

London Borough of Hammersmith & Fulham

Development Management, Regeneration, Planning and Housing
Hammersmith Town Hall Extension, King Street, London W6 9JU

Tel: 020 8753 1081
Email: planning@lbhf.gov.uk
Web: www.lbhf.gov.uk



Mr Jon Dingle
Jon Dingle Ltd
29 The Green
Winchmore Hill
London
N21 1HS

20th February 2017

Applicant:
Access Self-Storage
C/o Agent

Application Reference: **2015/04542/FUL**

Registered on: **7th January 2016**

**Town and Country Planning Act 1990
Town and Country Planning General Regulations 1992**

FULL PLANNING PERMISSION

Location and Description:

21 Effie Road London SW6 1EN

Erection of a terrace of 4 x three-storey houses plus basement; alterations to the existing self-storage facility by the erection of extensions at ground, first and second floors to the southern elevation for Class B1 (office) use at ground floor and additional Class B8 (self-storage) space at first and second floors, erection of an infill extension on the northern elevation at second and third floor level, and the erection of an additional floor at roof level; erection of a replacement single storey electricity sub-station (south east corner of site); reconfiguration of vehicular access/egress to enter site via Effie Road and exit via Argon Mews, and associated car parking and landscaping.

Drawing Nos: P_004 Rev 3, P_005 Rev 2, P_012 Rev 1, dated 28 July 2016, P_011 Rev 0, P_014 Rev 0, P_031 Rev 0, P_040 Rev 0, P_106 Rev 0, P_111 Rev 0, P_112 Rev 0, dated 30 July 2015, P_013 Rev 1, dated 16 February 2016, P_014A Rev 0, P_032 Rev 2, P_033 Rev 1, P_034 Rev 0, dated 13 October 2016, P_101 Rev 2, P_102 Rev 2, P_103 Rev 2, P_104 Rev 2, P_105 Rev 2, P_121 Rev 1, dated 5 August 2016

Particulars of Decision:

Full planning permission granted subject to the following condition(s):

Jo Rowlands
Regeneration, Planning and
Housing Lead Director

- 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) Unless otherwise amended by any other conditions, the development shall not be erected otherwise than in accordance with the following approved drawings: P_004 Rev 3, P_005 Rev 2, P_011 Rev 0, P_012 Rev 1, P_013 Rev 1, P_014 Rev 0, P_014A Rev 0, P_031 Rev 0, P_032 Rev 2, P_033 Rev 1, P_034 Rev 0, P_040 Rev 0, P_101 Rev 2, P_102 Rev 2, P_103 Rev 2, P_104 Rev 2, P_105 Rev 2, P_106 Rev 0, P_111 Rev 0, P_112 Rev 0, P_121 Rev 1. This is subject to the second floor being constructed in accordance with plan 014A, dated 13 October 2016.

In order to ensure full compliance with the planning application hereby approved and to prevent harm arising through deviations from the approved plans, in accordance with Policy BE1 of the Core Strategy (2011), and Policy DM G1 of the Development Management Local Plan (2013).

- 3) Prior to commencement of the development hereby approved, a demolition method statement and a construction management plan shall be submitted to and approved in writing by the Council. Details shall include control measures for dust, noise, vibration, lighting, delivery locations, restriction of hours of work and all associated activities audible beyond the site boundary to 0800-1800hrs Mondays to Fridays and 0800 - 1300 hrs on Saturdays, advance notification to neighbours and other interested parties of proposed works and public display of contact details including accessible phone contact to persons responsible for the site works for the duration of the works. Approved details shall be implemented throughout the project period.

To ensure 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 DM H9, H10 and H11 of the Development Management Local Plan 2013.

- 4) In order to safeguard the amenities of surrounding residential properties, all construction works associated with the development hereby approved shall take place only between the hours of 0800 and 1800, Monday to Friday, and between the hours of 0800 and 1300 on Saturdays. No work shall occur on Sundays or Bank Holidays.
- 5) No development shall commence until a scheme for temporary fencing and/or enclosure of the site where necessary has been submitted to and approved in writing by the Council, and such enclosure has been erected in accordance with the approved details and retained for the duration of the building works. No part of the temporary fencing and/or enclosure of the site shall be used for the display of advertisement hoardings.

To ensure that the site remains in a tidy condition during and after demolition works and during the construction phase and to prevent harm to the character and appearance of the streetscene, in accordance with Policy BE1 of the Core Strategy (2011), and Policy DM G1 of the Development Management Local Plan (2013).

- 6) The development hereby permitted shall not commence prior to the submission and approval in writing by the Council of details and samples of all materials to be used on the external faces of the new buildings and all surface treatments, and of railings, windows and doors. No part of the development shall be used or occupied prior to the completion of the development in accordance with the approved details. The details include but are not limited to:
- a) Details of bricks, window frames, glazing, roof materials, canopy and bay window projections, parapet and doors to the Barclay Road frontage
 - b) Details of the cladding, roof materials and glazing to the office additions
 - c) Details of the gates to Argon Mews and Effie Road
 - d) Details of the front boundary wall base and fencing to Barclay Road
 - e) Details of colours and materials of the substation

To ensure a satisfactory external appearance, in accordance with Policy BE1 of the Core Strategy (2011), and Policy DM G1 of the Development Management Local Plan (2013).

- 7) The windows to the first, second and third floors of the western and eastern sides of the office addition hereby approved shall be designed and installed so as to be fixed shut and glazed in obscure glass, so as to avoid any overlooking of or loss of privacy to the Barclay Road properties.

The southern face of the terrace at the rear of the second floor of Dwelling 1 (southernmost dwelling) is to comprise screening to a height of 1.6m.

Details and samples of the obscure glazing and screening to be used shall first be submitted to and approved in writing by the Council, and no part of the extension shall be used or occupied prior to the installation of the glazing in accordance with the approved details. The privacy measures shall thereafter be retained in this form and no alterations shall be carried out to the windows to replace the obscure glazing with clear glass or to remove the screen.

In order to safeguard the existing residential amenities of the occupiers of neighbouring properties in Barclay Road and avoid unnecessary overlooking and loss of privacy, in accordance with Policy DM A9 of the Development Management Local Plan and Housing Policy 8 of the Supplementary Planning Document.

- 8) No plant, water tanks, water tank enclosures or other structures, that are not shown on the approved plans, shall be erected upon the roofs of the buildings hereby permitted.

To ensure a satisfactory external appearance, in accordance Policy BE1 of the Core Strategy (2011), and Policy DM G1 of the Development Management Local Plan (2013).

- 9) No plumbing, extract flues or pipes other than rainwater pipes shall be fixed on the elevations of the building fronting Aspenlea Road and Lurgan Avenue hereby approved.

To ensure a satisfactory external appearance and prevent harm to the street scene, in accordance with Policy BE1 of the Core Strategy (2011), and Policy DM G1 of the Development Management Local Plan (2013)

- 10) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting that Order with or without modification), no aeriels, antennae, satellite dishes or related telecommunications equipment shall be erected on any external part of the approved buildings, without planning permission first being obtained.

In order to ensure that the Council can fully consider the effect of telecommunications equipment upon the appearance of the building in accordance with Policy BE1 of the Core Strategy (2011), and Policy DM G1 of the Development Management Local Plan (2013).

- 11) 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.

To ensure a satisfactory external appearance and to prevent harm to the amenities of the occupiers of neighbouring residential properties, in accordance with Policy BE1 of the Core Strategy (2011), and Policy DM G1 of the Development Management Local Plan (2013).

- 12) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting that Order with or without modification) no extensions or other form of enlargement to the development hereby permitted, nor erection of porches, outbuildings, hardstandings, storage tanks, gates, fences, walls or other means of enclosure, shall take place without the prior written permission of the Council.

Due to the limited size of the site, proximity to neighbouring properties and proposed design of the building on the site, the Council would wish to exercise future control over development which may affect residential amenity or appearance of the area, in accordance with Policy BE1 of the Core Strategy (2011), and Policies DM A9 and DM G1 of the Development Management Local Plan (2013).

- 13) The use shall not commence until details of the measures proposed to ensure the safety and security of users of the site, particularly late at night and when staff are not present on the premises. These shall include details of lighting and the number and location of proposed CCTV cameras, and details of how access to the premises is to be controlled and restricted to authorized persons only. The development shall be carried out in full accordance with the approved details.

To ensure that the development incorporates suitable design measures to minimise opportunities for, and the perception of, crime, in accordance with Policies 7.3 and 7.13 of the London Plan 2011 and Policy DM G1 of the Development Management Local Plan 2013.

- 14) The use hereby permitted shall not commence prior to the provision of the secure cycle parking facilities for the residential and office developments as indicated on

approved drawings numbered P_004 Rev 3, P_005 Rev 2. The secure cycle parking facilities shall thereafter be retained.

In order to promote alternative, sustainable forms of transport, in accordance with Policy DM J5 of the Development Management Local Plan 2013 and Policy 6.9 and Table 6.3 of the London Plan 2011.

- 15) The use hereby permitted shall not commence prior to the provision and completion of the proposed new access arrangements on the Effie Road and Argon Mews frontages, as indicated on approved drawing AC39_P_010 in the planning permission 2010/00531/FUL, granted 11 April 2011. It must include separate unimpeded pedestrian access via Argon Mews.

An agreement under section 278 of the Highways Act 1980 for said improvements to the footway at Effie Road and Fulham Road and the driveway crossover at Barclay Road is to be submitted to Council for approval prior to the commencement of any works.

To ensure safe and accessible pedestrian access in accordance with Policy DM J5 of the Development Management Local Plan and Transport Policy 12 of the Supplementary Planning Document.

- 16) Details of design and appearance of the entrance gates on the Argon Mews and Effie Road frontages, and the system by which these gates will be managed and operated, shall be submitted to and approved in writing by the Council prior to the commencement of the development. In addition, the gates to the Effie Road entrance are required to be located 10m from the property boundary/footpath to allow for the safe queueing of vehicles. The remainder of the development shall be carried out in full accordance with the approved details.

To ensure safe and accessible pedestrian access in accordance with Policy DM J5 of the Development Management Local Plan and Transport Policy 12 of the Supplementary Planning Document.

- 17) Prior to commencement of the development hereby approved, details of external artificial lighting shall be submitted to and approved in writing by the Council. Details shall demonstrate that vertical illumination of neighbouring premises is a maximum of 10lux at ground floor and 5lux at first and higher floor levels. The recommendations of the Institution of Lighting Professionals in the 'Guidance Notes For The Reduction Of Light Pollution 2005' shall also be met with regard to glare and sky glow. Approved details shall be implemented prior to occupation of the development and thereafter be permanently retained.

To ensure a satisfactory external appearance and to prevent harm to the occupiers of neighbouring properties, in accordance with Policy BE1 of the Core Strategy 2011 and Policies DM G1, G7, H10 and DM H11 of the Development Management Local Plan 2013.

- 18) With exception to the roof terrace areas shown on approved drawings, no part of the remainder of the roof areas provided by the development hereby approved shall be used as a terrace or other accessible amenity space. No walls, fences, railings or other

means of enclosure shall be erected around the roofs, and no alterations shall be carried out to the approved building (including the permitted roof terrace enclosures) to form access onto these roofs.

To ensure a satisfactory external appearance and so that the use of the buildings does not harm the amenities of the existing neighbouring residential properties and future residential occupiers of the development as a result of overlooking, loss of privacy and noise and disturbance, in accordance with Policy DM H9, DM A9 and DM G1 of the Development Management Local Plan (2013), and SPD Housing Policy 8 of the Planning Guidance Supplementary Planning Document (2013).

- 19) The development shall not commence prior to the submission and approval in writing by the Council of full details of all refuse storage and collection arrangements on the site, and the use shall not commence prior to the implementation of the approved details. It must include provision for compost facilities and internal provision for the daily storage of waste and recycling material.

To ensure that the use does not give rise to smell nuisance and to prevent harm to the street scene arising from the appearance of accumulated rubbish, in accordance with Policy CC3 of the Core Strategy 2011 and Policy DM H5 of the Development Management Local Plan 2013.

- 20) Any refuse/recycling generated by the residential units hereby approved shall be stored in the refuse stores forming part of the details approved pursuant to Condition 15 and shall not be stored on the pavement or street.

To ensure that the use does not give rise to smell nuisance and to prevent harm to the street scene arising from the appearance of accumulated rubbish, in accordance with Policy DM H5 of the Development Management Local Plan 2013.

- 21) No advertisements shall be displayed on or within the development or on the external elevations of the buildings hereby approved without details of the advertisements having first been submitted to and approved in writing by the Council.

To ensure a satisfactory external appearance and to preserve the integrity of the design of the building, in accordance with Policy BE1 of the Core Strategy (2011) and DM G3 and DM G7 of the Development Management Local Plan.

- 22) The operating/opening hours of the self storage facility are limited to between 7am and 10pm, Monday to Friday, 8am-10pm on Saturday and 8am-8pm on Sunday and Bank Holidays, unless otherwise agreed in writing with the Council. No customers shall be on the premises or deliveries shall occur in connection with the uses outside of these times.

In order that noise disturbance which may be caused by customers leaving the premises is confined to those hours when ambient noise levels and general activity are sufficiently similar to that in the surrounding area, thereby ensuring that the use does not cause demonstrable harm to surrounding residents, in accordance with Policy DM H9 of the Development Management Local Plan 2013.

- 23) No occupier of the residential dwellings with the exception of disabled persons who are blue badge holders, shall apply to the Council for a parking permit or retain such a permit. If such a permit is issued to a resident of the development, it shall be surrendered to the Council within seven days of receipt.

In order to ensure that the development does not harm the existing amenities of the occupiers of neighbouring residential properties by adding to the high level of on-street car parking stress in the area, in accordance with Core Strategy (2011) policy T1 and policies DM J2 and DM J3 of the Development Management Local Plan (2013).

- 24) The six dwellings hereby permitted shall not be occupied until such time as a scheme has been submitted to and approved in writing by the local planning authority to ensure that all occupiers, other than those with disabilities who are blue badge holders, have no entitlement to parking permits from the council and to ensure that occupiers are informed, prior to occupation, of such restriction. The dwellings shall not be occupied otherwise than in accordance with the approved scheme unless prior written agreement is issued by the Council.

In order that the prospective occupiers of the residential units concerned are made aware of the fact that they will not be entitled to an on-street car parking permit, in the interests of the proper management of parking, and to ensure that the development does not harm the existing amenities of the occupiers of neighbouring residential properties by adding to the already high level of on-street car parking stress in the area, in accordance with Policy DM A1, A9, J2 and J3 of the Development Management Local Plan 2013 and Policy T1 of the Core Strategy 2011.

- 25) The use hereby approved shall not commence prior to the provision of the seven customer car parking spaces for the office development as indicated on approved drawing P_004 Rev 3 and P_005 Rev 2. The parking spaces shall be marked out and shall be identified as being for the use of customers only. The parking spaces shall thereafter be retained in this form.

The easternmost car space within the office development hereby approved shall be provided and reserved for persons with disabilities. A charging bay is also required within one of the seven spaces. Both spaces are to be marked out and identified as being reserved for disabled persons and charging of electric cars respectively, and shall thereafter be retained in this form.

The single residential car space to Barclay Road is to be reserved for, marked out and thereafter retained as reserved for disabled persons.

- 26) Prior to commencement of the development, details shall be submitted to and approved in writing by the Council, of an enhanced sound insulation value $D_{nT,w}$ and $L'_{nT,w}$ of at least 5dB above the Building Regulations value, for the floor/ceiling /wall structures separating different types of rooms/ uses in adjoining dwellings, namely Kitchen/living/dinning above or below bedrooms of separate dwelling. Approved details shall be implemented prior to occupation of the development and thereafter be permanently retained.

Reason: To ensure that the amenity of occupiers of the development site is not adversely affected by noise, in accordance with Policies DM H9 and H11 of the Development Management Local Plan.

- 27) The noise level in rooms at the development hereby approved shall meet the noise standard specified in BS8233:2014 for internal rooms and external amenity areas. This includes any noise transmission from the substation.

To ensure that the amenity of occupiers of the development site and surrounding premises is not adversely affected by vibration, in accordance with Policies DM H9 and H11 of the Development Management Local Plan.

- 28) The dwellings hereby permitted shall not be occupied until the Council has been notified in writing (and has acknowledged such notification) of the full postal address of the dwellings. Such notification shall be to the council's Head of Development Management and shall quote the planning application number specified in this decision letter.

In order that the Council can update its records to ensure that parking permits are not issued to the occupiers of the dwellings hereby approved, and thus ensure that the development does not harm the existing amenities of the occupiers of neighbouring residential properties by adding to the already high level of on-street car parking stress in the area, in accordance with Policy DM A1, A9, J2 and J3 of the Development Management Local Plan 2013 and Policy T1 of the Core Strategy 2011

- 29) The development shall not commence prior to the submission and approval in writing by the Council of full details of the proposed landscaping of the site, including planting schedules. In the case of the proposed planting strip adjoining the rear boundary of the residential properties in Barclay Road, the scheme shall include only low lying planting and shrubs, which shall thereafter be maintained in this form. The approved planting shall be implemented in the next winter planting season following completion of the building works, or before the occupation and use of any part of the buildings, whichever is the earlier.

To ensure a satisfactory external appearance and to prevent harm to the streetscape, in accordance with Policy BE1 of the Core Strategy 2011 and Policies DM G1, DM G7 and DM E4 of the Development Management Local Plan 2013.

- 30) Any tree or shrub planted as part of this consent that is removed or severely damaged, dying or becomes seriously diseased within 5 years of planting shall be replaced with a tree or shrub of similar size and species to that originally required to be planted. Only low lying replacement plants and shrubs shall be planted in planting strip adjoining the rear boundary of the residential properties in Barclay Road in perpetuity.

To ensure a satisfactory external appearance and to prevent harm to the streetscape, in accordance with Policy BE1 of the Core Strategy 2011 and Policies DM G1, DM G7 and DM E4 of the Development Management Local Plan 2013.

- 31) The development shall not commence until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme for investigation which has been submitted by the applicant and approved in writing by the Local Planning Authority. The archaeological works shall be carried out by a suitably qualified investigating body acceptable to the Local Planning Authority.

In order to ensure the preservation or protection of any archaeological interests that may be present on the site, in accordance with policy DM G7 of the Development Management Local Plan (2013).

- 32) In the event that the programme of archaeological works required by the condition above reveals the presence of archaeological interests on the site, the development shall not commence prior to the implementation in full of a programme of works to ensure that the archaeology is either preserved or fully excavated, in accordance with a written scheme previously submitted to and approved in writing by the local planning authority.

In order to ensure the preservation or protection of any archaeological interests that may be present on the site, in accordance with policy DM G7 of the Development Management Local Plan (2013).

- 33) The development shall only be carried out in accordance with the flood mitigation measures outlined in the approved Flood Risk Assessment (FRA) and as amended by the following condition.

To reduce the impact of flooding to the proposed development and future occupants, in accordance with Policies 5.11, 5.13, 5.14 and 5.15 London Plan 2011, Policy CC1 and CC2 of the Core Strategy 2011, National Planning Policy Framework (2012) and the Technical Guidance to the National Planning Policy Framework (2012) and Policy DM H3 of the Development Management Local Plan 2013.

- 34) Development shall not commence until a Sustainable Drainage Strategy is provided within an updated Flood Risk Assessment. A revised approach in terms of the attenuation levels being aimed for and the final discharge rates as well as consideration of other SuDS measures for the site are to be considered. Rainwater harvesting and green roof(s) are supported but attenuation tanks are not the preferred SuDS method where other, above ground measures are viable.

Development is not to commence until this has been submitted to and approved by, the local planning authority in consultation with the sewerage undertaker. No discharge of foul or surface water from the site shall be accepted into the public system until the drainage works referred to in the strategy have been completed.

With respect to Policies 5.11, 5.12, 5.13, 5.14 and 5.15 of the London Plan 2011, Policies CC1 and CC2 of the Core Strategy 2011 and Policy DM H3 of the Development Management Local Plan 2013, sufficient capacity is made available to cope with the new development; and in order to avoid adverse environmental impact, including that of sewer flooding, upon the community.

- 35) No development shall commence until a preliminary risk assessment report is submitted to and approved in writing by the Council. This report shall comprise: a desktop study which identifies all current and previous uses at the site and surrounding area as well as the potential contaminants associated with those uses; a site reconnaissance; and a conceptual model indicating potential pollutant linkages between sources, pathways and receptors, including those in the surrounding area and those planned at the site; and a qualitative risk assessment of any potentially unacceptable risks arising from the identified pollutant linkages to human health, controlled waters and the wider environment including ecological receptors and

building materials. All works must be carried out in compliance with and by a competent person who conforms to CLR 11: Model Procedures for the Management of Land Contamination (Defra 2004) or the current UK requirements for sampling and testing.

Potentially contaminative land uses (past or present) are understood to occur at, or near to, this site. This condition is required to ensure that no unacceptable risks are caused to humans, controlled waters or the wider environment during and following the development works, in accordance with Borough Wide Strategic Policy CC4 of the Core Strategy and policies DM H7 and H11 of the Development Management Local Plan 2013.

- 36) No development shall commence until a site investigation scheme is submitted to and approved in writing by the Council. This scheme shall be based upon and target the risks identified in the approved preliminary risk assessment and shall provide provisions for, where relevant, the sampling of soil, soil vapour, ground gas, surface and groundwater. All works must be carried out in compliance with and by a competent person who conforms to CLR 11: Model Procedures for the Management of Land Contamination (Defra 2004) or the current UK requirements for sampling and testing.

Potentially contaminative land uses (past or present) are understood to occur at, or near to, this site. This condition is required to ensure that no unacceptable risks are caused to humans, controlled waters or the wider environment during and following the development works, in accordance with Borough Wide Strategic Policy CC4 of the Core Strategy and policies DM H7 and H11 of the Development Management Local Plan 2013.

- 37) Unless the Council agree in writing that a set extent of development must commence to enable compliance with this condition, no development shall commence until, following a site investigation undertaken in compliance with the approved site investigation scheme, a quantitative risk assessment report is submitted to and approved in writing by the Council. This report shall: assess the degree and nature of any contamination identified on the site through the site investigation; include a revised conceptual site model from the preliminary risk assessment based on the information gathered through the site investigation to confirm the existence of any remaining pollutant linkages and determine the risks posed by any contamination to human health, controlled waters and the wider environment. All works must be carried out in compliance with and by a competent person who conforms to CLR 11: Model Procedures for the Management of Land Contamination (Defra 2004) or the current UK requirements for sampling and testing.

Potentially contaminative land uses (past or present) are understood to occur at, or near to, this site. This condition is required to ensure that no unacceptable risks are caused to humans, controlled waters or the wider environment during and following the development works, in accordance with Borough Wide Strategic Policy CC4 of the Core Strategy and policies DM H7 and H11 of the Development Management Local Plan 2013.

- 38) Unless the Council agree in writing that a set extent of development must commence to enable compliance with this condition, no development shall commence until, a remediation method statement is submitted to and approved in writing by the Council. This statement shall detail any required remediation works and shall be designed to

mitigate any remaining risks identified in the approved quantitative risk assessment. All works must be carried out in compliance with and by a competent person who conforms to CLR 11: Model Procedures for the Management of Land Contamination (Defra 2004) or the current UK requirements for sampling and testing.

Potentially contaminative land uses (past or present) are understood to occur at, or near to, this site. This condition is required to ensure that no unacceptable risks are caused to humans, controlled waters or the wider environment during and following the development works, in accordance with Borough Wide Strategic Policy CC4 of the Core Strategy and policies DM H7 and H11 of the Development Management Local Plan 2013.

- 39) Unless the Council agree in writing that a set extent of development must commence to enable compliance with this condition, no development shall commence until the approved remediation method statement has been carried out in full and a verification report confirming these works has been submitted to, and approved in writing, by the Council. This report shall include: details of the remediation works carried out; results of any verification sampling, testing or monitoring including the analysis of any imported soil; all waste management documentation showing the classification of waste, its treatment, movement and disposal; and the validation of gas membrane placement. If, during development, contamination not previously identified is found to be present at the site, the Council is to be informed immediately and no further development (unless otherwise agreed in writing by the Council) shall be carried out until a report indicating the nature of the contamination and how it is to be dealt with is submitted to, and agreed in writing by, the Council. Any required remediation shall be detailed in an amendment to the remediation statement and verification of these works included in the verification report. All works must be carried out in compliance with and by a competent person who conforms to CLR 11: Model Procedures for the Management of Land Contamination (Defra 2004) or the current UK requirements for sampling and testing.

Potentially contaminative land uses (past or present) are understood to occur at, or near to, this site. This condition is required to ensure that no unacceptable risks are caused to humans, controlled waters or the wider environment during and following the development works, in accordance with Borough Wide Strategic Policy CC4 of the Core Strategy and policies DM H7 and H11 of the Development Management Local Plan 2013.

- 40) Unless the Council agree in writing that a set extent of development must commence to enable compliance with this condition, no development shall commence until an onward long-term monitoring methodology report is submitted to and approved in writing by the Council where further monitoring is required past the completion of development works to verify the success of the remediation undertaken. A verification report of these monitoring works shall then be submitted to and approved in writing by the Council when it may be demonstrated that no residual adverse risks exist. All works must be carried out in compliance with and by a competent person who conforms to CLR 11: Model Procedures for the Management of Land Contamination (Defra 2004) or the current UK requirements for sampling and testing.

Potentially contaminative land uses (past or present) are understood to occur at, or near to, this site. This condition is required to ensure that no unacceptable risks are caused to humans, controlled waters or the wider environment during and following the development works, in accordance with Borough Wide Strategic Policy CC4 of the

Core Strategy and policies DM H7 and H11 of the Development Management Local Plan 2013.

41) The demolition hereby permitted shall not be undertaken before:

-a building contract for the redevelopment of the site in accordance with this planning permission has been entered into and
-notice of demolition in writing and a copy of the building contract has been submitted to the Council and approved in writing.

To ensure that the demolition does not take place prematurely and to safeguard the character and appearance of the conservation area, in accordance with Policy BE1 of the Core Strategy 2011 and Policy DM G1 and DM G7 of the Development Management Local Plan 2013.

42) The development hereby permitted shall not commence prior to the submission and approval in writing by the Council of details of any solar panels (including angle relative to the surface of the roof and in relation to the parapet). 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 to prevent harm to the streetscape, in accordance with Policy BE1 of the Core Strategy 2011 and Policy DMG3 of the Development Management Local Plan 2013.

43) The development hereby permitted shall not commence prior to the submission and approval in writing by the Council of the adaptability of Dwelling 4 (northernmost dwelling) to be made fully accessible, including access to each levels of the dwelling and within each room of the dwelling.

To ensure the satisfactory provision of accessible dwellings in accordance with Policy H4 of the Core Strategy 2011 and Policies DM A4 of the Development Management Local Plan.

44) All existing original kerbstones in Barclay Road are to be retained. Unless otherwise advised in writing by Council, any kerbstones removed for the purposes of reconstructing the crossover to Barclay Road are to be retained and reused.

Reason(s) for granting planning permission:

1) Land Use

The proposal would enable the efficient and orderly development of the site with the provision of additional residential accommodation and office space in an appropriate location close to services and public transport.

The residential accommodation is consistent with Policy 3.3, 3.4, 3.5 and 3.8 of The London Plan, Policies BE1, H1, H3 and H4 of the Core Strategy, Policy DM A1, DM A2, DM

A3, DM A4 and DM A9 of the Development Management Local Plan (2013) and Housing Policy 1 of the Supplementary Planning Document 2013.

The expansion of the B1 and B8 floor area is also consistent with Policies 4.2 and 4.3 of the London Plan, Policy LE1 of the Core Strategy and Policy DM B3 of the Development Management Local Plan 2013.

2) Design

The residential dwellings would be a high quality development which would make a positive contribution to the urban environment in this part of the Borough, accord with the predominant form of surrounding development and contribute to the conservation area. The extensions to the office building are likewise sympathetic to the surrounding built form and are acceptable.

The development would therefore be in accordance with the NPPF 2012, Policies 7.1, 7.2, 7.3, 7.4, 7.5, 7.6 and 7.8 of the London Plan, Policy BE1 of the Core Strategy 2011, Policies DM G1, DM G3 and DM G7 of the Development Management Local Plan 2013 and Design Policies 45, 46, 48, 49 and 50 of the Supplementary Planning Document 2013.

3) Traffic and Transport

The impact of the proposal on the highway network and local parking conditions would be acceptable. The site has good local public transport accessibility and provision would be made for cycle parking for the offices and storage uses. With the use of conditions, officers are satisfied that use of the building would not result in any unacceptable traffic flows or pedestrian-vehicular conflict or any significant increase in car parking demand.

The development would therefore be acceptable in accordance with the NPPF 2012, Policies 6.1, 6.3, 6.9, 6.10, 6.11, 6.13 of the London Plan 2011, Policies T1 and CC3 of the Core Strategy 2011, Policies DM A9, DM H5, DM J1, DM J2, DM J3 and DM J5 of the Development Management Local Plan 2013 and Transport Policies 3, 5, 11 and 12 and Sustainability Policies 3, 4 and 7 of the Supplementary Planning Document 2013.

4) Residential Amenity and Impact on Neighbouring Properties

The impact of the proposed development upon adjoining occupiers is considered acceptable with no significant or unacceptable worsening of noise, overlooking, loss of sunlight, daylight or outlook to cause undue detriment to the amenities of neighbours. In this regard, the development would respect the principles of good neighbourliness and would be acceptable in accordance with Policy BE1 of the Core Strategy 2011, Policies DM A9, DM G1, DM H9 and DM H11 of the Development Management Local Plan 2013 and Housing Policies 6-8 of the Supplementary Planning Document 2013.

5) Accessibility

The development includes acceptable levels of accessibility for car parking and pedestrian access, for residents within the residential units and for visitors to the office spaces. The proposed development therefore accords with Policy 3.8 and 4.5 of the London Plan 2011, Policy H4 of the Core Strategy 2011, Policies DM A4 and G1 of the Development Management Local Plan and Design Policies 1, 2, 3 and 52 of the Supplementary Planning Document 2013.

6) Flood Risk

A Flood Risk Assessment has been submitted and has considered risks of flooding to the site and adequate preventative measures have been identified. Details of SUDS will be secured by condition. In this respect, the proposal is in accordance with the NPPF 2012, Policies 5.11, 5.12, 5.13, 5.14 and 5.15 of the London Plan 2011, Policies CC1 and CC2 of the Core Strategy 2011, Policy DM H3 of the Development Management Local Plan 2013 and Sustainability Policies 1 and 2 of the Supplementary Planning Document 2013.

7) Land Contamination

Conditions will ensure that the site would be remediated to an appropriate level for the sensitive residential and office uses. The proposed development therefore accords with Policy 5.21 of the London Plan 2011, Policy CC4 of the Core Strategy 2011, Policies DM H7 and H11 of the Development Management Local Plan 2013 and Amenity Policies 2, 3, 4, 5, 7, 8, 12, 13, 14, 15, 16 and 17 of the Supplementary Planning Document 2013.

For your information:

- 1) In determining this application, the local planning authority has worked in a pro-active and positive manner with the applicant to foster the delivery of sustainable development, in accordance with the requirements of paragraphs 186 and 187 of the National Planning Policy Framework
- 2) The applicant should contact the Environmental Quality team via e-mail to Environmental.Quality@lbhf.gov.uk or by phone on 0208 753 1081 as soon as possible to discuss the steps necessary to fulfil the contaminated land conditions.
- 3) Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.
- 4) A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Waters Risk Management Team by telephoning 02035779483 or by emailing wwqriskmanagement@thameswater.co.uk. Application forms should be completed on line via www.thameswater.co.uk/wastewaterquality.
- 5) Legal changes under The Water Industry (Scheme for the Adoption of private sewers) Regulations 2011 mean that the sections of pipes you share with your neighbours, or are situated outside of your property boundary which connect to a public sewer are likely to have transferred to Thames Water's ownership. Should your proposed building work fall within 3 metres of these pipes we recommend you contact Thames Water to discuss their status in more detail and to determine if a building over / near to agreement is required. You can contact Thames Water on 0800 009 3921 or for more information please visit our website at www.thameswater.co.uk.

- 6) No excavations are permitted under the public highway without specific consent from the highway authority. It is also illegal under the Highways Act to store any building material on the public highway.
- 7) The applicant should contact the Environmental Quality team via e-mail to Environmental.Quality@lbhf.gov.uk or by phone on 0208 753 1081 as soon as possible to discuss the steps necessary to fulfil the contaminated land conditions.



Regeneration, Planning and Housing Lead Director
Duly authorised by the Council to sign this notice.

Notes:

This decision is a planning permission under Part III of the Town and Country Planning Act 1990 only. It must not be taken as implying that the Council will grant any other consent, permission or approval that may be necessary in connection with the development, whether under any other statutory powers or in any other capacity.

This planning permission should be read in conjunction with the legal agreement dated: **20th February 2017**.

Refer to the Statement of Applicants' Rights and general information enclosed.

Naming and Numbering of Streets and Buildings:

Where development involves any of the following:

- construction of new building(s);
- subdivision of existing building(s) into units (eg flat conversions);
- combination of existing buildings or units;
- construction or modification of a named street;
- abolition or stopping up of any part of a named street;
- any other development necessitating the creation or modification of a postal address;

then the Custodian of the Local Land and Property Gazetteer must be contacted at the earliest opportunity to ensure that all addresses are lawful and comply with the Council's policies.

Please E-mail: namingnumbering@lbhf.gov.uk

or telephone: **020 8753 3030** for advice.

Explanatory notes and an application form are enclosed for your convenience.

**LONDON BOROUGH OF HAMMERSMITH AND FULHAM
TOWN AND COUNTRY PLANNING ACT 1990**

STATEMENT OF APPLICANTS' RIGHTS

arising from the grant of planning permission subject to conditions

- 1** An applicant aggrieved by the accompanying decision may appeal to the Secretary of State in accordance with Section 78 of the Town and Country Planning Act 1990. An appeal must be made by Notice served within six months of the date of this notice.

The Secretary of State has the power to allow a longer period for the giving of notice of appeal but will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements, to the provisions of the Development Order and any Direction given under the Order.

- 2** If permission to develop land granted subject to conditions, whether by the local planning authority or by the Secretary of State, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state, and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which had been or would be permitted, then a Purchase Notice may be served on the Council of the London Borough of Hammersmith and Fulham requiring that authority to purchase the owner's interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

- 3** In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused, or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in Section 108 of the Town and Country Planning Act, 1990.

- 4** Any appeal must be made on the appropriate forms, which can be obtained by post from:
The Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN
or from the Inspectorate website at: www.planning-inspectorate.gov.uk
Telephone: **0117 372 8000**

GENERAL INFORMATION

The granting of planning permission does not relieve developers of the necessity for complying with any local Acts, the Building Regulations and general statutory provisions in force in the area, nor does it modify or affect any personal or restrictive covenants, easements etc, applying to or affecting either the land to which the permission relates or any other land or the rights of any persons or authorities (including the Council of the London Borough of Hammersmith and Fulham) entitled to the benefit thereof or holding in the property concerned in the development permitted or in any adjoining property.

The Council's Building Control Officer should be consulted at the earliest possible opportunity before commencing the development with regard to the provisions of the Building Regulations and/or other statutes.

Further, applicants are advised that the granting of planning permission does not authorise any development which may encroach upon a public highway and, in the event of such an encroachment, the Council may take such action as is appropriate to secure the removal of that part of the development which encroaches upon the public highway.

The Council's Highways and Engineering Division should be consulted as to any works proposed to, above, under or abutting any carriageway, footway or forecourt.

For all telephone enquiries please call the Council's Corporate Contact Centre on: **020 8753 1081**

Jo Rowlands
Regeneration, Planning and
Housing Lead Director

**Building Control
BUILDING REGULATIONS
APPROVAL**



Now you have planning permission, it's time to get your building regulations approval.

We have an expert team in-house to help you through the process.

Visit our website at www.lbhf.gov.uk/building-control

Call our duty officer on 020 8753 3387 (Monday to Friday 9.30am - 12.30pm)

Or email us at buildingcontrol@lbhf.gov.uk

Quality Assured
Building Control Service
Accredited by BSI



Street Naming and Numbering

LONDON BUILDING ACTS (AMENDMENT) ACT 1939 - PART II (AS AMENDED BY THE LOCAL GOVERNMENT ACT 1985) STREET NAMING AND NUMBERING

The Council provides a naming and numbering service for all properties in the borough. It deals with all changes to streets, buildings, houses and units, both residential and commercial.

Under the above Act it is obligatory that streets and buildings are named and numbered through the Council. It is an offence under Section 13 of the above Act to display any name or number which has not been lawfully assigned by the Council.

We Are Here To Help

Please contact us if you are involved in:

- Property Development
- Creating New Properties
- Building Conversions

If you do not have your name/number lawfully assigned by the Council your address may not be recognised and you may experience difficulties with the following:

- Postal Deliveries
- Utilities Connection / Billing
- Obtaining Credit
- Electoral Registration

What Do We Do?

Many problems arise because the Royal Mail does not hold a correct address. Please note that the Royal Mail will only amend their database on the recommendation of the Council so changes of this nature should be directed to us in the first instance. The Royal Mail are, however, solely responsible for the allocation of postcodes.

If a new name or number must be assigned to a street, premises or development then a series of consultations must be carried out with the Metropolitan Police, Fire Brigade, Ambulance Service and the Royal Mail. This is to avoid duplications which may cause confusion and lead to possible misdirection and/or delay of post and emergency services. This process will often take 2-6 weeks to complete.

It is therefore advisable that the naming and numbering of new streets and buildings is applied for well in advance of their occupation to avoid delays to the provision of utilities and other services.

Please note that a fee is charged for this service, calculated according to the number of addresses required.

How To Contact Us

If you are the owner or developer and need to get in touch with the Council, please write to us, or fill out the attached form, and send with a site plan of the property in question indicating the main entrances to:

**Street Naming & Numbering
Transport and Technical Services
Town Hall Extension
King Street
London
W6 9JU**

Or email: namingnumbering@lbhf.gov.uk

For enquiries please phone 020 8753 3030

Street & Building Naming & Numbering Application Form

Applicant Details

Name: _____
Address: _____
_____ Post code: _____
Telephone: _____ Mobile: _____
Fax: _____ Email: _____

Are you the owner of the Property/Site? _____

N.B. If the applicant is **NOT** the freeholder of the property/site, please ask the freeholder to apply or alternatively attach a letter (with appropriate signatures) confirming that the applicant is acting on behalf of the freeholder.

Existing Address (If Applicable)

Address: _____
_____ Post code: _____

Proposed Address/ Street for (Re) Naming & Numbering

Note: Preference will always be given to names that have a historical or local relevance.

Address(s): _____

Please continue on a separate sheet if necessary

Planning application number? _____ When did building commence? _____

Historical Relevance And/or Reason for Change Please detail on which grounds you wish us to name/rename. Are there historical connections to the name(s)?

N.B. A site plan is required – this need only be a site outline indicating main entrances.

Applicant Signature _____ **Date** _____

Please wait for council approval before printing stationery or erecting name plates.

Please return the completed form along with any information you feel may support your request to:
Street Naming & Numbering, Hammersmith Town Hall Extension, King Street, W6 9JU

Tel: **020 8753 3030** or Email to: namingnumbering@lbhf.gov.uk

Please note that a fee is charged for this service, calculated according to the number of addresses required.

