouring occupiers in terms of daylight, outlook, loss privacy, or noise and disturbance and would thereby accord with Policy DC2, CC11, CC12 and CC13 of the Local Plan and SPD Housing Standards Key Principle HS6.

TRAFFIC AND HIGHWAYS

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

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

3.42 Local Plan Policy T1 (Transport) seeks to improve transportation within the borough, by working with strategic partners and relating the size of development proposals to public transport accessibility and highway capacity. Policy T2 (Transport Assessment and Travel Plans) states that all development proposals will be assessed for their contribution to traffic generation, and Policy T3 sets out vehicle parking standards. Local Plan Policy T4 (Increasing and Promoting Opportunities for Cycling and Walking) and Table 12 of the Local Plan seek to ensure that satisfactory cycle space is provided for all developments.

3.43 The application site is within Controlled Parking Zone W, with on-street parking restrictions enforced Monday to Saturday between 9am to 5pm. Existing vehicular access is via Kingwood Road and Childerley Street, which services a tarmacked area to the south of the main school building and provides the main car parking to the site.

3.44 The proposed changes to the development will not lead to an increase in the number of students or staff at the school. The proposals will retain the existing pedestrian and vehicular access arrangements.

3.45 Officers are therefore satisfied that the proposed development would not result in such a greater impact upon the surrounding highways network so as to detract from local parking conditions, or the amenity of neighbouring occupiers.

Cycle Parking & Refuse and Recycling:

3.46 With regards to cycle parking and refuse and recycling arrangements, given that the application does not propose an increase in pupil or staff numbers, these would continue to be carried out as per the existing wider school arrangements. There would

be no change to the number or frequency of refuse and recycling collections as a result of the proposed development.

Construction Traffic:

3.47 The submitted outline Logistics Plan provides indicative details about movements to and from the site. Condition 8 would be attached to any permission to ensure that satisfactory details are submitted, to include full details of measures to minimise the impact of construction traffic on nearby roads and restriction of construction trips to off-peak hours only.

3.48 Overall, in terms of highways and transport implications, subject to condition requiring the submission of a satisfactory Construction Logistics Plan, the proposal is judged to comply with Policy T1, T2, and T3 of the Local Plan and relevant Transport Key Principles of the Planning Guidance SPD.

OPEN SPACE, TREES, AND LANDSCAPING

3.49 London Plan Policy 7.19 'Biodiversity and Access to Nature' and Policy 7.21 'Trees and Woodland' are concerned with protecting biodiversity and trees. The policies require that if a tree is to be removed, it should be replaced following the principle of 'right tree, right place'.

3.50 Local Plan Policy OS5 'Greening the Borough' seeks to protect existing trees and seeking green or brown roofs and other planting as part of new development; and SPD Key Principle BD9 encourages the planting of additional trees. Key Principle BD7 seeks that development proposals include design measures to enhance, restore or create features or habitats used by wildlife appropriate to the proposed development, creating and/or enhancing existing green infrastructure and habitats in or around new developments. Key Principle BD11 supports the principles of incorporating biodiversity friendly green or brown roofs into new developments.

3.51 Existing open space within the site is concentrated to the east of the main school buildings, comprising the hard-landscaped games court (2,640sq.m) and multi-use games area (220sq.m).

3.52 A total of 5,462sq.m of landscaping is provided across the site at present. The consolidation of the building footprint would result in a modest decrease in informal and social areas of 4sq.m, but would enable the use of 22sq.m of currently 'unusable' space across the site. Given the replacement science block is largely within the footprint of the building it replaces, officers consider that the proposals would not adversely impact upon the open space, sport and play space within the site.

Trees:

3.53 The application is supported by an Arboricultural Impact Assessment Report. A total of 13 trees are recorded either within the School site or adjacent to it in the footpath in Childerley Street. Of the 13 individual trees recorded, 8 were category B (trees of moderate quality and value) and 5 were category C (trees or groups of low quality or value). There are no protected trees within the site boundary.

3.54 The proposals would not result in the loss of trees within the site, which are to be retained and protected with no significant incursions into root protection areas arising from construction or the resultant development. The proposals are therefore acceptable in this regard subject to condition ensuring adequate tree protection measures (Condition 28).

Ecology:

3.55 A Preliminary Ecological Appraisal has been produced, which comprised a 'desktop' study and Ecological Walkover Survey. The Appraisal provides an assessment of the site in respect of its habitat value and nature conservation importance, with regards to plant and protected species.

3.56 With regards to statutory designated sites, given the distance between the site and the Site of Special Scientific Interest (SSSI) at Barn Elms Wetland Centre, the nature of the proposed works, and the absence of wetland habitats within the site, 'it is not considered likely that this statutory designated site would be adversely affected by development within the site.' officers have considered the report and are satisfied with its conclusions. The nearest non-statutory designated Sites of Importance for Nature Conservation (SINC) is Fulham Cemetery Park, located immediately to the west of the site. However, as the proposed development locates the replacement buildings centrally within the site, the proposal is not considered to have a direct impact upon site boundaries and the adjacent SINC.

3.57 The ecological walkover survey identified the likelihood that notable flora or fungi are present was assessed as negligible. The submitted Appraisal identifies that habitats on site were considered unsuitable or of negligible value for species to include great crested newts, reptiles, badgers, dormouse. In terms of potential presence of bats, the desk study exercise identified the nearest records for bat species located approximately 320m north of the site. The existing buildings together with all trees on the site were assessed as providing low-negligible bat roosting opportunities.

3.58 As such, subject to Condition 7, the proposal is considered to be in accordance with the NPPF, London Plan policies 5.11 and 7.19, and Local Plan Policy OS5.

ARCHAEOLOGY

3.59 Paragraph 128 of the NPPF states that applicants should submit desk-based assessments, and where appropriate undertake field evaluation, to describe the significance of heritage assets and how they would be affected by the proposed development.

3.60 The site is located in close proximity to an Archaeological Priority Area, with the application supported by an Archaeological Desk-Based Assessment (as part of the heritage Statement). The Assessment notes the siting of the proposed replacement block 'largely within the footprint of the existing science block, where any previously existing archaeological potential will already have been reduced during the building's construction through excavation of its footings, services and landscaping'.

3.61 The application has been subject to review by the Greater London Archaeological Advisory Service (GLAAS) who note the siting/footprint of the proposed building. However, given the sites proximity to the adjacent Priority Area, mitigation measures, to

include an archaeological watching brief, are to be secured by Condition 12. This will ensure that any surviving archaeological remains will be recorded prior to removal.

3.62 Officers are satisfied that the proposals accord with the relevant provisions of the NPPF and the Council's Local Plan policies.

ENVIRONMENTAL CONSIDERATIONS

Energy and Sustainability:

3.63 As required by the NPPF, the application proposes to incorporate design features to reduce on-site carbon emissions through the implementation of energy efficiency and low carbon energy generation technologies. Wider sustainability measures are also planned to help reduce resource use, minimise waste generation and mitigate pollution impacts.

3.64 The proposal has been considered against Policies 5.1, 5.2, 5.3, 5.6, 5.7, 5.8, 5.9, 5.11, 5.12, 5.13, 5.14, 5.15, and 7.19 of the London Plan.

3.65 Local Plan Policy CC2 seeks to ensure that development reduces pollution and waste, promotes recycling and conserving, biodiversity and the natural environment and ensure that developments are comfortable and secure for users and avoiding impacts from natural hazards (including flooding). Policies seek to promote sustainable design and construction measures, through the implementation of the London Plan sustainable design and construction policies. This policy is supported by relevant Energy and Sustainable Design and Construction Key Principles of the Planning Guidance SPD.

3.66 As required, a Sustainability Statement (in the form of a BREEAM Assessment) has been submitted. The BREEAM assessment demonstrates that the sustainable design and construction measures incorporated within the new building will achieve the "Very Good" BREEAM rating. This is adequate to meet the requirements of Local Plan Policy CC2 and London Plan Policy 5.3 concerning sustainable design and construction.

3.67 Proposed carbon reduction measures include measures to reduce energy use and CO₂ emissions, reduced use of other resources such as water, make use of building materials with low environmental impacts, minimise waste and promote recycling. Conditions 26 and 27 would secure the implementation of the sustainability measures as outlined in the Sustainability Statement and BREEAM assessments and require submission of post construction BREEAM assessment or other suitable supporting information to confirm that the measures have been implemented across the development as required.

3.68 An Energy Statement has been provided with the application. The guidance followed in developing the approach to generating and using energy in the new development is in line with the London Plan's Energy Hierarchy. The proposed development will include the integration of energy efficiency measures, improved air permeability measures to reduce heat loss and also energy efficient lighting. Renewable energy generation is proposed in the form of 61m² of roof mounted solar PV panels. The energy assessment shows an improvement of 35.1% in terms of CO₂ emissions reductions. The proposed sustainable energy measures therefore meet the required the London Plan target of a 35% reduction in emissions through on-site measures.

3.69 The possibility for district heating and Combined Heat and Power (CHP) was reviewed as part of the Energy Assessment, concluding that: there is no existing district heating scheme that it would be feasible to connect to and therefore district heating is not a viable or practical option, and with the use of CHP considered inefficient for this scheme due to the low peak demand and with the annual demand hours for this scheme expected to be much lower than the recommended minimum for this type of infrastructure.

3.70 Officers consider that the proposal would accord with the London Plan and Local Plan Policies CC1 and CC2.

Flood Risk:

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

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

3.73 Local Plan Policy CC3 requires that new development reduce the use of water and is designed to take account of increasing risks of flooding. Local Plan 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. Policy CC4 is also linked to Policy OS5 (Greening the Borough). These policies are supported by the relevant Key Principles within section 15 of the Planning Guidance SPD which requires the submission of information relating to flood risk.

3.74 The site is within the Environment Agency's Flood Zones 1 and 2, with a Flood Risk Assessment (FRA) submitted in support of the application. The site is protected by flood defences such as the Thames Barrier and local river walls, and if these were breached or over-topped, the site would not be expected to be impacted by flooding. Further, the school site is not within a surface water flooding 'hotspot'. The submitted FRA includes a Drainage and SuDs Strategy. In terms of other main flood risks present in the borough, the FRA has considered other potential sources, such as sewers, groundwater, and surface water.

3.75 The proposed development does not include basement construction, so sewer and groundwater flood risks are not considered significant. In order to mitigate the residual flood risk on site, the FRA proposes flood resilience measures to include finished floor levels being raised a minimum of 150mm above external ground levels to reduce the potential for ingress of water, with external levels at level-access areas to be sloped to direct flows away from the new building.

3.76 Overall, the flood risks have been adequately assessed in the FRA and subject to the implementation of the measures proposed (Condition 24).

Sustainable Drainage Systems (SuDS):

3.77 A Surface Water Management Strategy has been provided within the FRA to demonstrate how surface water will be managed on site in line with the requirements of London Plan 'Drainage Hierarchy', Policy 5.13, and Local Plan Policy CC2 which require peak surface water runoff to be attenuated by as much as possible, or by a minimum of 50% compared to the current situation on site.

3.78 The Strategy assesses the current arrangements for management of surface water and considers the inclusion of Sustainable Drainage Systems (SuDS) to help reduce run-off rates and volumes into the combined sewer network, taking account of climate change impacts.

3.79 Measures proposed for the site include green/living roof supplemented with attenuation storage tanks, although the aim is to minimise the use of such underground storage. Surface water run-off from the site is proposed to be attenuated down to 2l/s, which is in line with London Plan and Local Plan policy requirements.

3.80 In broad terms, Officers consider the approach outlined in the submitted Strategy is acceptable, but require the applicant to carry out further detailed design work on the Drainage Strategy before being able to confirm the full details. Officers recommend a condition for a revised Surface Water Management Strategy to be submitted and should include details of how surface water would be managed on-site in-line with the London Plan Drainage Hierarchy's preferred SuDS measures. A finalised plan drawing (to scale) of the proposed SuDS measures (including detailed plan drawings of all roof areas, showing the scale of the living roofs) should be provided which shows all connections (including off-site connections). Management and maintenance details for all proposed SuDS measures should also be provided along with an implementation plan for the drainage scheme. This is secured by Condition 24.

3.81 The proposals accord with relevant flood risk and surface water drainage policies 5.12 and 5.13 of the London Plan 2011, and Local Plan Policy CC2.

Air Quality:

3.82 London Plan Policy 7.14 and Policy CC10 of the Local Plan seek to reduce the potential adverse air quality impacts of new developments by requiring all developments which may be impacted by local sources of poor air quality or may adversely contribute to local air quality to provide an air quality assessment that considers the potential impacts of pollution from the development on the site and on neighbouring areas and requiring mitigation measures to be implemented to reduce emissions where assessments show that developments could cause a significant worsening of local air quality or contribute to exceedances of the Government's air quality objectives.

3.83 The Council's Environmental Quality team have considered the proposal and have recommended appropriate conditions relating to air quality (Conditions 16 and 17).

Contamination:

3.84 Policy 5.21 of the London Plan, Local Plan Policy CC9 (Contaminated Land) states that the Council will support the remediation of contaminated land and that it will take measures to minimise the potential harm of contaminated sites and ensure that mitigation measures are put in place.

3.85 Potentially contaminative land uses (past or present) are understood to occur at, or near to, this site. Conditions 18 to 23 would be attached to any permission 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 (Contaminated Land) of the Local Plan (2018).

COMMUNITY INFRASTRUCTURE LEVY (CIL)

3.86 Mayoral CIL came into effect in April 2012 and is a material consideration to which regard must be had when determining this planning application. In this case, the application proposes an educational use, for which the CIL levy is exempt.

3.87 Hammersmith & Fulham's local CIL came into effect in September 2015 and is a material consideration to which regard must be had when determining this planning application. In this case, the application proposes an educational use, which has a local CIL levy set at £0 per square metre.

4.0 CONCLUSIONS and RECOMMENDATION

4.1 Officers consider that the proposed development would be appropriate in terms of land use, design and scale, would preserve the setting of the Listed building and nearby Buildings of Merit and area would not cause significant harm to the amenities of neighbouring residents.

4.2 The proposals would meet a corporate objective for providing enhanced educational facilities. Officers consider that these wider public benefits, along with the delivery of a visually more appropriate development, and the achievement of sustainable energy generation and carbon emissions reductions, outweigh the concerns regarding the impact upon the setting of the Grade II listed main school building.

4.3 It is recommended that the application is approved subject to conditions.