
PLANNING AND DEVELOPMENT CONTROL COMMITTEE
Addendum 10.07.2018

REG REF.	ADDRESS	WARD	PAGE
2018/00745/FUL	Olympia Multistorey Car Park, Maclise Road	Avonmore and Brook Green	5

Page 6 Delete Condition 2. Replace with:

2) The restaurant use and associated structures hereby approved are only for a limited period of 3 (three) years to the end of September 2021.

Reason: To enable the Council to assess the impact of the operation of the use on car parking and traffic conditions, to ensure the site is restored to a clean and tidy condition in the interests of visual amenity and to ensure that the amenity of occupiers of surrounding premises is not adversely affected by noise, in accordance with policies TLC5 (Managing the impact of food, drink and entertainment uses), DC1 (Built environment), DC4 (Alterations and extensions including outbuildings), DC8 (Heritage and conservation), CC7 (On-site waste management), CC10 (Air quality), CC11 (Noise), CC13 (Control of potentially polluting uses) and T1 (Transport) of the Hammersmith and Fulham Local Plan (2018).

Page 7 Delete Condition 4. Replace with:

4) Prior to the commencement of the relevant part of the development hereby consented, detailed drawings in plan, section and elevation at a scale of not less than 1:20 of the following elements shall 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 the external service runs to the roof extension and Level 5B;
- (iv) Detailed drawings of external light fittings;
- (v) 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 development shall not be carried out otherwise than in accordance with the approved details.

Reason: To preserve the character and appearance of the Conservation Area and the special interest of the listed building in accordance with the National Planning Policy Framework (2012), policies 7.4 (Local character), 7.6 (Architecture), 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).

Page 7 Delete Condition 6. Replace with:

6) Prior to commencement of the relevant part of the development, details shall be submitted to, and approved in writing by the Council, of the sound barrier along the northern boundary. The development shall only be implemented in accordance with any such approval given and shall be retained as such for the lifetime of the development.

Reason: To ensure that the amenity of occupiers of the surrounding premises is not adversely affected by noise, in accordance with policies TLC5 (Managing the impact of food, drink and entertainment uses) and CC11 (Noise) of the Hammersmith and Fulham Local Plan (2018).

Page 7 Delete condition 23. Replace with:

7) Prior to commencement of the relevant part of the development, details shall be submitted to and approved in writing by the Council, of the external sound level emitted from plant/ machinery/ equipment and mitigation measures as appropriate. The measures shall ensure that the external sound level emitted from plant, machinery/ equipment will be lower than the lowest existing background sound level by at least 10dBA in order to prevent any adverse impact. The assessment shall be made in accordance with B.S. 4142:2014 (Methods for rating and assessing industrial and commercial sound) 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. The development shall only be implemented in accordance with any such approval given and shall be retained as such for the lifetime of the development.

Reason: To ensure that the amenity of occupiers of the development site/ surrounding premises is not adversely affected by noise from plant/mechanical installations/ equipment, in accordance with policies TLC5 (Managing the impact of food, drink and entertainment uses), CC11 (Noise), CC3) and (Control of potentially polluting uses) of the Hammersmith and Fulham Local Plan (2018).

Page 12 Delete Condition 24. Replace with:

24) Prior to commencement of the relevant part of the development, 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 external alterations to the listed building, shall be submitted to, and approved in writing by, the Council, and the development shall not be carried out otherwise than in accordance with any such approval given.

Reason: To preserve the character and appearance of the Conservation Area and the special interest of the listed building in accordance with the National Planning Policy Framework (2012), policies 7.4 (Local character), 7.6 (Architecture), 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).

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Page 29 Delete Condition 4. Replace with:

4) Prior to the commencement of the relevant part 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 shall 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).

Page 29 Delete Condition 5. Replace with:

5) Prior to the commencement of the relevant part of the works hereby consented, 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, shall be 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).

Page 29 Delete Condition 6. Replace with:

6) Prior to the commencement of the relevant part of the works hereby consented, specifications and samples of the materials of the cycle storage facilities, shall be 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).

T4 13/02/18 **Land at 62 Ravenscourt Road, W6** **Ravenscourt Park** **32**

Page 34 Para 3.4: After 'rear garden wall survey by GAGE-DP Limited' in first sentence, add 'which recommends that the tree is removed in order to rebuild the wall and avoid future potential damage to property'

Page 35 Para 3.4: Add to end of para:

'Conclusions and recommendations in GAGE-DP Limited report:

The ash tree at the rear of 62 Ravenscourt Road has grown significantly over the years. Their [sic] current height suggests that there may be a further 10m growth that could occur. Presently, the tree is affecting the rear garden boundary wall of 62 Ravenscourt Road causing bowing and cracking to the brickwork. The tree may be having some effect on the garages in the estate adjacent to the boundary wall but this could not be determined due to vegetation and the lack of access to investigate. Although there does not seem to be any clearly visible distress currently in the extension to 62 Ravenscourt Road, historically it is likely that in time the tree roots will cause damage to the foundation due to their proximity. The other large trees along the rear boundary between the terraces in Ravenscourt Road and the Flora Gardens access road are much further away from the building structures therefore the likelihood of root damage is significantly lower.

In conclusion, it is clear that the ash tree in the garden of 62 Ravenscourt Road has had a detrimental effect on the rear garden wall of the property. It is currently in a state where collapse is very likely. The ash trees [sic] affect on the adjacent garages, water standpipe and the underground services to the Flora Estate side of the rear boundary wall could not be clearly determined although damage is likely if it has not already occurred. Similarly, the proximity of the existing rear extension of both 62 Ravenscourt Road and the adjacent property rear extension suggest that structural damage may occur if the potential source of damage is not addressed.

It is therefore recommended that the ash tree, being the source of the potential damage, is removed. Although this would be a loss of a semi-mature tree, the presence of other mature trees in the immediate area means that the significance of the removal would be reduced. It could then be prudent to replace the ash tree with maybe a smaller tree which does not grow to the same height as the current tree and has a reduce [sic] root spread. This new tree could be placed in the right hand corner of the rear garden of 62 Ravenscourt Road thus moving it away from the existing rear extension. The rear garden boundary wall should be taken down and rebuild [sic] after the ash tree is removed so that the security of the property is maintained.'