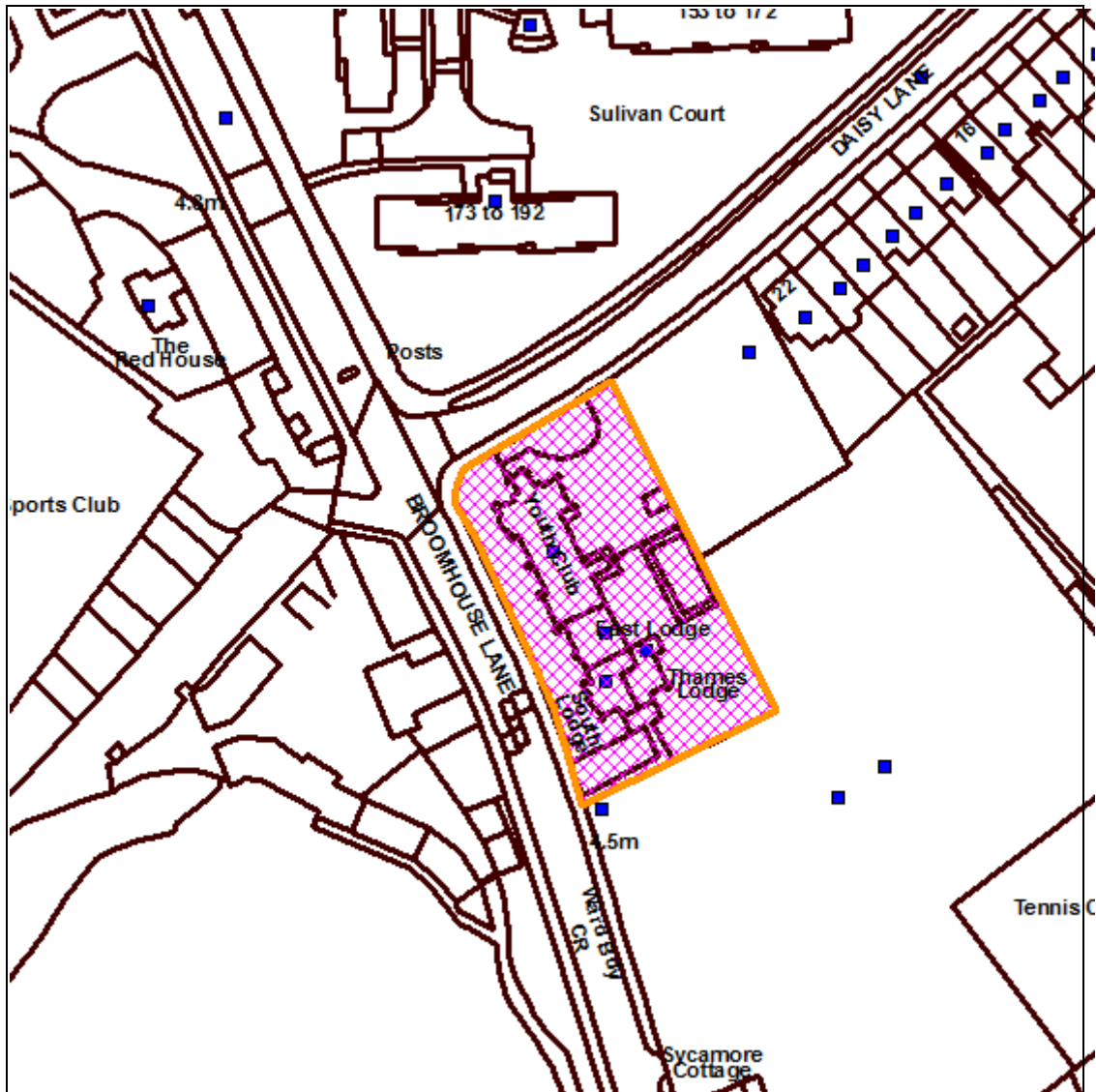


Ward: Sands End

Site Address:

The Castle Centre Broomhouse Lane London SW6 3DP



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For identification purposes only - do not scale.

Reg. No:

2019/00733/LBC

Case Officer:

Graham Simpson

Date Valid:

28.03.2019

Conservation Area:

Constraint Name: Hurlingham Conservation Area -
Number 4

Committee Date:

15.10.2019

Applicant:

Ten Wandsworth

C/O Town Planning Bureau The Barn 43 Oakdene Road Redhill

RH1 6BT

Description:

Alterations and extensions to the Grade II listed building including the demolition of the summer house, erection of a part-one, part-two and part-three storey extension and excavation of a partial basement beneath the extension, in connection with the use of the site as a 33-bedroom nursing home (Use Class C2) together with the demolition and replacement of front and side boundary walls, and re-instatement of a means of access to the highway on Daisy Lane.

Drg Nos: (03)-P-0B0 Rev PO; (03)-P-0G0 Rev P9; (03)-P-0L1 Rev P3;(03)-P-001 Rev PL; (03)-P-002 Rev PO; (03)-P-003 Rev PO;(03)-E-001 Rev PL; (03)-E-002 Rev PO; (03)-E-003 Rev PO;(03)-E-004 Rev PO; (03)-E-005 Rev PL; (03)-E-006 Rev PL;(03)-X-001 Rev PO; (03)-X-002 Rev PO; (03)-X-003 Rev PO;(03)-X-004 Rev PO; (90)-E-001 PL; (90)-E-002 PL;(90)-E-OG0 PL; (90)-E-OG0_R PL; (90)-X-001 PL;(90)-X-002 PL; (03)-D-OG0 P4; (03)-D-OG1 P4;(03)-D-OG2 P2; (03)-P-0L2 Rev P5; (03)-P-004 Rev P2;(03)-X-005 Rev P3; (03)-X-007 Rev P2

Application Type:

Listed Building Consent

Officer Recommendation:

That the Committee resolve that the Strategic Director, The Economy be authorised to determine the application and grant permission up on the completion of a satisfactory legal agreement and subject to the condition(s) listed below

To authorise the Strategic Director, The Economy, after 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.

- 1) The works hereby granted consent shall not commence later than the expiration of 3 years beginning with the date upon which this consent is granted.

Condition required to be imposed by Section 18(1) (a) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended by section 91 of the Planning and Compensation Act 2004).

- 2) The works hereby approved are only those specifically stated in the written description and indicated on the approved drawing numbers outlined above.

In order to safeguard the special architectural or historic interest of the building, in accordance with Policies DC1, DC4 and DC8 of the Local Plan 2018.

- 3) All new works and finishes and works of making good to the retained fabric shall match the existing adjacent work with regard to the methods used and to

materials, colour, texture and profile unless shown otherwise on the drawings or other documentation hereby approved or required by any condition(s) attached to this consent.

To ensure the protection of the special architectural or historic interest of the building in accordance with policy 7.8 (Heritage assets and archaeology) of the London Plan (2016) and policies DC1 (Built environment), DC4 (Alterations and extensions) and DC8 (Heritage and conservation) of the Local Plan (2018).

- 4) Detailed drawings at a scale of not less than 1:20 in plan, section, and elevation of the proposed 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 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 be permanently retained.

In order to safeguard the special architectural or historic interest of the building in accordance with policy DC8 of the Local Plan 2018.

- 5) The works, including demolition works, hereby permitted shall not be undertaken before a signed building contract for the conversion, refurbishment, repair, restoration and extension of the listed building in accordance with this listed building consent has been submitted to and approved in writing by the Local Planning Authority.

To ensure that works do not take place prematurely and to safeguard the special architectural or historic interest of the listed building and its setting in accordance with policy DC8 of the Local Plan 2018.

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

In order to safeguard the special architectural or historic interest of the listed building in accordance with policy DC8 of the Local Plan 2018.

- 7) Details and samples of all new and replacement internal materials, all surface finishes and all 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 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 the occupation of the building and shall thereafter be permanently retained.

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 2018.

- 8) 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 mechanical and electrical 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.

In order to safeguard the special architectural or historic interest of the building in accordance with policy DC8 of the Local Plan 2018.

- 9) Prior to the relevant part of the works commencing, a method Statement for the protection of internal and external architectural details and historic building fabric during the works shall be submitted to and approved in writing by the Council. 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.

In order to safeguard the special architectural or historic interest of the building in accordance with policy DC8 of the Local Plan 2018.

- 10) Detailed drawings at a scale of not less than 1:20 in plan, section and elevation of all new and replacement windows and doors and details of materials, frame and glazing bar profiles, opening style, subdivision (including window model samples and samples of glass) and of any secondary glazing (including details of opening style and sub-division) shall be submitted to and approved in writing by the LPA prior to the commencement of any works. The works shall be implemented in accordance with the approved details prior to the occupation of the building and shall thereafter be permanently retained.

In order to safeguard the special architectural or historic interest of the building in accordance with policy DC8 of the Local Plan 2018.

- 11) Prior to the commencement of the works hereby approved an internal and external photographic survey of the property including the summer house and boundary treatment (incorporating a master plan showing the location of each photograph) shall be submitted to, and approved in writing by, the Council and a copy of the approved photographic survey shall be deposited with the Borough Archives.

To ensure that the special interest of this listed building is recorded, in accordance with policy 7.8 (Heritage assets and archaeology) of the London Plan (2016) and Policies DC1 (Built environment), DC4 (Alterations and extensions) and DC8 (Heritage and conservation) of the Hammersmith and Fulham Local Plan (2018).

Justification for Approving the Application:

- 1) The proposals would cause harm less than substantial harm to the significance of the listed building and its setting, which would be outweighed by public benefits, in this respect the proposal complies with Policies DC1, DC4 and DC8 of the Local Plan 2018.

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

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

Application form received: 11th March 2019
Drawing Nos: see above

Policy documents: National Planning Policy Framework (NPPF) 2019
The London Plan 2016
LBHF - Local Plan 2018
LBHF – Planning Guidance Supplementary Planning Document
2018

Consultation Comments:

Comments from:
Historic England London Region

Dated:
10.04.19

Neighbour Comments:

Letters from:
19 daisy lane London SW6 3DD
8 Daisy Lane London SW6 3DD
13 Daisy Lane London SW6 3DD
19 daisy lane London SW6 3DD
75 Cowcross Street London EC1M 6EJ
14 daisy lane London sw6 3dd

Dated:
17.05.19
03.06.19
03.06.19
17.05.19
24.04.19
26.04.19

Refer to report for application ref. 2019/00733/FUL for details.