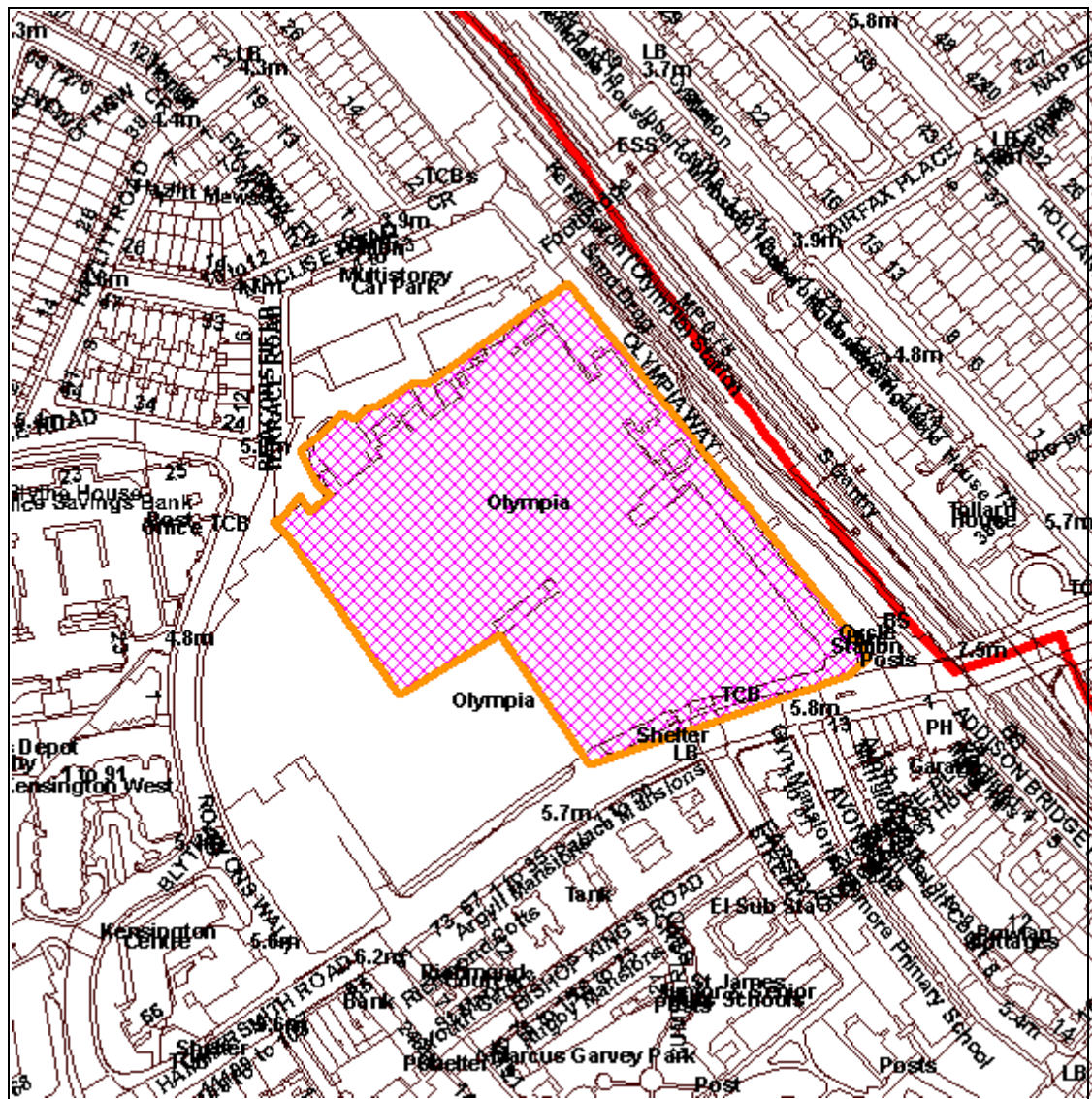


Ward: Avonmore And Brook Green

Site Address:

Olympia Exhibition Centre Hammersmith Road London W14 8UX



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For identification purposes only - do not scale.

Reg. No:
2019/01434/LBC

Case Officer:
Peter Wilson

Date Valid:
09.05.2019

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

Committee Date:
22.07.2019

Applicant:

Olympus Property Holding Limited

Description:

Internal and external physical alterations to accommodate new temporary mezzanine level decks in Grand and National Halls (full hall coverage), provision of associated temporary new entrance building and lifts, erection of plant and associated landscaping and physical works.

Drg Nos: See Condition 2

Application Type:

Listed Building Consent

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

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

Application form received: 8th May 2019

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:

Historic England London Region

Dated:

02.07.19

Neighbour Comments:

Letters from:

33 Margaret Street London W1G 0JD

Dated:

05.07.19

Officer Recommendation:

That the Strategic Director for The Economy Department be authorised to determine the application and grant listed building consent subject to the conditions listed below.

CONDITIONS

In line with the Town and Country Planning Act 1990 and the Town and Country Planning (Pre-commencement Conditions) Regulations 2018, officers have consulted the applicant on the pre-commencement conditions included in the agenda and the applicant has raised no objections.

1. Time Limit

The works hereby permitted shall be removed and the buildings and land restored to their former condition on or before 3 years from the date of this Listed Building Consent.

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. Approved Drawings

The works shall be carried out and completed in accordance with the following approved drawings:

Demolition Plans

1819-SPP-DR-A-GD-D-20-0G-01-01 Grand Deck - Demolition Level 0G Floor Plan P01;
1819-SPP-DR-A-GD-D-20-01-01-01 Grand Deck - Demolition Level 01 Floor Plan P01;
1819-SPP-DR-A-GD-D-20-0R-01-01 Grand Deck - Demolition Roof Plan P01;
1819-SPP-DR-A-ND-D-20-0G-01-01 National - Demolition Level 0G Floor Plan P01;
1819-SPP-DR-A-ND-D-20-01-01-01 National - Demolition Level 01 Floor Plan A1 P01;
1819-SPP-DR-A-ND-D-20-0R-01-01 National - Demolition Roof Plan P01.

Demolition Elevations

1819-SPP-DR-A-GD-D-25-XX-01-01 Grand Deck - Demolition NE & SE Elevations P01;
1819-SPP-DR-A-GD-D-25-XX-01-02 Grand Deck - Demolition NW & SW Elevations P01;
1819-SPP-DR-A-ND-D-25-XX-01-01 National Deck - Demolition NE & SE Elevations P01;
1819-SPP-DR-A-ND-D-25-XX-01-02 National Deck - Demolition NW & SW Elevations P01.

Demolition Sections

1819-SPP-DR-A-GD-D-26-XX-01-01 Grand Deck - Demolition Sections S1 & S2 P01;
1819-SPP-DR-A-ND-D-26-XX-01-01 National Deck - Demolition Sections S1 & S2 P01.

Demolition Area Schedule

1819-SPP-SC-A-TD-D-80-0001 Demolition Area Schedule P01.

Proposed Site

1819-SPP-DR-A-TD-P-00-XX-01-01 Proposed Site Plan P01.

Proposed Plans

1819-SPP-DR-A-GD-P-20-0G-01-01 Grand Deck - Proposed Level 0G Floor Plan P01;
1819-SPP-DR-A-GD-P-20-01-01-01 Grand Deck - Proposed Level 01 Floor Plan P02;

1819-SPP-DR-A-GD-P-20-0R-01-01 Grand Deck - Proposed Roof Plan P01;
1819-SPP-DR-A-ND-P-20-0G-01-01 National Deck - Proposed Level 0G Floor Plan P01; 1819-SPP-DR-A-ND-P-20-01-01-01 National Deck - Proposed Level 01 Floor Plan P01; 1819-SPP-DR-A-ND-P-20-0R-01-01 National Deck - Proposed Roof Plan P01.

Proposed Elevations

1819-SPP-DR-A-GD-P-25-XX-01-01 Grand Deck - Proposed NE & SE Elevations P01;
1819-SPP-DR-A-GD-P-25-XX-01-02 Grand Deck - Proposed SW & NW Elevations P01;
1819-SPP-DR-A-GD-P-25-XX-01-01 National Deck - Proposed NE & SE Elevations P01; 1819-SPP-DR-A-ND-P-25-XX-01-02 National Deck - Proposed NW & SW Elevations P01; 1819-SPP-DR-A-EH-P-25-XX-01-01 Entrance Hall - Axonometric Views P01; 1819-SPP-DR-A-GD-P-25-XX-01-11 Grand - Hospitality Room & Additional Elevation - Phased P01

Proposed Sections

1819-SPP-DR-A-GD-P-26-XX-01-01 Grand Deck - Proposed Sections S1 & S2 P01;
1819-SPP-DR-A-GD-P-26-XX-01-02 Entrance Box Evolution from Existing to Proposed Phase P01; 1819-SPP-DR-A-ND-P-26-XX-01-01 National Deck - Proposed Sections S1 & S2 P01; 1819-SPP-DR-A-EH-P-26-XX-01-01 Proposed New Front Box Sections P01.

Proposed Details

1819-SPP-DR-A-GD-P-21-XX-01-01 Grand-Deck - Proposed Details S1; 1819-SPP-DR-A-GD-P-21-XX-01-02 Grand-Deck - Proposed Details S2; 1819-SPP-DR-A-ND-P-21-XX-01-01 National-Deck - Proposed Details S1; 1819-SPP-DR-A-ND-P-21-XX-01-02 National-Deck - Proposed Details S2; 1819-SPP-DR-A-EH-P-21-XX-01-03 Entrance Hall - Proposed Details 01; 1819-SPP-DR-A-EH-P-21-XX-01-01 Entrance Hall - Proposed Details 02; 1819-SPP-DR-A-EH-P-21-XX-01-02 Entrance Hall - Proposed Details 03.

Proposed Stair & Balustrate Details

1819-SPP-DR-A-GD-P-24-XX-01-01 Grand-Deck - Proposed Stair Details S1; 1819-SPP-DR-A-GD-P-24-XX-01-02 Grand-Deck - Proposed Stair Details S2; 1819-SPP-DR-A-GD-P-24-XX-01-03 Grand-Deck - Proposed Balustrate Details S1; 1819-SPP-DR-A-GD-P-24-XX-01-04 Grand-Deck - Proposed Balustrate Details S2; 1819-SPP-DR-A-ND-P-24-XX-01-01 National-Deck - Proposed Stair Details S1; 1819-SPP-DR-A-ND-P-24-XX-01-02 National-Deck - Proposed Stair Details S2; 1819-SPP-DR-A-ND-P-24-XX-01-03 National-Deck - Proposed Balustrate Details; 1819-SPP-DR-A-ND-P-24-XX-01-04 National-Deck - Proposed Balustrate Details S2.

Proposed Ceiling Plans & Ceiling Details

1819-SPP-DR-A-GD-P-35-0G-01-01 Grand-Deck - Proposed Level 0G Reflected Ceiling; 1819-SPP-DR-A-GD-P-35-01-01-02 Grand-Deck - Proposed Level 01 Reflected Ceiling; 1819-SPP-DR-A-GD-P-35-XX-01-10 Grand-Deck - Proposed Ceiling Details S1; 1819-SPP-DR-A-GD-P-35-XX-01-11 Grand-Deck - Proposed Ceiling Details S2; 1819-SPP-DR-A-ND-P-35-0G-01-01 National-Deck - Proposed Level 0G Reflected Ceiling; 1819-SPP-DR-A-ND-P-35-0G-01-02 National-Deck - Proposed Level 01 Reflected Ceiling; 1819-SPP-DR-A-ND-P-35-XX-01-10 National-Deck - Proposed Ceiling Details S1; 1819-SPP-DR-A-ND-P-35-XX-01-11 National-Deck - Proposed Ceiling Details S2.

Proposed Lifts

1819-SPP-DR-A-GD-P-75-XX-01-01 Grand-Deck - Proposed Lift Details; 1819-SPP-DR-A-GD-P-75-XX-01-02 Grand-Deck - Proposed Lift Elevations; 1819-SPP-DR-A-ND-P-75-XX-01-01 National-Deck - Proposed Stair Details S2; 1819-SPP-DR-A-ND-P-75-XX-01-02 National-Deck - Proposed Lift Elevations.

Reason: In order to ensure full compliance with the application hereby approved and to prevent harm arising through deviations from the approved plans, in accordance with Policies DC1, DC4 and DC8 of the Local Plan 2018.

3. Historic Building Recording and photographic survey

Prior to the commencement of any works to the listed buildings an internal and external photographic record of each listed building with locations of each photograph marked on floor plans 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.

Reason: In order to record the special architectural or historic interest of the listed buildings in accordance with Policy DC8 of the Local Plan 2018

4. Schedule and specification of external works

A schedule and specification of all external works including details of refurbishment, repairs, and restoration in respect of each external surface of each listed building shall be submitted to and approved in writing by the Council prior to commencement of any works. The works shall be implemented in accordance with the approved details prior to occupation of the relevant Listed building and shall thereafter be permanently retained.

Reason: In order to safeguard the special architectural or historic interest of the listed buildings in accordance with policy DC1, DC4 and DC8 of the Local Plan 2018.

5. Detailed external drawings

Prior to the commencement of any works (excluding Enabling Works), detailed drawings at a scale not less than 1:20 (in plan, section, and elevation) of typical bays and junctions with adjacent buildings of each elevation of each building shall be submitted to and approved in writing by the Council. This shall include detailed drawings at of scale of not less than 1:20 (in plan, section, and elevation) of shopfronts for any A Class uses on site. The development shall be carried out in accordance with the details as approved and thereafter permanently retained in this form.

Reason: In order to safeguard the special architectural or historic interest of the listed buildings in accordance with policy DC1, DC4 and DC8 of the Local Plan 2018.

6. Detailed external materials

Prior to the commencement of any works (excluding Enabling Works), details and samples of all the materials to be used in all external faces and roofs of the buildings to include entrances, cladding, fenestration, roofing, and plant, shall be submitted to and approved in writing by the Council. External material sample panels shall be erected onsite for the inspection by Council's Conservation Officer and written approval by

Council. The development shall be carried out in accordance with the details as approved and thereafter permanently retained in this form.

Reason: In order to safeguard the special architectural or historic interest of the listed buildings in accordance with policy DC1, DC4 and DC8 of the Local Plan 2018.

7. Schedule and specification of internal works

A schedule and specification of all internal works including details of refurbishment, repairs and restoration in respect of each internal element of each listed building shall be submitted to and approved in writing by the Council prior to commencement of internal fit out works within each Listed Building. The works shall be implemented in accordance with the approved details prior to occupation of the relevant listed building and shall thereafter be permanently retained.

Reason: In order to safeguard the special architectural or historic interest of the listed buildings in accordance with policy DC1, DC4 and DC8 of the Local Plan 2018.

8. Detailed internal drawings

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

Reason: In order to safeguard the special architectural or historic interest of the listed buildings in accordance with policies DC1, DC4 and DC8 of the Hammersmith and Fulham Local Plan (2018).

9. Internal material samples – General

Prior to the relevant part of the works commencing within each listed building, details, and samples of all new and replacement internal materials to each listed building including all surface finishes and all paint colours to be used in works to flooring, walls, ceilings, stairs, balustrades, and internal light fittings (in particular to ceilings, recessed fittings, design of pendants, lighting rafts) shall be submitted to and approved in writing by the Council. The works shall be implemented in accordance with the approved details prior to the occupation of the relevant listed building and shall thereafter be permanently retained.

Reason: In order to safeguard the special architectural or historic interest of the listed buildings in accordance with policies DC1, DC4 and DC8 of the Hammersmith and Fulham Local Plan (2018).

10. Façade restoration – Grand Hall

Prior to the relevant part of the works commencing at each listed building, a method statement for the removal of the entrance buildings at the front elevation of the Grand

Hall and the restoration of the Grand Hall façade shall be submitted to and approved in writing by the Council. The method statement will explain how historic fabric will be protected and details of removal and storage of fabric if required. The method statement will also provide details of how the façade of Grand Hall will be recorded for restoration.

Prior to the relevant part of the works commencing at each listed building, detailed drawings of the proposed works to Grand Hall at a scale of not less than 1:20 in plan, section and elevation shall be submitted for the Council's approval. The works shall be implemented in accordance with the approved details prior to the occupation of the relevant listed building and shall thereafter be permanently retained.

Reason: In order to safeguard the special architectural or historic interest of the listed buildings in accordance with policy DC1, DC4, DC6 and DC8 of the Hammersmith and Fulham Local Plan (2018).

11. Detailed drawings and materials – Grand Hall mezzanines

Prior to the relevant part of the works commencing, detailed drawings of typical bays of the proposed mezzanine levels in Grand Hall and of the junctions with the existing structure at a scale of not less than 1:20 in plan, section and elevation, together with samples of materials of the mezzanines shall be submitted to and approved in writing by the Council. 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 listed building in accordance with policies DC1, DC4 and DC8 of the Local Plan 2018.

12. Detailed drawings and materials – National Hall mezzanines

Prior to the relevant part of the works commencing, detailed drawings of typical bays of the proposed mezzanine levels in National Hall and of the junctions with the existing structure at a scale of not less than 1:20 in plan, section and elevation, together with samples of materials of the mezzanines shall be submitted to and approved in writing by the Council. 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 listed building in accordance with policies DC1, DC4 and DC8 of the Local Plan 2018.

13. 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 in each listed building shall be submitted to and approved in writing by the Council prior to commencement of the commencement of the relevant part of the works. The works shall be implemented in accordance with the approved details prior to occupation of the relevant listed building and shall thereafter permanently retained.

Reason: In order to safeguard the special architectural or historic interest of the listed buildings in accordance with policies DC1, DC4 and DC8 of the Hammersmith and Fulham Local Plan (2018).

14. Protection of architectural features and historic fabric during demolition and 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. 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 listed buildings, in accordance with the NPPF (2012), Policy 7.8 of the London Plan (2016), Policies DC1, DC4 and DC8 of the Local Plan (2018), and Key Principles of the Planning Guidance SPD (2018).

15. Salvage and storage of architectural features

Details of arrangements for the salvage and secure storage and reuse of architectural features of the listed building shall be submitted to and approved in writing by the Council prior to the commencement of any works. 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 listed buildings, in accordance with the NPPF (2012), Policy 7.8 of the London Plan (2016), Policies DC1, DC4 and DC8 of the Local Plan (2018), and Key Principles of the Planning Guidance SPD (2018).

16. Internal signage strategy – listed buildings

Prior to the first occupation of the development, an Internal Signage Strategy for the listed buildings shall be submitted to and approved in writing by the Council and all works pursuant to this consent shall be carried out in accordance with the approved details.

Reason: In order to safeguard the special architectural or historic interest of the listed building, in accordance with the NPPF (2012), Policy 7.8 of the London Plan (2016), Policy DC8 of the Local Plan (2018), and Key Principles of the Planning Guidance SPD (2018).

OFFICER REPORT

- 1.1. The report and assessment for this application for listed building consent is set out within the report for the associated full planning permission under ref. 2019/01433/FUL on this agenda.