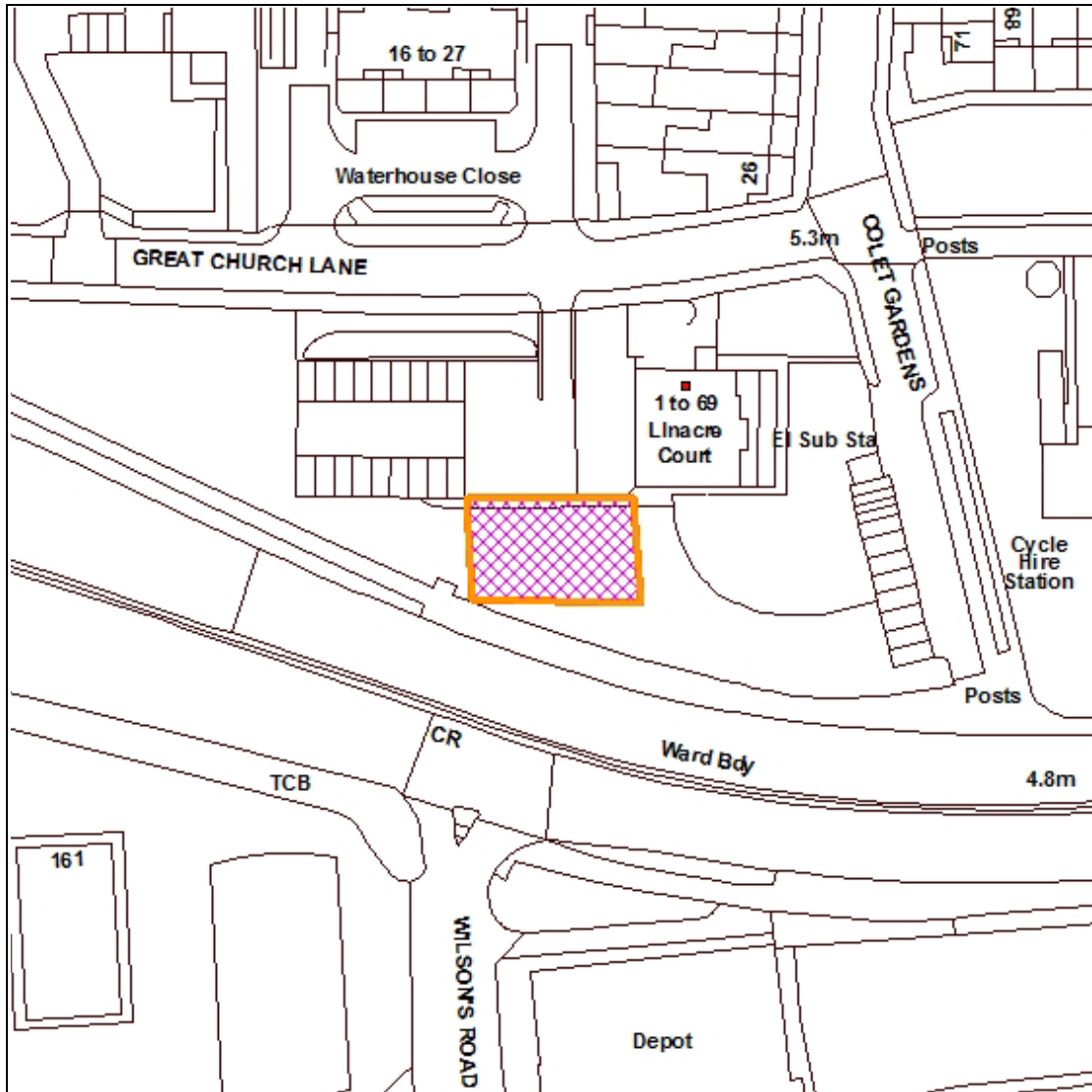


Ward: Avonmore And Brook Green

Site Address:

Land Adjacent To Linacre Court Great Church Lane London W6 8DE



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For identification purposes only - do not scale.

Reg. No:
2020/02856/FR3

Case Officer:
Ian Opolot

Date Valid:
18.11.2020

Conservation Area:

Committee Date:
06.07.2021

Applicant:

LB of Hammersmith and Fulham
JRP LLP Craven House 40 Uxbridge Road London W5 2BS

Description:

Erection of a single storey building to use as a community centre (Class F2) to the west of Linacre Court Tower block with level access from existing hard-landscaped ramps.
Drg Nos: (25)M-401, (20)M-401A, (SK) 210803-01, 613 Rev 1, (25)M-402, 613
Maintenance Plan Rev 2 dated 24/6/21, 613 Rev 2 Planting Plan, 613.2 Rev 2 Planting Schedule, Arboricultural Impact Assessment dated 24/6/21.

Application Type:

Full Regulation 3 - LBHF is Developer

Officer Recommendation:

- 1) That the Committee resolve that the Chief Planning Officer be authorised to grant planning permission subject to the conditions listed below;
- 2) That the Committee resolve that the Chief Planning Officer, after consultation with the Head of Law and the Chair of the Planning and Development Control Committee be authorised to make any minor changes to the proposed conditions, which may include the variation, addition or deletion of conditions, any such changes shall be within their discretion.

Conditions:

- 1) The development hereby permitted shall not commence later than the expiration of 3 years beginning with the date of this planning permission.

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) The development shall not be erected otherwise than in accordance with the detailed drawings which have been approved and are stated on this decision notice.

In order to ensure full compliance with the planning drawings hereby approved and to prevent harm arising through deviations from the approved plans, in accordance with Policies HO11, DC1, DC2 and DC4 of the Local Plan (2018).

- 3) Prior to commencement of the development hereby approved, a Construction Logistics Plan shall be submitted to and approved in writing by the council. The plan shall be in accordance with Transport for London (TfL) requirements. This should seek to minimise the impact of demolition and construction traffic on nearby roads and restrict construction trips to off peak hours only. The approved details shall be implemented throughout the project period.

To ensure that demolition and construction works do not adversely impact on the operation of the public highway, and that the amenity of occupiers of surrounding premises is not adversely affected by noise, vibration, dust, lighting, or other

emissions from the building site, in accordance with Policies T7, CC11 and CC13 of the Local Plan (2018).

- 4) Prior to the commencement of the construction phase of the development hereby permitted, an Air Quality Dust Management Plan (AQDMP) in order to mitigate air pollution shall be submitted to and approved in writing by the Local Planning Authority. The AQDMP submitted shall include:
 - a) Site Location Plan indicating sensitive off-site receptors within 50m of the red line site boundaries
 - b) Construction Site and Equipment Layout Plan
 - c) Inventory and Timetable of dust generating activities during Construction;
 - d) Air Quality Dust Risk Assessment (AQDRA) that considers the potential for dust soiling and PM10 (human health) impacts for sensitive receptors off-site of the development within 250 m of the site boundaries during the construction phase and is undertaken in compliance with the methodology contained within Chapter 4 of the Mayor of London 'The Control of Dust and Emissions during Construction and Demolition', SPG, July 2014
 - e) Site Specific Dust, Particulate (PM10) and NOx Emission mitigation and control measures as required by the overall High Dust Risk Rating of the site and shall be in a table format as contained within Appendix 7 of Mayor's SPG including for on-road and off-road construction traffic.
 - f) Details of Site Particulate (PM10) and Dust Monitoring Procedures and Protocols including locations of a minimum of 2 x MCERTS compliant (PM10) monitors on the site boundaries used to prevent levels exceeding predetermined PM10 threshold trigger levels, calibration certificates of MCERTS compliant PM10 monitors and details of real time internet based remote access to PM10 monitoring data
 - g) Details of the Non-Road Mobile Machinery (NRMM) used on the site with CESAR Emissions Compliance Verification (ECV) identification that shall comply with the minimum Stage IV NOx and PM10 emission criteria of The Non-Road Mobile Machinery (Type-Approval and Emission of Gaseous and Particulate Pollutants) Regulations 2018 and its subsequent amendments. This will apply to both variable and constant speed engines for both NOx and PM. An inventory of all NRMM for the first phase of construction shall be registered on the NRMM register <https://london.gov.uk/non-road-mobile-machinery-register> prior to commencement of demolition works and thereafter retained and maintained until occupation of the development;
 - h) Details of the use of on-road Ultra Low Emission Zone (ULEZ) compliant vehicles e.g. minimum Petrol/Diesel Euro 6 (AIR Index <https://airindex.com> Urban NOx rating A, B) and Euro VI;

Developers must ensure that on-site contractors follow best practicable means to minimise dust, particulates (PM10, PM2.5) and NOx emissions at all times. Approved details shall be fully implemented and permanently retained and maintained during the construction phases of the development.

In the interests of improving the borough's air quality in accordance with Policy CC10 of the Local Plan (2018).

- 5) Prior to first use of the development hereby permitted, full details of a Community Centre Management Plan shall be submitted to and approved in writing by the Local Planning Authority. Upon the commencement of the use, the Community Management Plan shall be implemented in full compliance with the approved details, and shall thereafter continue to be fully implemented whilst the use remains in operation. Such details shall include, but not be limited to, information on the hours of use; booking arrangements, management of the centre, measures to ensure that customers are encouraged to travel to site by public transport or other sustainable modes and avoid the use of private vehicles.

To ensure that there will be no undue disruption to neighbouring occupiers by reason of noise nuisance and disturbance or to the safe operation of the public highway in accordance with Policy CC11, T1 and T2 of the Local Plan (2018)

- 6) No development above ground level shall commence until a statement of how Secured by Design requirements are to be adequately achieved within the development has been submitted to and approved in writing by the council. The approved details shall be carried out prior to occupation of the development and permanently maintained thereafter.

To ensure a safe and secure environment for users and occupiers of the development, in accordance with Policies DC1 and DC2 of the Local Plan (2018).

- 7) Noise from uses and activities within the building/development site shall not exceed the criteria of BS8233:2014 at neighbouring noise sensitive/ habitable rooms and private external amenity spaces.

To ensure that the amenity of occupiers of the development site/ surrounding premises is not adversely affected by noise, in accordance with Policies CC11 and CC13 of the Development Management Local Plan.

- 8) The external sound level emitted from plant, machinery, or equipment at the development hereby approved shall 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 BS4142:2014 at the nearest and/or most affected noise sensitive premises, with all machinery operating at maximum capacity.

To ensure that the amenity of occupiers of the development site/ surrounding premises is not adversely affected by noise from mechanical installations in accordance with Policies CC11 and CC13 of the Local Plan (2018).

- 9) Prior to use, machinery, plant or equipment, extract/ventilation and ducting at the development shall be mounted with proprietary anti-vibration isolated and fan motors shall be isolated from the casing and adequately silenced and maintained as such.

To ensure that the amenity of occupiers of the development site/ surrounding premises is not adversely affected by noise from mechanical installations in accordance with Policies CC11 and CC13 of the Local Plan (2018).

- 10) Prior to occupation of the building hereby approved, details of any proposed external lighting shall be submitted to and approved in writing by the council. Thereafter the lighting shall be installed in accordance with the details so agreed and be permanently retained as such thereafter.

To ensure the amenities of surrounding occupiers is not adversely affected through light spillage or light pollution, in accordance with Policy CC13 of the Local Plan (2018).

- 11) No lighting, machinery or equipment operated in connection with the community centre use hereby permitted shall be used outside of the agreed opening hours of the centre.

To ensure that the community centre use does not adversely affect the residential amenities of neighbouring occupiers, in accordance with Policies CC11 and CC13 of the Local Plan (2018).

- 12) No alterations shall be carried out to the external appearance of the development, including the installation of air-conditioning units, ventilation fans or extraction equipment not shown on the approved drawings, without planning permission first being obtained. Any such changes shall be carried out in accordance with the approved details and permanently retained thereafter.

So that the visual impact of such installations can be considered in accordance with Policies DC1 and DC8 of the Local Plan (2018).

- 13) Pre above ground works in the development a Ventilation Strategy Report to mitigate the impact of existing poor air quality for class F2 use for receptor locations where the air quality objectives for NO₂ and World Health Organisation (WHO) targets for Particulate Matter (PM_{2.5}, PM₁₀) are already exceeded and where current and future predicted pollutant concentrations are within 5 % of these limits shall be submitted to and approved in writing by the Local Planning Authority. The report shall include the following information:

- a) Details and locations of the ventilation intake locations at rear roof level on Great Church Lane
- b) Details of restricted opening windows (100mm maximum opening for emergency purge ventilation only)
- c) Details and locations of ventilation extracts, to demonstrate that they are located a minimum of 2 metres away from the air ventilation intakes, openable windows, terraces
- d) Details of the independently tested mechanical ventilation system with Nitrogen Dioxide (NO₂) and Particulate Matter (PM_{2.5}, PM₁₀) filtration with air intakes on the rear elevation to remove airborne pollutants. The filtration system shall have a minimum efficiency of 75% in the removal of Nitrogen Oxides/Dioxides, Particulate Matter (PM_{2.5}, PM₁₀) in accordance with BS EN ISO 10121-1:2014 and BS EN ISO 16890:2016.

The whole system shall be designed to prevent summer overheating and minimise energy usage. The maintenance and cleaning of the systems shall be undertaken regularly in accordance with manufacturer specifications and shall be the

responsibility of the primary owner of the property. Approved details shall be fully implemented prior to the occupation/use of the development and thereafter permanently retained and maintained

- 14) Prior to occupation of the development, details of a post installation report of the approved ventilation strategy as required by condition 13 to mitigate the impact of existing poor air quality shall be submitted to and approved in writing by the Local Planning Authority.

Approved details shall be fully implemented prior to the occupation/use of the development and thereafter permanently retained and maintained in accordance with Local Plan (2018) Policy CC10.

- 15) Prior to the occupation and use of the development, details of acoustic screening for the air conditioning units shall be submitted to and approved in writing
- 16) Prior to commencement, a revised Surface Water Management Strategy shall be submitted to the council for approval, that includes full details of all proposed Sustainable Drainage Systems (SuDS) which have been assessed for the site and been shown to be feasible. The SuDS chosen for the site should follow the London Plan Drainage Hierarchy which promotes the use of certain SuDS measures above others. Measures such as rainwater harvesting for re-use and infiltration methods should be prioritised and opportunities maximised on the site. If these are not feasible, this should be demonstrated in the Strategy and alternative SuDS measures considered and designed in, such as an attenuation tank. Peak discharge rates of surface water from the site should be minimised and aim to meet the greenfield rate for the site for a range of storm scenarios up to and including the 1 in 100 year storm event + climate change factor (40%). Plans showing the SuDS measures and drainage connections, including details of where the connection to the public sewer will be made should be provided along with maintenance information for all SuDS features which will need to remain in place and be maintained for the lifetime of the development.

To ensure that surface water run-off is managed in a sustainable manner, in accordance with Policy SI 13 of the London Plan (2021), and Policy CC4 of the Local Plan (2018).

- 17) Prior to occupation of the development hereby permitted, details of the installation of the Zero Emission MCS certified Air/Water Source Heat Pumps, or Electric Boilers, for the supply of space heating and hot water for the Community Centre (Class F2) use shall be submitted to and approved in writing by the Local Planning Authority.

Approved details shall be fully implemented prior to the occupation/use of the development and thereafter permanently retained and maintained in accordance with Policy CC10 of the Local Plan (2018).

- 18) The replacement trees proposed for the development shall be implemented in accordance with the Arboricultural Impact Assessment dated 24/6/21 and the Planting Plan (613 Rev 2) and plant schedule (613.2 Rev 1). The approved replacement trees shall be planted in the next planting season following removal of the trees. If any replacement tree is removed or severely damaged or dies within 5

years of planting they shall be replaced with a tree or similar size and species to that originally required to be planted.

To prevent unnecessary loss of trees and to ensure replacement planting is provided, in order to ensure the positive contribution to the character and appearance of the surrounding area is preserved, in accordance with Policies DC8 and OS5 of the Local Plan (2018).

- 19) The development shall be carried out in accordance with the Arboricultural Impact Assessment dated 24/6/21.

In order to ensure the protection of the surrounding trees and prevent their unnecessary loss, in accordance with Policies DC8 and OS5 of the Local Plan (2018).

- 20) No other trees apart from the three Lombardy Poplar trees (T3 and T4 category B 16m tall, and T5 category C stump detailed), will be lopped, topped, pruned or felled without prior approval by the Council.

In order to ensure the protection of the surrounding trees and prevent their unnecessary loss, in accordance with Policies DC8 and OS5 of the Local Plan (2018).

- 21) The landscaping proposed as detailed in the Planting plan (613 Rev 2) and the plant schedule (613.2 Rev 1) shall be carried out in accordance with the submitted details and shall thereafter be permanently retained as such. The approved planting shall be carried out in the first planting season following first use of the development. Any planting removed or severely damaged, dying or becoming seriously diseased within 5 years of planting shall be replaced in the next available planting season with a tree or shrub of similar size and species to that originally required to be planted.

To ensure a satisfactory external appearance in accordance with Policies DC8 and OS5 of the Local Plan (2018).

- 22) The proposed walls at first floor level shall be finished in corrugated cladding and shall thereafter be permanently retained in this form.

To ensure a satisfactory external appearance in accordance with Local Plan (2018) Policies DC1 and DC4 (2018).

- 23) The proposed main roof of the proposal shall be finished in powder coated metal and shall thereafter be permanently retained in this form.

To ensure a satisfactory external appearance in accordance with Local Plan (2018) Policies DC1 and DC4.

- 24) The proposed externally insulated walls shall be finished in render and shall thereafter be permanently retained in this form.

To ensure a satisfactory external appearance in accordance with Local Plan (2018) Policies DC1 and DC4.

- 25) Prior to the occupation of the development the 2 windows in the eastern elevation of the community centre will be glazed with obscure glass, and thereafter be retained in this manner in perpetuity.

In order to prevent overlooking and loss of privacy to neighbouring properties, contrary to Policies, DC1, DC4 and HO11 of the Local Plan (2018).

Justification for Approving the Application:

- 1) 1. Use: The development of the site for community use is considered acceptable, in accordance with the National Planning Policy Framework (NPPF, 2019), London Plan (2021) policies GG1 and S1 and policy CF1 of the Local Plan (2018) through the provision of access to good quality community spaces, services, amenities and infrastructure that accommodate, encourage and strengthen communities, increasing active participation and social integration, and addressing social isolation. The community use is of a comparable size and would provide a modern high quality facility, consistent with the objectives of policies CF1 and CF2 of the Local Plan (2018).
2. Design and Conservation: The proposed development would be a high quality development which would have regard to the pattern and grain of existing development in the area and make a positive contribution to the urban environment. The proposed development would be compatible with the scale and character of existing development and its setting. The proposal would preserve and enhance the character and appearance of the surrounding area. The development would therefore be acceptable in accordance with the NPPF (2019), policies DC1, DC2 and DC4 of the Local Plan (2018).
3. Impact on Neighbouring Residents: The impact of the proposed development upon adjoining occupiers is, on balance, considered acceptable with regards to noise and impacts on overlooking, sunlight, daylight and outlook. In this regard, the development as a whole would respect the principles of good neighbourliness. The development would therefore be acceptable in accordance with policies CC11, CC13, DC2 and HO11 of the Local Plan (2018) and Key principle HS6 of the Planning Guidance Supplementary Planning Document (2018).
4. Safety and Access: The development would provide a safe and secure environment for all users in accordance with London Plan (2021) policy D11 and policies DC1 and DC2 of the Local Plan (2018). The proposal would provide ease of access for all people, including disabled people, in accordance with London Plan (2021) policy GG1, policies DC1, DC2, HO11 of the Local Plan (2018) and Key principles DA1 of the Planning Guidance Supplementary Planning Document (2018).
5. Transport: There would be no adverse impact on traffic generation and the scheme would not result in congestion of the road network. . The development would therefore be acceptable in accordance with policy T7 of the Local Plan (2018).

6. Flood Risk: A Flood Risk Assessment (FRA) has been submitted as required. Detailed drainage and flood prevention matters would be secured by condition. In this respect the proposal is therefore in accordance with the NPPF (2019), London Plan (2021) policies GG1, D11, SI 12, SI 13, policies CC1, CC3, CC4 of the Local Plan (2018) and Key principles FR1, FR2, FR3, FR7 of the Planning Guidance Supplementary Planning Document (2018).

7. Land Contamination: An informative has been recommended to ensure that contact is made with environmental quality officers if contaminated substances or soils are found on site. As such the proposed development therefore accords with policy CC9 and CC13 of the Local Plan (2018), and Key principles LC1, LC2, LC4, LC5, LC6 and LC7 of the Planning Guidance Supplementary Planning Document (2018).

LOCAL GOVERNMENT ACT 2000 LIST OF BACKGROUND PAPERS

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

Application form received: 3rd November 2020
Drawing Nos: see above

Policy documents: National Planning Policy Framework (NPPF) 2019
The London Plan 2021
LBHF - Local Plan 2018
LBHF – Planning Guidance Supplementary Planning Document
2018

Consultation Comments:

Comments from:	Dated:
Crime Prevention Design Advisor - Hammersmith	09.12.20

Neighbour Comments:

Letters from:	Dated:
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1.0 SITE DESCRIPTION AND RELEVANT HISTORY

- 1.1 Linacre Court is a 18-storey residential tower block constructed in 1965. The site is located between Great Church Lane and the Hammersmith Flyover. To the east of the tower block are a series of single-storey garage blocks (below ground level), and to its west a small parking area with a hard-surfaced games area is accessible from a paved ramp. Barons Court Underground station is situated to the north west of the site.
- 1.2 The current application is for the erection of a single storey building to use a community centre (Class F2) to the west of Linacre Court Tower block with level access from existing hard-landscaped ramps.

1.3 There is extensive planning history related to this site, however there are no planning applications relevant to the current proposal.

2.0 PUBLICITY AND CONSULTATIONS

2.1 The application has been publicised by means of a site notice and a press advert, and individual notification letters have been sent to the occupiers of neighbouring properties and to residents of Linacre Court (73 letters).

2.2 No representations have been received in connection with the application.

3.0 POLICY FRAMEWORK

3.1 The Town and Country Planning Act 1990, the Planning and Compulsory Purchase Act 2004 and the Localism Act 2011 are the principal statutory considerations for town planning in England.

3.2 Collectively the three Acts create a plan led system which requires local planning authorities to determine planning applications in accordance with an adopted statutory development plan unless there are material considerations which indicate otherwise (section 38(6) of the 2004 Act as amended by the Localism Act).

3.3 In this instance the statutory development plan comprises the London Plan (2021) and the Local Plan (2018). A number of strategic and local supplementary planning guidance and other documents are also material to the determination of the application.

National Planning Policy Framework (February 2019)

3.4 The National Planning Policy Framework (NPPF) came into effect on 27 March 2012 and was revised in 2019 and is a material consideration in planning decisions. The NPPF, as supported by the Planning Practice Guidance (PPG), sets out national planning policies and how these are expected to be applied.

3.5 The NPPF does not change the statutory status of the development plan as the starting point for decision making. Proposed development that accords with an up to date Local Plan should be approved and proposed development that conflicts should be refused unless other material considerations indicate otherwise.

London Plan

3.6 The London Plan was published in March 2021. It forms the Spatial Development Strategy for Greater London and sets out a framework for how London will develop over the next 20-25 years and the Mayor's vision for Good Growth. It forms part of the development plan for Hammersmith and Fulham.

Local Plan

3.7 The Council adopted the new Local Plan on 28 February 2018. The policies in the Local Plan together with the London Plan make up the statutory development plan for the borough. The Planning Guidance Supplementary Planning Document (SPD) (February 2018) is also a material consideration in determining planning

applications. It provides supplementary detail to the policies and is organised around key principles.

4.0 PLANNING ASSESSMENT

4.1 The proposal involves the erection of a single storey building to use a community centre (Class F2) to the west of Linacre Court tower block with level access from the existing hard-landscaped ramps/footways. The main planning issues in this development are considered to be:

- Design, heritage and visual amenity
- Impact on trees
- Impact on neighbouring amenity
- Transport and highways considerations
- Flood risk and sustainable drainage
- Environmental Quality
- Accessibility

4.2 These matters will be assessed in terms of the London Plan (2021), the Hammersmith and Fulham Local Plan (2018) and Planning Guidance Supplementary Planning Document (2018).

LAND USE

4.3 The proposal seeks consent to construct a long sought after community facility to serve the residents of Linacre Court. The development is to have an external area of approximately 103 sqm which includes a 62sqm Main Hall and Store, 14sqm kitchen and toilet facilities. It is considered that the proposed use would provide improved and enhanced on site facilities for the benefit of the residents of Linacre Court. The submitted planning statement comments that the proposed development could be used as a food bank, for drug and alcohol support meetings, community events, TRA meetings/events as well as after school and holiday clubs for children with adult supervisors. It is considered that the proposal would make functional use of space through the provision of leisure, recreation, sports, arts, cultural and entertainment, thus in compliance with Policies CF1, CF2 and CF3 of the Local Plan (2018).

DESIGN AND HERITAGE

4.4 Policies DC1 and DC2 of the Council's Local Plan (2018) require that all development within the borough, should create a high quality urban environment that respects and enhances its townscape context and heritage assets. New build development will be permitted if it is of a high standard of design and compatible with the scale and character of existing development and its setting.

4.5 The proposed community centre is to be constructed with a pitched powder coated metal roof. The pitch of the roof would be most visible from the east and west elevation. The external walls of the development are to be insulated and would be finished in a mixture of render and corrugated metal cladding. In conjunction with the landscape proposals which seek to screen the rendered parts of the building with planting, the possibility of community-led artwork has been discussed with the applicants, on the southern and eastern facades, to give the proposed

development character and a sense of ownership of the residents and also to reduce the risk of vandalism to the facades. In order to reduce the risk of graffiti damaging the appearance of the development from the public realm, the proposal would include a greened external façade with planting and community art.

- 4.6 The scale of the development is considered to be acceptable, given its close proximity to the 18-storey Linacre Court that lies adjacent. At a single storey, the proposed development is modest in size and would sit subserviently within the landscape at the base of Linacre Court. The location of the proposal results in the development having some visibility from the public realm, however its size and design ensures that the proposal would be well integrated into its setting and would not have a detrimental impact on the character of the surrounding area.
- 4.7 The articulation of the proposed windows to the south elevation provide a balanced appearance to the development. They are to be finished in triple glazing to the south elevation, similar to the window proposed to the west elevation. The southern elevation has smaller windows, given the purposes they serve. The proposed entrance door is located near-central to the northern elevation and integrated well into the overall design of the property. The windows are large enough, particularly to the southern elevation to provide natural surveillance to the proposed development, of which is also obtained from Linacre Court, the Hammersmith Flyover and Great Church Lane.
- 4.8 The existing ramp is also well-integrated into the scheme, fitted with movement joints. The ramp would provide disability access to the proposed development. The area surrounding Linacre Court is characterised by low level fencing, and thus the proposed development fits in seamlessly with the existing character and functionality of the surrounding area. The condenser units located to the northern elevation are modest in size and not considered to be detrimental to the overall design of the property.

Heritage

- 4.9 Paragraph 184 of the NPPF states: Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to of Outstanding Universal Value. These assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.
- 4.10 Paragraph 190 of the NPPF states: Local Planning Authorities should identify and assess the significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.
- 4.11 The application site is not located within a Conservation Area and does not feature any designated/non-designated heritage assets. However, the site is located in close proximity to the Baron's Court Conservation Area.

- 4.12 This is an area which has been subject to significant recent change through the redevelopment of the London Academy of Music & Dramatic Art (LAMDA) campus. Considering this setting; alongside the location, scale and design of the current proposal, the proposal would not result in any harmful impact upon the setting of the of the Baron's Court Conservation Area.
- 4.13 Subject to conditions in relation to design, the proposal is considered acceptable as it would respect the scale, mass, form and grain of surrounding development, would have an acceptable relationship with the existing townscape and would enhance the character, appearance and setting of the surrounding area. The proposal complies with national guidance in the NPPF, Policy HC1 of the London Plan and Policies DC1, DC2, and DC8 of the Local Plan (2018).

TREES

- 4.14 The proposed development would result in the removal of three Lombardy Poplar trees (T3 and T4 category B 16m tall, and T5 category C stump), which provide amenity value to the landscape and street scene. However, the proposals include the provision of three replacement hornbeam trees (a species native to the area and will eventually grow into large trees) as well as 3 lime trees, which will reintroduce screening and provide a natural buffer to the development and Linacre Court from Talgarth Road and the Hammersmith Flyover. The Council's Arboricultural specialist has been consulted in relation to this matter and has no objection to these proposed replacement trees. A condition will be attached to ensure that no trees other than those identified will be lopped, topped, pruned or felled without prior approval by the Council. In addition to the replacement trees, the proposals also provide additional landscaping improvements including; planting to the base of the building, which includes small trees, hedging, shrubs and summer flowering plants, which would increase the level and diversity of planting on site from what is existing, and act as a green buffer and provide greening to the facade. As such, the proposal is considered to comply with Local Plan Policy OS5.

RESIDENTIAL AMENITY

Outlook

- 4.15 The proposed building would be approximately 12 metres away from the residential premises of Linacre Court, level with Flat 1 at ground floor level. It is considered that this distance is sufficient to prevent any significant or detrimental impacts on outlook to the properties that comprise of Linacre Court. Flat 1 would be at ground floor level with the proposed development and thus the proposal would be in direct view of the Flat 1. However, it is considered its separation distance ensures that the level of outlook obtained by the occupants of Flat 1 would not be detrimentally impacted by the proposal. Furthermore, the proposal would not impinge on an angle of more than 45 degrees when placed in reference to windows belonging to flats of Linacre Court facing the development, particularly Flat 1. There are no other residential properties in close proximity to the proposed development in range to warrant assessment on their neighbouring amenity.

Daylight/Sunlight

- 4.16 No Daylight/Sunlight assessment has been submitted by the applicants. However, given that the proposed development is located approximately 12 metres away from the Linacre Court block and with its single storey height it is considered that the proposed development would not result in any harm in terms of loss of daylight/sunlight. As the proposal does not infringe an angle of 25 degrees if a measurement is taken from the middle of the nearest residential window at ground floor level (belonging to Flat 1), the development would be in compliance with the BRE Guidelines and not require any further assessment. As such, officers are satisfied that the proposed development would not have a detrimental impact on levels of daylight/sunlight received by adjacent properties within Linacre Court.

Privacy

- 4.17 Part 2 of Planning Guidance SPD housing Policy 8 states that 'new windows should normally be positioned so that the distance to any residential windows is not less than 18m as measured by an arc of 60 degrees taken from the centre of the proposed new window. If this standard cannot be met then windows should be designed to ensure that no loss of privacy occurs'
- 4.18 The eastern elevation of the proposed development contains several small windows, which serve the proposed toilets. This eastern elevation faces Linacre Court, however, these proposed windows would be obscurely glazed, and thus would protect the privacy of the occupants of Linacre Court whenever the community centre is in use. Properties on Great Church Lane are unlikely to be significantly affected by the proposal given the separation distance and the existing on site trees that provide significant screening of the site.

Noise

- 4.19 Policy D14 of the London Plan (2021) specifies that residential and other non-aviation development should mitigate and minimise the existing and potential adverse impacts of noise on, from, with, as a result of, or in the vicinity of new development, to avoid significant adverse noise impacts on health and quality of life.
- 4.20 Policy CC11 of the Local Plan (2018) states that noise-generating development will not be permitted if it would be liable to materially increase the noise experienced by the occupants of existing noise-sensitive uses in the vicinity. Policy CC13 (Control of Potentially Polluting Uses) states that the Council will, where appropriate, require mitigation measures if a nuisance (such as smoke, smell, or noise) would be likely to occur.
- 4.21 Key Principle NN4 of the Planning Guidance SPD (2018) states that all noise generating development, including plant, machinery and equipment, will be subject to requirements to minimise noise to relevant criteria, where applicable, in order to protect residential and other noise sensitive amenity.
- 4.22 The community centre is situated some 12m away from the closest residential units, and the site is adjacent to a heavily trafficked main route into London, with significant background traffic noise. Conditions have been attached to ensure that

noise from uses and activities within the community centre shall not exceed the criteria of BS8233:2014 at neighbouring noise sensitive/ habitable rooms and private external amenity spaces.

- 4.23 Two air conditioning units are proposed on the northern side of the site (within the existing car parking area) directed away from the residential element of Linacre Court. Conditions are attached requiring noise levels to be 10dB below the existing background noise and for anti-vibration mountings to be used, as well as details of screening for these units. Accordingly, officers are of the opinion that the proposed development will not result in significant noise nuisance and disturbance from existing residents. Additionally, a management plan is attached, requiring further details to confirm how the community centre will be managed, including but not limited to details of the proposed hours of use, and how the centre can be booked. Accordingly, it is considered that the development would comply with Policy D14 of the London Plan, and Policies CC11 and CC13 of the Local Plan.

HIGHWAYS:

- 4.24 Local Plan (2018) Policy T7 states all construction, demolition, utilities and major logistic activities within the borough will be required to work with the council in developing the scope and impact of their operations. In order to mitigate the impact of any additional traffic or potential disruption to the network, careful planning and co-ordination with the council is required to ensure the smooth operation of the highway network.
- 4.25 The Council's Highways Team have reviewed the proposal and have no objection subject to conditions. This involves the submission of a Construction Logistics Plan including the routing of vehicles, access arrangements to the site, details of the vehicle holding area, details of the vehicle call up procedure, details of the vehicle call up procedure, details of any diversion, disruption or other abnormal use of the public highway and the estimated number of vehicles per day/week

FLOOD RISK

- 4.26 Policy CC3 of the Local Plan requires that new development is required to reduce the use of water and to minimise current and future flood risk. This is supported by Policy CC4 which seeks that developments manage surface water run-off and to promote the use of water efficient fittings and appliances.
- 4.27 A Flood Risk Assessment (FRA) has been submitted which has been reviewed by the Council's Environmental Policy Team and concerns have been raised regarding the implementation of particular SuDS outlined in the FRA, drainage measures, surface water management strategy in respect of mitigating flood risk. The Council's Environmental Policy Officer has therefore recommended pre-commencement conditions to ensure compliance with Local Plan (2018) Policy CC3.

CONTAMINATED LAND

- 4.28 Policy CC9 requires that for potentially contaminated land the applicant submits a report in order to establish the nature and extent of any contamination. However, the proposed application has been reviewed by the Council's Land Contamination

and recommended that a standard informative be placed on the application, as it is not located in an area of significant contamination.

AIR QUALITY

4.29 The development site is within the borough wide Air Quality Management Area (AQMA). The site is in an area of very poor air quality due to the road traffic emissions from Talgarth Road (A4). The development proposal will introduce new receptors into an area of poor air quality. The Council's Air Quality specialist has reviewed the proposal with no objections to the development subject to a condition for ventilation details to be provided to ensure compliance with Local Plan (2018) Policy CC10.

INCLUSIVE ACCESS

4.30 In respect of providing an accessible and inclusive environment for all people, the community centre is accessible by way of a door (1100m wide) with level access from the adjacent paved footway outside the site. The centre also includes an accessible WC at ground floor level. As such, Officers consider that the fundamental elements of inclusive access will be achieved. As such it is considered that the development would provide a safe and secure environment for all users, and would provide ease of access for all people, including disabled people, in accordance with in accordance with Policies DC1, DC2, HO6 and HO11 of the Local Plan (2018) and Policy D5 of the London Plan (2021).

5.0 RECOMMENDATION

5.1 Grant planning permission subject to conditions.