
Ward: Hammersmith Broadway

Site Address:

Hammersmith Town Hall King Street London W6 9JU



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For identification purposes only - do not scale.

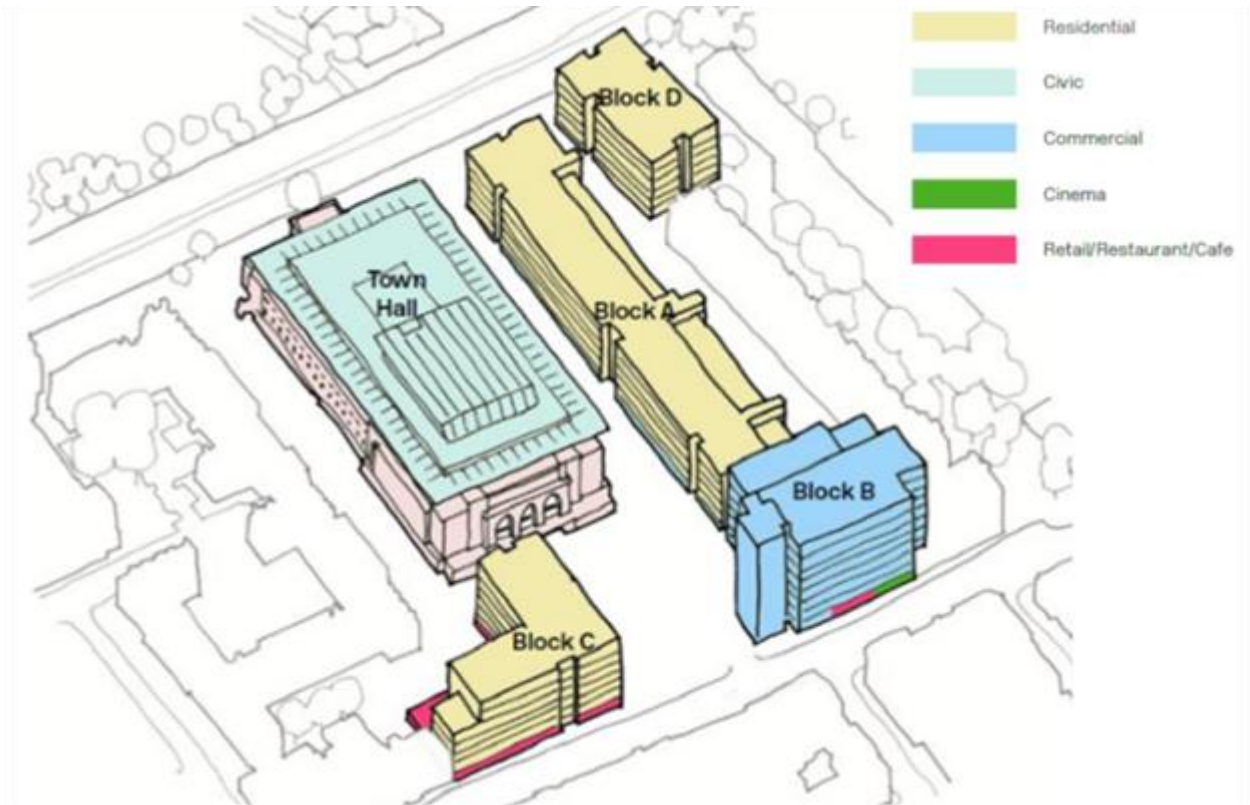
Reg. No:
2018/01501/LBC

Case Officer:
Peter Wilson

Date Valid:
30.04.2018

Conservation Area:
King Street (East) Conservation Area - Number 37

Committee Date:
12.02.2019



Proposed Massing



Proposed ground floor layout

Applicant:

A2Dominion Developments Limited
C/O Agent

Description:

Internal and external alterations to the Grade II Listed Town Hall. Internal alterations to include new platform lifts, doorways and room layouts and general refurbishment of ground to fourth floor. Alterations at roof level to accommodate new part two part three storey roof extension. Introduction of new lift to roof level, fire-fighting lifts and bridge walkways. The removal of the external access platforms and stairways and reordering of ground floor entrance to enable restoration of North Elevation, and the replacement of single-glazed steel windows with double-glazed steel windows to the office areas.
Drg Nos:

Application Type:

Listed Building Consent

Officer Recommendation:

- 1) Subject to there being no contrary direction from the Mayor for London that the Committee resolve that the Strategic Director for 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 for 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.**

CONDITIONS

1. TIME LIMIT

The development hereby permitted shall not commence later than 3 years from the date of this decision

Reason: Condition required to be imposed by Section 92(2)(a) of the Town and Country Planning Act 1990. Extended time periods for which the planning permission can be implemented is given considering exceptional circumstances relevant to the Demolition, Ground and Enabling Works, Operation and the extent of the development.

2. APPROVED DRAWINGS

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

Demolition:

RSHP-A-00-00001-D-P-XX P02
RSHP-A-00-00003-D-P-B1 P02
RSHP-A-00-00004-D-P-00 P02
RSHP-A-00-00005-D-P-01 P02
RSHP-A-00-00006-D-P-02 P02
RSHP-A-00-00007-D-P-03 P02
RSHP-A-00-00008-D-P-04 P02
RSHP-A-00-00009-D-P-05 P02
RSHP-A-00-00010-D-P-06 P02
RSHP-A-00-00011-D-P-07 P02
RSHP-A-TH-00101-D-P-00 P02
RSHP-A-TH-00102-D-P-01 P02
RSHP-A-TH-00103-D-P-02 P02
RSHP-A-TH-00104-D-P-03 P02
RSHP-A-TH-00105-D-P-04 P02
RSHP-A-TH-00106-D-P-RF P02

Block A:

RSHP-A-BA-00100-P-B1 P02
RSHP-A-BA-00101-P-00 P02
RSHP-A-BA-00102-P-01 P02
RSHP-A-BA-00103-P-02 P02
RSHP-A-BA-00104-P-03 P02
RSHP-A-BA-00105-P-04 P02
RSHP-A-BA-00106-P-05 P02
RSHP-A-BA-00107-P-06 P02
RSHP-A-BA-00108-P-RF P02
RSHP-A-BA-00500-S-ZZ P02
RSHP-A-BA-00501-S-YY P02
RSHP-A-BA-00401-E-E P02
RSHP-A-BA-00402-E-W P02
RSHP-A-BA-00403-E-S P02
RSHP-A-BA-00800-DT-XX P02

RSHP-A-BA-00801-DT-XX P02
RSHP-A-BA-00802-DT-XX P02

Block B:

RSHP-A-BB-00099-P-B2 P02
RSHP-A-BB-00100-P-B1 P02
RSHP-A-BB-00101-P-00 P02
RSHP-A-BB-00102-P-01 P02
RSHP-A-BB-00103-P-02 P02
RSHP-A-BB-00104-P-03 P02
RSHP-A-BB-00105-P-04 P02
RSHP-A-BB-00106-P-05 P02
RSHP-A-BB-00107-P-06 P02
RSHP-A-BB-00108-P-07 P02
RSHP-A-BB-00109-P-RF P02
RSHP-A-BB-00500-S-AA P02
RSHP-A-BB-00503-S-WW P02
RSHP-A-BB-00504-S-ZZ P02
RSHP-A-BB-00400-E-N P02
RSHP-A-BB-00401-E-E P02
RSHP-A-BB-00402-E-W P02
RSHP-A-BB-00403-E-S P02
RSHP-A-BB-00800-DT-XX P02
RSHP-A-BB-00801-DT-XX P02
RSHP-A-BB-00802-DT-XX P02
RSHP-A-BB-00803-DT-XX P02

Block C:

RSHP-A-BC-00100-P-B1 P02
RSHP-A-BC-00101-P-00 P02
RSHP-A-BC-00102-P-01 P02
RSHP-A-BC-00103-P-02 P02
RSHP-A-BC-00104-P-03 P02
RSHP-A-BC-00105-P-04 P02
RSHP-A-BC-00106-P-05 P02
RSHP-A-BC-00107-P-06 P02
RSHP-A-BC-00108-P-RF P02
RSHP-A-BC-00500-S-AA P02
RSHP-A-BC-00501-S-ZZ P02
RSHP-A-BC-00400-E-N P02
RSHP-A-BC-00401-E-E P02
RSHP-A-BC-00402-E-W P02
RSHP-A-BC-00403-E-S P02
RSHP-A-BC-00800-DT-XX P02
RSHP-A-BC-00801-DT-XX P02
RSHP-A-BC-00802-DT-XX P02

Block D:

RSHP-A-BD-00100-P-B1 P02
RSHP-A-BD-00101-P-00 P02
RSHP-A-BD-00102-P-01 P02
RSHP-A-BD-00103-P-02 P02

RSHP-A-BD-00104-P-03 P02
RSHP-A-BD-00105-P-04 P02
RSHP-A-BD-00106-P-05 P02
RSHP-A-BD-00107-P-RF P02
RSHP-A-BD-00500-S-XX P02
RSHP-A-BD-00404-E-XX P02
RSHP-A-BD-00800-DT-XX P02

Town Hall:

RSHP-A-TH-00100-P-B1 P02
RSHP-A-TH-00101-P-00 P02
RSHP-A-TH-00102-P-01 P02
RSHP-A-TH-00103-P-02 P02
RSHP-A-TH-00104-P-03 P02
RSHP-A-TH-00105-P-04 P02
RSHP-A-TH-00106-P-05 P02
RSHP-A-TH-00107-P-06 P02
RSHP-A-TH-00109-P-RF P02
RSHP-A-TH-00500-S-AA P02
RSHP-A-TH-00501-S-BB P02
RSHP-A-TH-00504-S-VV P02
RSHP-A-TH-00509-S-QQ P02
RSHP-A-TH-00400-E-N P02
RSHP-A-TH-00401-E-E P02
RSHP-A-TH-00402-E-W P02
RSHP-A-TH-00403-E-S P02
RSHP-A-TH-00800-DT-XX P02
RSHP-A-TH-00801-DT-XX P02
RSHP-A-TH-00802-DT-XX P02
RSHP-A-TH-00803-DT-XX P02
RSHP-A-TH-00804-DT-XX P02
RSHP-A-TH-00805-DT-XX P02
RSHP-A-TH-00806-DT-XX P02
RSHP-A-TH-01200-DT-XX P02
RSHP-A-TH-01201-DT-XX P02
RSHP-A-TH-01203-DT-XX P02
RSHP-A-TH-01300-DT-XX P02
RSHP-A-TH-01400-DT-XX P02
RSHP-A-TH-01401-DT-XX P02
RSHP-A-TH-01402-DT-XX P02
RSHP-A-TH-01403-DT-XX P02
RSHP-A-TH-99504-E-N P02
RSHP-A-TH-99505-E-E P02
RSHP-A-TH-99506-E-S P02
RSHP-A-TH-99507-E-W P02

Public Realm:

P11289-00-001-100 D06
P11289-00-001-104 D05
P11289-00-001-110 D03
P11289-00-001-120 D03
P11289-00-001-121 D03

P11289-00-001-122 D03
P11289-00-001-200 D03
P11289-00-001-201 D03
P11289-00-001-202 D03
P11289-00-001-203 D03
P11289-00-001-210 D02
P11289-00-001-211 D02

Reason: To ensure full compliance with the planning application hereby approved and to prevent harm arising through deviations from the approved plans, in accordance with Policies 7.1, 7.2, 7.3, 7.4, 7.5, 7.6, 7.7, 7.8, 7.9 and 7.21 of the London Plan 2016 and Policies DC1, DC2, DC3, DC4 and DC8 of the Local Plan 2018.

3. BUILDING CONTRACT

The development hereby permitted shall not be undertaken (other than works of site preparation, excavation, and demolition of existing buildings) before a signed building contract for the conversion, refurbishment, repair, restoration and extension of the building in accordance with this listed building consent has been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that works do not take place prematurely and to safeguard the special architectural or historic interest of the building in accordance with policy DC8 of the Hammersmith and Fulham Local Plan

3. SCHEDULE AND SPECIFICATION OF EXTERNAL WORKS

A schedule and specification of all external works to the Town Hall including details of refurbishment, repairs and restoration in respect of each external surface of the building shall be submitted to and approved in writing by the LPA prior to commencement of any works to that elevation (other than works of site preparation, excavation, and demolition of existing buildings). The works shall be implemented in accordance with the approved details prior to occupation of the building and shall thereafter be permanently retained.

Reason: In order to safeguard the special architectural or historic interest of the building in accordance with policy DC8 of the Hammersmith and Fulham Local Plan

4. DETAILED DRAWINGS

Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:

a) Detailed drawings at a scale of not less than 1:20 in plan, section and elevation of the extension to the Town Hall to include junctions with the retained listed fabric

b)Detailed drawings at a scale of not less than 1:20 in plan, section and elevation of all works relevant to that elevation, repairs and restoration to the relevant external elevation and roof of the listed Town Hall;

Reason: In order to safeguard the special architectural or historic interest of the building in accordance with policy DC8 of the Hammersmith and Fulham Local Plan

5. WINDOWS

Detailed drawings at a scale of not less than 1:10 in plan, section and elevation of all new windows to include details of the frame and glazing bar profiles, opening style, and subdivision (including window model samples and samples of glass) shall be submitted to and approved in writing by the LPA prior to the commencement of any works to the Town Hall windows. The works shall be implemented in accordance with the approved details prior to the occupation of the building and shall thereafter be permanently retained.

Reason: In order to safeguard the special architectural or historic interest of the building in accordance with policy DC8 of the Hammersmith and Fulham Local Plan

6. COURTYARD

Detailed drawings at a scale of not less than 1:20 in plan, section, and elevation of all new works to the courtyard of the Town Hall to include new lift core, walkway bridges and their connections to the façade, and treatment of the floorscape, shall be submitted to and approved in writing by the Council prior to commencement of any works (other than works of site preparation, excavation and demolition of existing buildings).

Reason: In order to safeguard the special architectural or historic interest of the building in accordance with policy DC8 of the Hammersmith and Fulham Local Plan

7. SCHEDULE AND SPECIFICATION OF INTERNAL WORKS

A schedule and specification of internal works including details of refurbishment, repairs and restoration of all rooms and circulation spaces (on a floor by floor basis) within the building shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of any internal works to the relevant part of the building. The works shall be implemented in accordance with the approved details prior to commencement of the relevant works and shall thereafter be permanently retained.

Reason: In order to safeguard the special architectural or historic interest of the building in accordance with policy DC8 of the Hammersmith and Fulham Local Plan

8. DETAILED INTERNAL DRAWINGS

Detailed drawings at a scale of not less than 1:20 in plan, section, and elevation of the proposed internal works, including new works and repair and restoration of internal spaces within the building (including all rooms and circulation spaces) shall be submitted to and approved in writing by the Council prior to the commencement of any internal works to the relevant part of the building. The works shall be implemented in accordance with the approved details prior to occupation of the building and shall thereafter be permanently retained.

Reason: In order to safeguard the special architectural or historic interest of the building in accordance with policy DC8 of the Hammersmith and Fulham Local Plan.

9. INTERNAL MATERIAL SAMPLES – GENERAL

Details and samples of typical new and replacement internal materials, internal surface finishes and internal paint colours including those to be used in works to flooring, walls, ceilings, stairs, balustrades, internal light fittings, shall be submitted for the Council's approval prior to the commencement of any internal works to the relevant part of the building. The works shall be implemented in accordance with the approved details prior to the occupation of the building and shall thereafter be permanently retained.

Reason: In order to safeguard the special architectural or historic interest of the building in accordance with policy DC8 of the Hammersmith and Fulham Local Plan

10. DETAILED DRAWINGS AND MATERIALS – M&E SERVICING

Details including detailed drawings at a scale of not less than 1:20 in plan, section and elevation and material samples (where necessary) of all internal M&E servicing shall be submitted to and approved in writing by the Council prior to commencement of any works (other than works of site preparation, excavation and demolition of existing buildings). The works shall be implemented in accordance with the approved details prior to occupation of the building and shall thereafter permanently retained.

Reason: In order to safeguard the special architectural or historic interest of the building in accordance with policy DC8 of the Hammersmith and Fulham Local Plan

11. METHOD STATEMENT FOR PROTECTION OF ARCHITECTURAL DETAILS DURING CONSTRUCTION WORKS

A Method Statement for the protection of internal and external architectural details and historic building fabric during demolition and construction works shall be submitted to and approved in writing by the Council prior to the commencement of any works (other than works identified in Condition 14). The works shall be implemented in accordance with approved details and the protection methods shall be retained for the duration of the demolition and construction works.

Reason: In order to safeguard the special architectural or historic interest of the building in accordance with policy DC8 of the Hammersmith and Fulham Local Plan

12. METHOD STATEMENT FOR THE SALVAGE AND SECURE STORAGE OF ANY REDUNDANT ARCHITECTURAL FEATURES

Details of arrangements for salvage, secure storage and reuse of any redundant architectural features shall be submitted to and approved in writing by the Council prior to the commencement of any works (other than works of site preparation, excavation, and demolition of existing buildings approved under Condition 14). The works shall be implemented in accordance with the approved details and the salvaged items shall thereafter be permanently retained in accordance with the approved details.

Reason: In order to safeguard the special architectural or historic interest of the building in accordance with policy DC8 of the Hammersmith and Fulham Local Plan

13. ARTEFACTS

An Artefacts Display and Retention Plan shall be submitted to and approved in writing by the local planning authority prior to the commencement of any works.

The Artefacts Display and Retention Plan shall include the following details:

- a) Details of the artefacts to be displayed
- b) Floor Plans and internal elevations identifying the locations for the display of the artefacts within the building,
- c) Details of storage of those artefacts not for display

Reason: In order to safeguard the special architectural or historic interest of the building in accordance with policy DC8 of the Hammersmith and Fulham Local Plan

14. PHOTOGRAPHIC RECORDS

No works to the Town Hall shall commence until a n internal and external photographic record of the Town Hall building with locations of each photograph marked on floor plans has been undertaken by a person or body approved by the Local Planning Authority and in accordance with a written scheme approved by the Local Planning Authority in writing. The record shall be submitted to and approved in writing by the Council and a copy of the approved photographic record and floorplans shall be deposited at the Local Archives prior to commencement of the works hereby approved.

15. DEMOLITION METHOD STATEMENT

Prior to the demolition of the access and platform and stairways of the town hall extension abutting the listed building a method statement detailing method of demolition and remedial works to the listed façade should be submitted to the local authority

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

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

Application form received: 26th April 2018
Drawing Nos: see Condition 2

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

Consultation Comments:

Comments from:	Dated:
Natural England	29.05.18
Port Of London Authority	15.05.18
Hammersmith & Fulham Historic Buildings Group	15.01.19
Historic England London Region	21.01.19
London Borough Of Hounslow	23.01.19
Port Of London Authority	11.12.18

Neighbour Comments:

Letters from:	Dated:
30 Warley House Mitchison Road London N1 3NH	07.06.18
River House 24 Upper Mall LONDON W6 9TA	31.05.18
4 Ravenscourt Road London W6 0UG	01.06.18
11 Ravenscourt Place London W6 0UN	21.05.18
Sussex House 12 Upper Mall London W6 9TA	04.06.18
8 Standish Road London W6 9AL	17.01.19
60 Weltje Road London W6 9LT	27.12.18

OFFICERS' REPORT

The assessment for this report is contained within the joint report for applications 2018/01500/FUL and 2018/01501/LBC