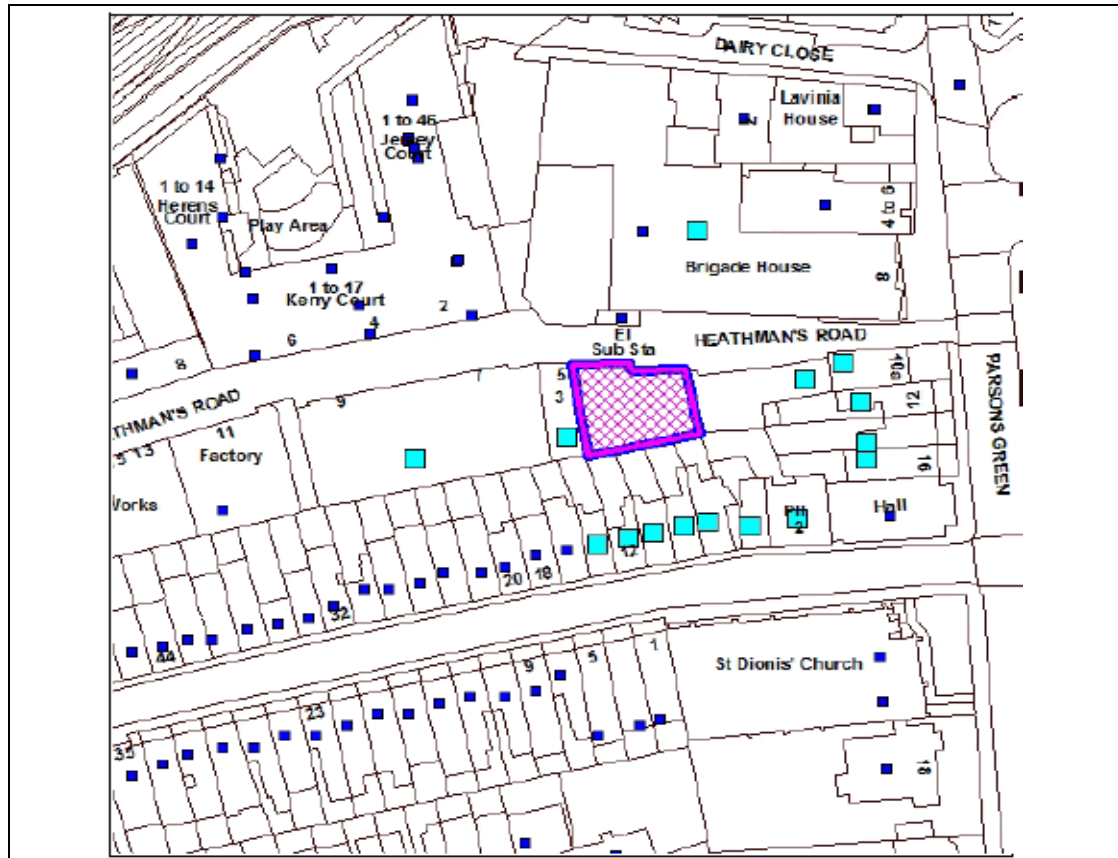


Ward: Town

Site Address:

5A Heathman's Road London SW6 4TJ



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For identification purposes only - do not scale.

Reg. No:
2021/03907/FUL

Case Officer:
Sinead Winship-David

Date Valid:
07.12.2021

Conservation Area:

Committee Date:
08.03.2022

Applicant:

Dashper

Rothley Lodge Leicestershire LE7 7NL

Description:

Increasing the ridge of the main roof by 150mm; re-roofing of the main roof with new grey fibre cement tiles, new dormer comprising of rooflights, installation of new rooflights and solar panels following the removal of existing rooflights in the main roofslopes, and replacement of existing air conditioning units with 4no new air conditioning units and 1no digital inverter enclosed within acoustic panels at roof level; alterations to the front and side fenestrations to include rendering of the external facade, replacement of existing windows with new double glazed metal framed windows, raising the cills of the ground floor windows and re-location of 2no windows at first floor level to the front elevation, replacement of existing entrance door with a window and the existing window with a new entrance door at ground floor level to the front elevation.

Application Type:

Full Detailed Planning Application

Officer Recommendation:

That the Committee resolve that the Chief Planning Officer be authorised to grant permission subject to the condition(s) listed below:

That the Committee resolve that the Chief Planning Officer, after consultation with the Assistant Director of Legal Services 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 hereby permitted shall be carried out in complete accordance with the following approved drawing numbers, other than where those details are altered pursuant to the conditions of this planning permission:

PCA-7100-20; PCA-7100-21; PCA-7100-22; PCA-7100-22; PCA-7100-23; PCA-7100-24; PCA-7100-25; PCA-7100-26; PCA-7100-27; Flood Risk Assessment prepared by Peter Couper Architects; Plant Noise Assessment (Ref 11715.RP01.PNA.0).

To ensure full compliance with the planning application hereby approved and to prevent harm arising through deviations from the approved plans.

- 3) The development hereby approved shall be carried out and completed in accordance with the materials (including colour and finish) specified on the drawings hereby approved. The development shall be permanently retained in accordance with the approved details. Any works of making good to existing elevations shall be carried out in materials to match the elevation to which the works relate.

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

- 4) The development shall be carried out and completed in full accordance with the details contained within the approved Flood Risk Assessment [ref. 2167903]. No part of the development shall be used or occupied until all flood prevention and mitigation measures have been installed in accordance with the submitted details and the development shall be permanently retained in this form and maintained as necessary thereafter.

To limit the impact on flood risk and mitigate the susceptibility of the development to flooding in accordance with Policies CC2, CC3 and CC4 of the Local Plan (2018).

- 5) 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 together at maximum capacity.

The plant equipment shall not operate other than during the hours of 0800 - 2000

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

- 6) Prior to use of the roof level plant hereby approved, the air conditioning system shall be mounted with proprietary anti-vibration isolators and fan motors shall be vibration isolated from the casing and adequately silenced and maintained as such.

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

- 7) Prior to the installation of any roof level plant equipment hereby permitted, the existing roof level plant comprising 6no. air conditioning units, shall be decommissioned and removed from the site.

To protect neighbouring residents from undue noise and disturbance and to prevent harm to the character and appearance of the host building in accordance with Policy CC11, DC1 and DC4 of the Local Plan (2018).

Justification for Approving the Application:

The proposal would not result in any harm to the character and appearance of the host building, wider terrace or nearby Parsons Green Conservation Area or Grade II listed building. Subject to conditions, there would be no unduly adverse impact upon the residential amenity of neighbouring occupiers. The proposal would further help enhance the thermal efficiency of the host building and reduce carbon emissions. The proposal is therefore in accordance with Policy DC1, DC4, DC6, DC8, HO11, CC1, CC11 and CC13 of the Local Plan (2018)

LOCAL GOVERNMENT ACT 2000 LIST OF BACKGROUND PAPERS

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

Application form received: 4th December 2021
Drawing Nos: see above

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

Neighbour Comments:

Letters from:

Dated:

4 St Dionis Road London SW6 4TT	04.01.22
6 St Dionis Road London SW6 4TT	03.01.22
8 St Dionis Road London SW6 4TT	03.01.22
10 St Dionis Road London SW6 4TT	03.01.22
12 St Dionis Road London SW6 4TT	04.01.22
14 St Dionis Road London SW6 4TT	04.01.22
16 St Dionis Road London SW6 4TT	03.01.22
18 St Dionis Road London SW6 4TT	03.01.22
24 St Dionis Road London SW6 4TT	04.01.22
44 St Dionis Road London SW6 4TT	05.01.22
66 St Dionis Road London SW6 4TU	03.01.22
70 St Dionis Road London SW6 4TU	04.01.22

1. SITE AND SURROUNDINGS

- 1.1. The application site comprises a two storey, mid-terrace commercial building on the southern side of Heathman's Road. The building is currently vacant but was last in use as design offices, including desk based work, and associated studios (Class E). Heathman's Road is characterised primarily by light industrial and office uses (Class E).
- 1.2. The site is adjoined to the rear by the gardens of properties that front St Dionis Road. The site is within 50m of Parsons Green Conservation Area but does not itself fall within a conservation area. There are no listed buildings in the immediately vicinity of the application site.
- 1.3. The site is within Flood Risk Zone 3 and within a noise nuisance zone.

2. RELEVANT PLANNING HISTORY

- 2.1. The site is referred to as both no. 5 and 5a Heathman's Road in planning records. The adjoining property is known as no. 5 'The Studio', but also referred to as no. 5 in planning records. The planning history relates only to the application site.
- 2.2. 2019/02834/CLE - Use of the building as design offices, studios and computer based desk work (Class B1). Application permitted 04.12.2019.

3. CURRENT APPLICATION

- 3.1. The application seeks planning permission for:
Increasing the ridge of the main roof by 150mm; re-roofing of the main roof with new grey fibre cement tiles, new dormer comprising of rooflights, installation of new rooflights and solar panels following the removal of existing rooflights in the main roofslopes, and replacement of existing air conditioning units with 4no new air conditioning units and 1no digital inverter enclosed within acoustic panels at roof level; alterations to the front and side fenestrations to include rendering of the external facade, replacement of existing windows with new double glazed metal framed windows, raising the cills of the ground floor windows and re-location of 2no windows at first floor level to the front elevation, replacement of existing entrance door with a window and the existing window with a new entrance door at ground floor level to the front elevation.
- 3.2. The application does not seek to change the use of the building. The building will continue to be used as a design office with associated studios. The increase in the ridge height is to enable improvements to the thermal performance of the building and to allow for the installation of solar panels. The proposals do not involve any increase in the floorspace of the building.

4. PUBLICITY AND CONSULTATION

- 4.1. In addition to site and press notices, 62 individual notification letters were sent to neighbouring properties. In response, 18 objections have been received and 6 of

these were duplicates. The issues raised are summarised below:

- Noise from plant in close proximity to homes along St Dionis Road
- Noise mitigation would reduce levels to just below the accepted limit – needs a review
- Condition should be attached to restrict plant operation (9am-6pm and to not exceed 30dB)
- Increased roof height creates unwanted oversized precedent – harmful to adjacent CA
- AC units would be visually unattractive
- Reduced light to gardens/ cottages with an overbearing impact
- Pandemic concern that used air will be expelled from the units towards existing houses

5. POLICY FRAMEWORK

5.1. The statutory development plan comprises the London Plan (2021), the Local Plan (2018) and the Planning Guidance Supplementary Planning Document - 2018 (hereafter referred to as Planning Guidance SPD). 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 (NPPF)

5.2. The NPPF came into effect on 27 March 2012 and was subsequently revised in 2019 and more recently in 2021 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.

5.3. 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

The London Plan

5.4. The London Plan was published in March 2021 and is the Spatial Development Strategy for Greater London. It sets out a framework for how London will develop over the next 20-25 years.

The Local Plan

5.5. 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.

6. PLANNING CONSIDERATIONS

6.1. The main planning considerations in the assessment of this application include the following:-

- Impact on the character and appearance of the host building and nearby Parsons Green Conservation Area
- Residential amenity of neighbouring occupiers

LAND USE

6.2. The lawful use of the building was established through a lawful development certificate in December 2019 (ref. 2019/02834/CLE). The lawful use, as described on the decision notice is 'design offices, studios and computer based desk work (Class B1)'. The Use Class Order was subject to national change in September 2020 and Class B1 now falls within Class E.

6.3. The use as described in the submission would similarly be considered a design office, with desk based work, and associated studios. No increase in floor area is proposed. As such, there are no land use considerations in assessing this application.

CONSERVATION AND DESIGN

6.4. Local Plan Policies DC1 and DC4 are particularly relevant to the assessment of design. Policy DC1 (Built Environment) states that all development within the borough should create a high-quality urban environment that respects and enhances its townscape context and heritage assets. There should be an approach to accessible and inclusive urban design that considers how good design, quality public realm, landscaping and land use can be integrated to help regenerate places. Policy DC4 (Alterations and Extensions, Including Outbuildings) sets out to ensure that a high standard of design will be achieved in all alterations and extensions to existing buildings. Policy DC8 seeks to protect the character and appearance of heritage assets. Policy DC6 seeks to ensure replacement windows respect the architectural character of the building and its surroundings.

Roof alterations

6.5. The subject building has a multi-pitched roof, comprising two gables which are connected by a valley gutter. This style is repeated in the adjoining buildings, with each connected again by a valley gutter that is an important and characteristic feature of the streetscene. The proposal would see an increase in the height of the ridges by 150mm to allow for the installation of additional insulation to increase the thermal efficiency of the building. The ridge height would increase from 8.35m to 8.5m. There are a variety of ridge heights within the group of buildings to which the application site belongs and so the increase proposed would not result in a loss of uniformity. Furthermore, the increase sought is considered to be of such a minimal scale that it would likely be imperceptible once works are completed. It is further proposed to alter the valley gutter that connected the two gables to create a flat area. This is to facilitate the provision of plant equipment and the associated acoustic screening. The

characteristic roof profile would be retained, with a clearly defined valley between the two gables. As such, officers consider that there would be no harm to the character and appearance of the host building or terrace group as a result of the alterations to the roof. The ridges of the gable roofs may be visible in longer views from the Parsons Green Conservation Area. However, officers do not consider that this would result in any harm to the CA or the nearby Grade II listed St Dionis' Mission Hall, noting that the appearance of the roofscape would appear largely unaltered given the limited increase in height proposed. The proposal would therefore not adversely impact upon the setting of the aforementioned heritage assets.

- 6.6. A dormer is proposed to the eastern roof slope, set between the two gables. The dormer would be set back from the front and rear elevations thus minimising views from the public realm. The dormer would have a limited projection from the roof slope and would be finished in materials to match the roof which would further reduce its visual dominance. Rooflights are proposed to the flat roof of the dormer to provide natural light to the commercial floorspace below. The dormer would appear as a subservient addition to the host building and would be in keeping with the industrial style of the streetscene.
- 6.7. A number of pitched rooflights are proposed across the roof slopes. The rooflights would be set within slimline black frames with vertical glazing bars, thus having an industrial style. The rooflights would be unobtrusive additions that would not be detrimental to the character or appearance of the host building.
- 6.8. Two photovoltaic arrays (solar panels) are proposed at roof level. Given the industrial style of the host building, the extensive number of solar panels would not appear uncharacteristic. Furthermore, the solar panels would allow for the generation of energy on site, reducing the carbon emissions of the building. This intervention would not result in undue harm to the character or appearance of the host building and would contribute towards the reduction in carbon dioxide emissions in accordance with Policy CC1.
- 6.9. The provision of roof level plant and screening is considered appropriate, acknowledging that this is an industrial building within a commercial area. The plant and screen would be set back from the front and rear elevations and set within the valley between the two gables thus minimising views. The plant equipment may be visible from within properties along St Dionis Road, however, this in itself would not constitute harm and significant weight is given to the commercial nature of the host building and the group to which it belongs.
- 6.10. The application further seeks to replace the existing roof covering with dark grey fibre cement slates. This would be in keeping with other buildings within the wider terrace and is considered an appropriate material.

Alterations to the front elevation

- 6.11. It is proposed to rearrange the pattern of fenestration to the front elevation of the host building. This would primarily comprise of the relocation of the external entrance and changes to the location of some upper floor windows. The ratio of solid to void would largely be retained, with substantial glazing and double

height windows. The windows to the side elevation of the gable are also proposed to be replaced. All windows would be set within dark grey multi-pane metal frames, replacing the existing black framing. The proposed changes to the fenestration would allow for the character and appearance of the host building to be retained and would therefore be acceptable in accordance with Policy DC6.

- 6.12. Modestly sized powder coated individual letters are proposed above the external entrance to the building, denoting the number and name of the building. Halo illumination is proposed to the individual letters, which would be subtle and would detract from the host building. A further projecting tray sign is proposed adjacent to the entrance door that would be powder-coated green to match the front elevation. This sign would also be illuminated, again in a manner that would be considered appropriately subtle. The projecting signage would be of a very small scale and would appear congruent with the host building. The tray sign would similarly state the address of the building. Each sign would not benefit from deemed consent under the Advertisement Regulations (2007) as each serves to identify a building but are illuminated. An informative would be attached to the decision to make clear that a separate application for advertisement consent would be required.
- 6.13. The front elevation is currently painted white and it is further proposed to paint the front elevation of the building dark green. The application of colour to a façade is permitted development, under Schedule 2, Part 2, Class C of the General Permitted Development Order (2015) (as amended) and is therefore not to be considered further in the determination of this application.

Conclusion

- 6.14. The proposed alterations and additions would be modest in nature and would preserve the character and appearance of the host building and the wider terrace. The proposals would maintain the industrial character of the streetscene and would not result in any harm to the nearby heritage assets. The proposals are therefore in accordance with Policies DC1, DC4 and DC8 of the Local Plan (2018).

RESIDENTIAL AMENITY

- 6.15. Local Plan Policy HO11 and DC4 state that extensions and alterations to existing buildings will be considered acceptable where it can be demonstrated that there is no detrimental impact upon the amenities enjoyed by neighbouring properties to include privacy, daylight and sunlight, and outlook. There are a number of key principles within the SPD which provide further guidance on the assessment of extensions to residential properties. As this is a commercial property without any associated external space, the specific tests set out in the key principles would not apply.

Daylight and Sunlight

- 6.16. The building is to the north of the properties fronting St Dionis Road. As such, there would be no undue loss of sunlight as the gardens and windows are north facing. This is in line with BRE guidance for assessing impacts on sunlight. The amendments at roof level primary comprise a maximum increase in the ridge

heights by 150mm from 8.35m to 8.5m. This would be unlikely to result in any perceptible loss of daylight to the nearest facing residential windows, located approx. 8m from the site. The bulk added by the acoustic screen would be minimal, particularly as it would be set back from the rear elevation and within the valley gutter between gables. Overall, officers conclude that the proposals would have no undue adverse impacts upon daylight and sunlight to neighbouring properties along St Dionis Road.

Sense of enclosure and overbearing impact

- 6.17. The proposed increase in ridge height, of 150mm, would likely be imperceptible once completed. It is not considered that the proposal would result in any adverse impacts in relation to sense of enclosure or overbearing impact.

Noise and disturbance

- 6.18. An air conditioning system, comprising five units is proposed at roof level and these would replace the existing air condition units. An acoustic screen is also proposed to provide attenuation to neighbouring properties.
- 6.19. The application has been supported by a plant noise assessment which has been reviewed by the Council's Noise and Nuisance Team. The assessment has measured the existing background noise levels, with the existing air conditioning units not operating, to establish a baseline. The acoustic report concludes that the noise generated by the proposed plant equipment would be below the existing lowest background noise level when measured from no. 8 St Dionis Road (i.e. the nearest sensitive receptor).
- 6.20. The Council's Noise and Nuisance Team have confirmed that they agree with this assessment and that the noise generated by the plant equipment could not objectively be singled out from other existing background noise once operational. The acoustic report has demonstrated compliance with BS8233 "*Guidance on sound insulation and noise reduction in buildings*". Overall, officers conclude that the plant equipment would not result in any additional undue noise and disturbance to neighbouring occupiers subject to three conditions requiring the following: noise generated by the plant equipment be at least 10dBA lower than the existing background noise levels, the plant operates only between the hours of 08:00 - 20:00 the equipment be mounted with anti-vibration isolators and the removal of the existing air conditioning units prior to the installation of the proposed replacement units. Subject to these conditions, the proposal would be in accordance with Policy CC11 and CC13 of the Local Plan.

7. CONCLUSION

- 7.1. The proposed alterations would help enhance the thermal efficiency of the host building, whilst reducing the carbon emissions. The alterations and additions would be in keeping with the character and appearance of the host building, the wider terrace of buildings and would not result in any harm to the any heritage assets. Subject to conditions, there would be no undue harm to the residential amenity of neighbouring occupiers. The proposal is therefore acceptable and in accordance with the Local Plan (2018).

8. RECOMMENDATION

8.1. Grant planning permission, subject to conditions.