

PLANNING AND DEVELOPMENT CONTROL COMMITTEE
Addendum 02.04.2019

<u>Reg. No:</u>	<u>Site Address:</u>	<u>Ward</u>	<u>Page</u>
2018/02776/FUL	Brook House, 229-243 Shepherds Bush Road	Hammersmith Broadway	20

Page 29 Delete condition 24, Replace with: 24) Works to the elevations of the building 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, in accordance with Policies DC1 and DC4 of the Local Plan (2018).

Page 29 Delete condition 25, Replace with: 25) Prior to commencement of works to the front façade of the building, a sample panel of a bedroom window module to the front elevation, including surrounding brickwork, shall be constructed on site and then subsequently inspected and approved in writing by the Council. The development shall only be carried out in accordance with the details approved and it shall thereafter be permanently retained as such.

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

Page 30 Delete condition 26, Replace with: 26) The relevant part of the development shall not commence until detailed drawings in plan, section, and elevation at a scale of no less than 1:20, have been submitted and approved by the council with regards to the following elements:

- Typical ground floor shopfront;
- Front bedroom window module;
- Ground floor front entrance bays;
- Front dormer windows;
- Lift overrun;
- Rear projecting bay box.

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).

Page 30 Delete condition 27, replace with: 27) Prior to commencement of works to the elevations of the building, a study investigating the potential for all or part of the flat roof of the main building and/or the lift overrun to contain a green roof shall be submitted to, and approved in writing by the council. Details of any area of green roof shall also be submitted for approval, including system type, planting schedule and a maintenance plan. The 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, visual amenity and sustainable drainage, to comply with the requirements of the NPPF, Policies 7.14 a-c of The London Plan (2016) and Policy CC10 of the Local Plan (2018).

Para 4.52, Line 9 Delete `details of a green roof on the flat roof of the main building` and Insert `a study investigating the potential for all or part of the flat roof of the main building and/or the lift overrun to contain a green roof.`