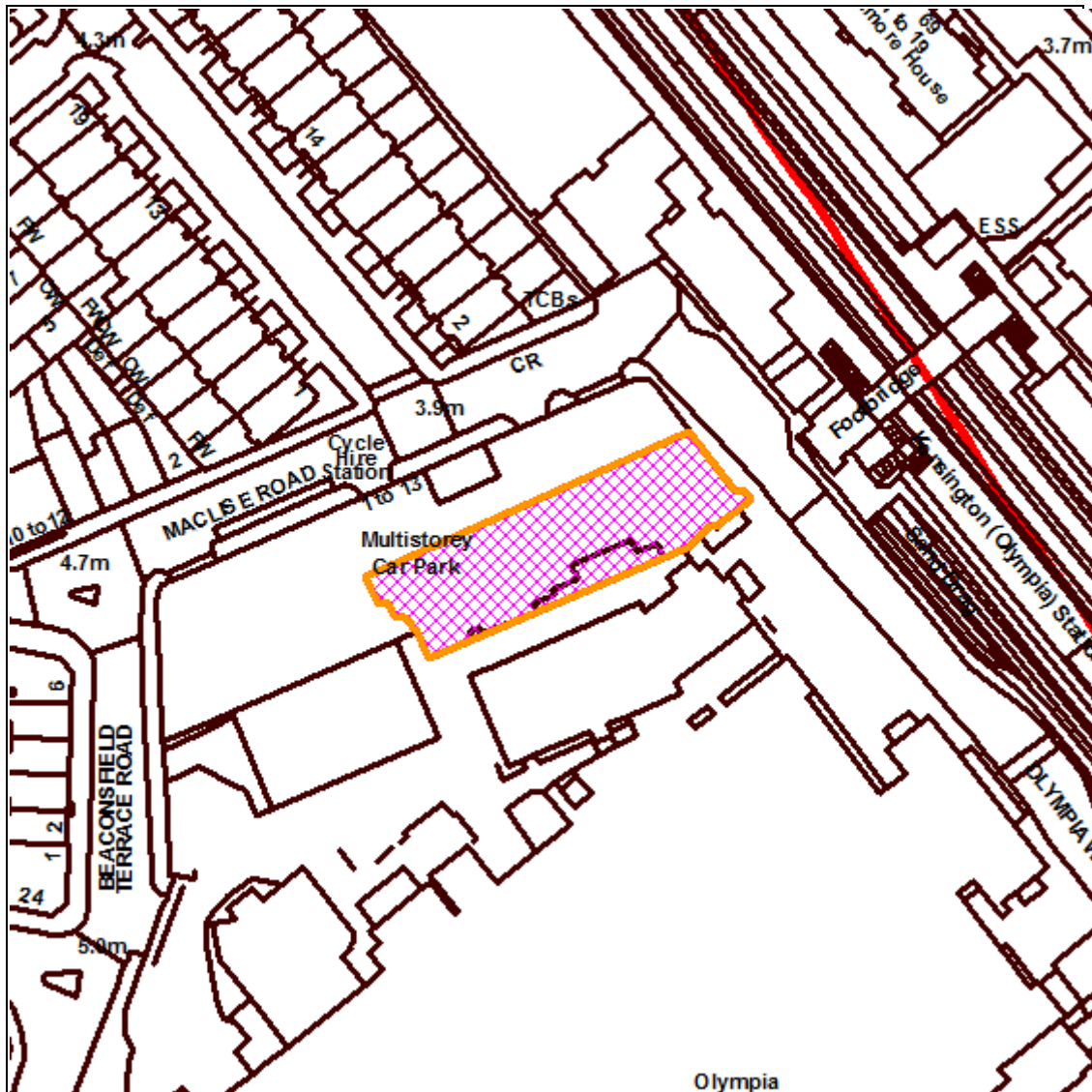


Ward: Avonmore And Brook Green

Site Address:

Olympia Multistorey Car Park Maclise Road London



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For identification purposes only - do not scale.

Reg. No:
2018/00746/LBC

Case Officer:
Ciaran Regan

Date Valid:
13.04.2018

Conservation Area:
Constraint Name: Olympia And Avonmore
Conservation Area - Number 23

Committee Date:
10.07.2018

Applicant:

Incipio Group Ltd
c/o agent

Description:

The erection of a timber-framed roof extension; installation of ventilation extracts and 7no. air conditioning units at rooftop level; associated internal and external alterations, all for a temporary period of up to 3 years in connection with the change of use for a temporary period of 3 years, of part of the rooftop and Level 5B from a car park (Sui Generis) to a restaurant (Class A3) and ancillary services (Level 5B).

Drg Nos: 1994-004 Rev.Q, 1994-005 Rev.G, 12772-CRH-OL-ZZ-DR-S-2300-P1 (Structural details). 1994-006 Rev.G, 1994-007 Rev.F, 1994-011 Rev.D, 1994-013 Rev.A, 001-478-01 Rev.F and

Application Type:

Listed Building Consent

Officer Recommendation:

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

- 1) The structures, plant, fittings and equipment are hereby consented for a limited period of up to 3 (three) years from the date of this Listed Building Consent.

Reason: To preserve the special interest of the listed building in accordance with the National Planning Policy Framework (2012); policies DC1 (Built environment), DC4 (Alterations and extensions including outbuildings) and DC8 (Heritage and conservation) of the Hammersmith and Fulham Local Plan (2018) and Key Principles AH1 and AH2 of the Hammersmith and Fulham Planning Guidance SPD (2018).

- 2) The works hereby consented shall not be carried out otherwise than in accordance with the following approved plans:

001-478-01 Rev.F, 1994-004 Rev.Q, 1994-005 Rev.G, 1994-006 Rev.G, 1994-007 Rev.F, 1994-011 Rev.D, 1994-013 Rev.A and 12772-CRH-OL-ZZ-DR-S-2300-P1 (Structural details).

Reason: For the avoidance of doubt and in the interests of proper planning.

- 3) The structures, plant, fittings and equipment hereby permitted shall be taken down and removed from the site within two months after the end date of the listed building consent and the site will be restored to the condition it was in prior to the installation of the temporary structures on the site.

Reason: To preserve the special interest of the listed building in accordance with the National Planning Policy Framework (2012); policies DC1 (Built environment), DC4 (Alterations and extensions including outbuildings) and DC8 (Heritage and conservation) of the Hammersmith and Fulham Local Plan (2018) and Key Principles AH1 and AH2 of the Hammersmith and Fulham Planning Guidance SPD (2018).

- 4) Prior to the commencement of the works hereby consented, detailed drawings in plan, section and elevation at a scale of not less than 1:20 of the following elements should be submitted to and approved in writing by the Council:

- (i) Detailed drawings of a typical bay and fenestration of the roof extension hereby approved and of typical junctions between the roof extension hereby approved and the parapet walls, stair towers, roof lanterns and brick piers of the listed building showing the retention of the hand rail to the parapet of the southern elevation;
- (ii) Detailed drawings of the screening to the roof top plant;
- (iii) Detailed drawings of internal partitions hereby approved at Level 5B including of the junctions with walls, floors and ceilings;
- (iv) Detailed drawings of internal fit out of the roof extension and Level 5B, including of the design, appearance and location of CCTV cameras;
- (v) Detailed drawings of the internal and external service runs to the roof extension and Level 5B;
- (vi) Detailed drawings of external light fittings;
- (vii) Detailed drawings of the location and appearance of the existing extract duct and of the proposals for its temporary relocation away from the rooftop.

The works shall not be carried out otherwise than in accordance with the approved details.

Reason: To preserve the special interest of the listed building in accordance with the National Planning Policy Framework (2012), policies 7.8 (Heritage assets and archaeology) of the London Plan (2018), policies DC1 (Built environment), DC4 (Alterations and extensions) and DC8 (Heritage and conservation) of the Hammersmith and Fulham Local Plan (2018) and Key Principles AH1 and AH2 of the Hammersmith and Fulham Planning Guidance Supplementary Planning Document (2018).

- 5) The works hereby consented shall not commence until specifications (including paint colours) and samples of the external facing and roofing materials to be used in the extension and specifications (including paint colours) and samples of materials relating to other internal and external alterations to the listed building, have been submitted to, and approved in writing by, the Council, and the works shall not be carried out otherwise than in accordance with any such approval given.

Reason: To preserve the special interest of the listed building in accordance with the National Planning Policy Framework (2012), policies 7.8 (Heritage assets and archaeology) of the London Plan (2018), policies DC1 (Built environment), DC4 (Alterations and extensions) and DC8 (Heritage and conservation) of the Hammersmith and Fulham Local Plan (2018) and Key Principles AH1 and AH2 of the Hammersmith and Fulham Planning Guidance Supplementary Planning Document (2018).

- 6) The works hereby consented shall not commence until specifications and samples of the materials of the cycle storage facilities, have been submitted to, and approved in writing by, the Council, and the works shall not be carried out otherwise than in accordance with any such approval given.

Reason: To preserve the special interest of the listed building in accordance with the National Planning Policy Framework (2012), policies 7.4 (Local character), 7.6 (Architecture) and 7.8 (Heritage assets and archaeology) of the London Plan (2016), Policies DC1 (Built environment), DC4 (Alterations and extensions) and DC8 (Heritage and conservation) of the Hammersmith and Fulham Local Plan (2018) and Key Principles AH1 and AH2 of the Hammersmith and Fulham Planning Guidance Supplementary Planning Document (2018).

- 7) No roof plant, equipment or other structures, other than as shown on the plans hereby approved or approved pursuant to a condition of this permission, shall be placed on the existing car park roof or be permitted to project above the roof line of the roof extension as shown on the approved drawings.

Reason: To preserve the special interest of the listed building in accordance with the National Planning Policy Framework (2012), policies 7.4 (Local character), 7.6 (Architecture) and 7.8 (Heritage assets and archaeology) of the London Plan (2016), Policies DC4 (Alterations and extensions) and DC8 (Heritage and conservation) of the Hammersmith and Fulham Local Plan (2018) and Key Principles AH1 and AH2 of the Hammersmith and Fulham Planning Guidance Supplementary Planning Document (2018).

- 8) No meter boxes, flues, vents, pipes or other appurtenances, nor any scheme of external illumination of the facade of the building, other than details on the approved drawings, shall be fixed or installed to any elevation of the building, without the prior written consent of the Local Planning Authority and the development shall not be carried out otherwise than in accordance with any such approval given.

Reason: To preserve the special interest of the listed building in accordance with the National Planning Policy Framework (2012), policies 7.4 (Local character), 7.6 (Architecture) and 7.8 (Heritage assets and archaeology) of the London Plan (2016), Policies DC1 (Built environment), DC4 (Alterations and extensions) and DC8 (Heritage and conservation) of the Hammersmith and Fulham Local Plan (2018) and Key Principles AH1 and AH2 of the Hammersmith and Fulham Planning Guidance Supplementary Planning Document (2018).

- 9) Unless otherwise approved in writing, any alterations to the existing building shall be carried out in the same materials as the existing elevation or surface to which the alterations relate.

Reason: To preserve the special interest of the listed building, in accordance with Policies DC4 (Extensions and alterations) and DC8 (Heritage and conservation) of the Hammersmith and Fulham Local Plan (2018) and Key Principles AH1 and AH2 of the Hammersmith and Fulham Planning Guidance SPD (2018).

Justification for Approving the Application:

- 1) Subject to conditions, it is considered that the proposed temporary extension and temporary associated alterations would not cause any harm to the special architectural or historic interest of the listed building and as such the works would be in accordance with s.16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and would comply with the National Planning Policy Framework (2012), policy 7.8 (Heritage assets and archaeology) of the London Plan (2016), policies DC1 (Built environment), DC4 (Extensions and alterations) and DC8 (Heritage and conservation) of the Hammersmith and Fulham Local Plan (2018) and key principles AH1 and AH2 of the Hammersmith and Fulham Supplementary Planning Document (2018).

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

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

Application form received: 5th March 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:
Historic England London Region

Dated:
23.04.18

Neighbour Comments:

Letters from:

Dated:

The Listed Building Consent application is recommended for approval for a temporary period of up to three years subject to conditions. See the joint Officer Report for 2018/00745/FUL and 2018/00746/LBC.