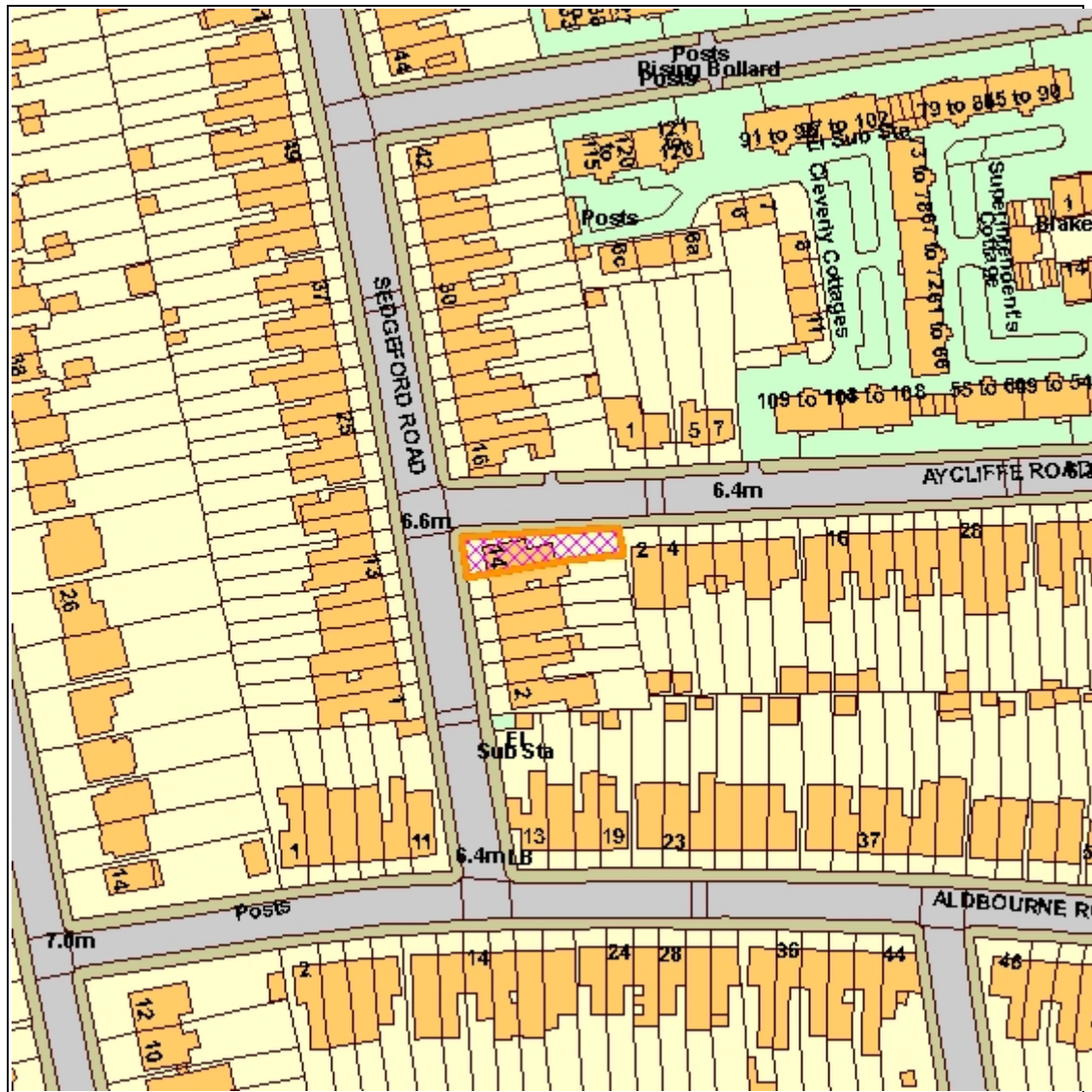


**Ward:** Wormholt

**Site Address:**

14 Sedgeford Road London W12 0ND



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**For identification purposes only - do not scale.**

**Reg. No:**  
2021/03218/FUL

**Case Officer:**  
Elliot Brown

**Date Valid:**  
04.11.2021

**Conservation Area:**

**Committee Date:**  
07.06.2022

**Applicant:**

Mr Andrew Elbake  
81 Jeymer Drive Greenford HA2 9AS

**Description:**

Erection of a rear roof extension; erection of a rear extension at second floor level over part of the existing back addition; erection of a single storey rear extension, to the side and rear of the existing back addition; installation of 3no rooflights in the front roofslope; conversion of existing property from a 6 room HMO into a 7 room HMO.

Drg Nos: 0076/EXT-06/SP REV A (11.02.22); 0076/EXT-07/SP REV A (11.02.22); 0076/EXT-08/SP REV A (11.02.22); 0076/EXT-09/SP REV B (22.02.22); 0076/EXT-10/SP REV A (11.02.22); 0076/EXT-01/SP REV B (07.03.22); Bicycle Storage Details.0076/EXT-05/SP REV A (11.02.22);

**Application Type:**

Full Detailed Planning Application

**Officer Recommendation:**

- 1) That the Committee resolve that the Chief Planning Officer be authorised to grant planning permission upon the completion of a satisfactory legal agreement and subject to the conditions listed below;
- 2) That the Committee resolve that the Chief Planning Officer, after consultation with the Assistant Director, Legal Services and the Chair of the Planning and Development Control Committee be authorised to make any minor changes to the proposed Heads of Terms of the legal agreement or 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 approved plans and drawings listed in this decision notice, other than where those details are altered pursuant to the conditions of this planning permission.

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, DC4 and DC8 of the Local Plan (2018).

- 4) Prior to commencement of the development, details shall be submitted to and approved in writing by the Council, of an enhanced sound insulation value  $D_{nT,w} + C_{tr}$  [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 [eg. living room and kitchen above bedroom of separate dwelling]. Approved details shall be implemented prior to occupation of the development and thereafter be permanently retained.

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

- 5) Prior to commencement of the development hereby approved, 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 CC11, CC12 and CC13 of the Local Plan (2018).

- 6) Prior to occupation of the development hereby permitted, the installation commissioning certificate of the Zero Emission Electric boiler(s) for the supply of space heating and hot water to the seven room HMO 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.

To ensure satisfactory levels of air quality for future occupants, in accordance with Policy CC10 of the Local Plan (2018).

- 7) Prior to the occupation of the development hereby permitted, the windows at ground floor level in the north elevation [refs.0076/EXT-05/SP REV A (11.02.22)

and 0076/EXT-09/SP REV B (22.02.22)] shall be fitted with obscure glass to a minimum level of obscurity equivalent to Pilkington Texture Glass Level 3, and shall be non-opening and fixed shut up to a height of 1.7m above the finished floor level. The windows shall thereafter be permanently retained as approved.

To protect the amenities of adjoining occupiers in terms of privacy and overlooking in accordance with Policy HO11 of the Local Plan (2018).

- 8) No part of any roof of the single storey ground-floor extension, second-floor rear extension or rear roof extension hereby approved shall be used as a roof terrace or other form of open amenity space. No alterations shall be carried out; nor planters or other chattels placed on the roofs. No railings or other means of enclosure shall be erected on the roofs, and no alterations shall be carried out to the property to form access onto the roofs.

The use of the roofs as a terrace would increase the likelihood of harm to the existing residential amenities of the occupiers of neighbouring properties as a result of overlooking, noise and disturbance, contrary to Policies HO11 and CC11 of the Local Plan (2018).

- 9) The proposed cycle storage hereby approved shall be installed in accordance with the approved drawing No. 0076/EXT-01/SP REV B (07.03.22) and the Bicycle Storage Details document prior to occupation of the proposed Sui Generis HMO, and shall thereafter be permanently retained.

To encourage and support the increased use of bicycles, in accordance with Policy T5 of the London Plan (2021) and Policy T3 of the Local Plan (2018).

- 10) Prior to occupation of the Sui Generis HMO hereby approved, details of the proposed refuse and recycling storage for future occupants shall be submitted to, and approved in writing by, the local planning authority. The refuse and recycling storage shall be installed in accordance with the approved details prior to occupation of the Sui Generis HMO, and shall thereafter be retained for the lifetime of the development.

To ensure an adequate provision of refuse and recycling storage, in accordance with Policy CC7 of the Local Plan (2018).

### **Justification for Approving the Application:**

- 1) The proposed development would provide a good quality large-scale House in Multiple Occupation, which would contribute towards the provision of accommodation for single people who cannot afford self-contained residential accommodation. Furthermore, the proposal would mitigate against detrimental harm to neighbouring amenity, the character and appearance of the parent

building and the surrounding area and highways. In these respects, the proposal would be consistent with Policy T5 of the London Plan (2021), Policies HO8, CC11, HO11, DC1, DC4, DC8, T1, T3 and T4 of the Local Plan (2018) and Key Principles HS4, HS6 and HS7 of the Planning Guidance Supplementary Planning Document (2018).

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

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

Application form received: 7th October 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

**Consultation Comments:**

<b>Comments from:</b>	<b>Dated:</b>
Thames Water - Development Control	09.11.21
Crime Prevention Design Advisor - Hammersmith	26.11.21

**Neighbour Comments:**

<b>Letters from:</b>	<b>Dated:</b>
19 Sedgeford Road London W12 0NA	18.11.21
1, Sedgeford Road London W12 0NA	27.11.21
2 Aycliffe Road Shepherds Bush London W12 0LL	05.12.21
5 Sedgeford Road Shepherd's Bush LONDON W12 0NA	24.11.21
8 Sedgeford Road Shepherd's Bush W12 0ND	05.12.21
16 Sedgeford Rd London W12 0ND	24.11.21
8 Sedgeford Road London W12 0ND	12.11.21
23 Sedgeford rd London W120na	12.11.21

## COMMITTEE REPORT

### 1.0 BACKGROUND AND RELEVANT PLANNING HISTORY

#### + Background

1.1 The proposals relate to No.14 Sedgeford Road, which is a two-storey end of terrace building situated at the junction of Aycliffe Road and Sedgeford Road. The subject property is currently in use as a small-scale house of multiple occupation (HMO), which falls within a C4 use class. Paragraph 6.65 of the Local Plan (2018). The Council's HMO licencing team have confirmed that the subject property has a current mandatory HMO licence (Ref. MAN-0010-00704-61719-x148) for a 6-bedroom property with a maximum occupancy of 6 people.

1.2 The application site is not situated within a Conservation Area, though the Cleverly Estate Conservation Area is situated less than 30m to the north-east of the application site. A number of the residential blocks within the Cleverly Estate Conservation Area are locally listed Buildings of Merit.

1.3 The application site is situated within the Environment Agency's Flood Risk Zone 1.

#### + Relevant planning history

2018/00394/FUL - Erection of a single storey rear extension, to the side and rear of the existing back addition.

1.4 The above FUL application was granted planning consent on 05.04.2018. The extension projected 3m beyond the rear wall of the existing back addition.

2021/01847/FUL - Erection of a rear roof extension; erection of a single storey rear extension, to the side and rear of the existing back addition; installation of 3no rooflights in the front roofslope; installation of a new door and window to replace the existing window to the side of single storey back addition; installation of new doors and windows to replace the existing doors at ground floor level to the rear elevation; conversion of existing property from 4 bedroom HMO into 8 self-contained residential units (Class C3). This application was withdrawn prior to determination.

### 2.0 PUBLICITY, CONSULTATIONS AND SITE VISIT

2.1 The application was publicised by way of letters of notification to neighbouring properties.

2.2 Eight (8) representations have been received, which object to the proposal on the grounds summarised below:

- The proposed 7-bedroom HMO would result in an overdevelopment of the subject building, resulting in an overcrowded and potentially unsafe building, which would be out of keeping with the character of the street, which predominantly consists of family housing.
- The proposal would have a harmful impact upon neighbouring amenity, especially with

regard to privacy/overlooking, noise (from the increased number of future occupants), outlook and a sense of enclosure;

- The proposed ground-floor extension, by reason of its proposed material finishes, would be out of keeping with the character and appearance of the Conservation Area. Were planning permission to be granted, a condition should be considered requiring that a London stock brick boundary wall is erected along the flank boundary fronting Aycliffe Road (to replicate that of No.16 Sedgeford Road).
- The proposal would result in an increased demand for parking within the locality of the application site.
- The previous planning application (Ref. 2021/01847/FUL) referred to an existing 4-bedroom HMO within the proposal description, whereas the current planning application refers to an existing 6-bedroom. It is unclear as to how the configuration of existing bedrooms has increased between the submission of the two applications, when no work has been carried at the subject property;
- The proposal would result in the potential loss of family housing; Officer comment: street is 88% houses and 12% flats/bedsits. This would not change
- The proposed 7 bedsits represents in reality a minimum doubling of tenants (assuming shared bedrooms), as the house would have originally been built for 4 occupants;
- There has been a history of anti-social behaviour within the rear garden of the subject property;
- There has been a history of neglect and dilapidation of the subject property, and the proposed HMO usage may exacerbate this;
- The proposal does not show any provision for refuse and recycling. This raises concern and the potential issue of litter and vermin, if adequate provision is not provided;
- The proposal does not indicate what leisure space (if any) would be available to future occupants.
- The proposal includes 6 en-suite bathrooms, 1 separate bathroom and 1 separate W/C. Accordingly, concern is raised that in relation to drainage and sewerage.
- The proposed loft plan shows a storage room, which is likely to be converted into a bedroom in future. What measures would be in place to prevent the store room not being occupied?
- There is an error on the 'applicant details' section of the application form, with the address line and post code not matching up;
- No details of fire safety have been provided.

2.3 Officer response: The material planning considerations raised will be assessed within this committee report. Officers note that the following concerns fall outside the scope of planning:

- Drainage and sewerage would fall under the scope of Building Regulations, and accordingly would not be material planning considerations;

#### External Responses

- 2.4 Thames Water - Thames Water have raised no objection to the proposed development in terms of the water network and water treatment infrastructure capacity.

### 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 (2021)

- 3.4 The National Planning Policy Framework (NPPF) came into effect on 27 March 2012 and was revised 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.

- 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 sets out the overall strategic plan for London and a fully integrated economic, environmental, transport and social framework for the development of the Capital over the next 20-25 years. 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 CONSIDERATIONS

4.1 The relevant considerations in this case, to be assessed against the policies in the National Planning Policy Framework [NPPF] (2021), The London Plan (2021) and the Hammersmith and Fulham Local Plan (2018) and the Planning Guidance Supplementary Planning Document [SPD] (2018) are:

- Principle of the proposal and housing supply.
- Quality of the accommodation that is proposed or might be lost.
- Design and Impact upon the character and appearance of the surrounding area (including designated heritage assets).
- Impact upon neighbouring amenity.
- Highways/parking and refuse/recycling.
- Flood risk.
- Land contamination.
- Fire safety.

#### PRINCIPLE OF THE PROPOSAL AND HOUSING SUPPLY

4.2 Officers acknowledge that a number of the representations received have raised concern that the proposed HMO accommodation would be out of keeping with the predominant character of the housing stock within the locality of the application site, and that it could result in the loss of family housing.

4.3 Nevertheless, as previously outlined in Paragraph 1.1 of this committee report, Officers highlight that the subject property has a current mandatory HMO licence (Ref. MAN-0010-00704-61719-x148) for a 6-bedroom property with a maximum occupancy of 6 people. Accordingly, the current usage of the subject property would be a small-scale HMO (C4 use class), rather than a single-family dwelling (C3 use class). Accordingly, the proposal would not result in the loss of family housing. For this reason, Officers consider that Policy HO2 (Housing Conversion and Retention) of the Local Plan (2018) would not be an applicable consideration for the current planning application.

4.4 Policy HO8 (Hostels and Houses in Multiple Occupation) of the Local Plan (2018) specifies that the acceptability of planning applications for new HMOs or the loss of existing HMOs will be considered in relation to the following criteria:

- a) The quality of the accommodation that is proposed or might be lost;
- b) The impact of the accommodation on the locality; and
- c) the local need for the proposed or existing HMO accommodation.

4.5 Paragraph 6.65 of the Local Plan (2018) specifies that the Council recognises the role that hostels and HMOs play in providing accommodation for single people who cannot afford self-contained accommodation. Accordingly, subject to the proposal being consistent with the criteria set out within Policy HO8 of the Local Plan (2018), Officers raise no objection to the principle of the proposal or the impact upon housing supply.

#### QUALITY OF THE ACCOMMODATION THAT IS PROPOSED OR MIGHT BE LOST

4.6 Officers consider that the Council's 'Standards and Guidance for Houses in Multiple Occupation' (April 2020) is a key consideration when assessing the quality of the proposed HMO. The proposed internal layout would consist of:

- Ground Floor - Three en-suite bedrooms, a kitchen/dining room and a separate W/C;
- First Floor - Three en-suite bedrooms and a separate storage area;
- Roof Level - One en-suite bedroom, a kitchen and a store room.

4.7 The maximum occupancy allowed for the property would be twelve (12) people, because where there is no separate living room provided (as is the case in the subject application), the minimum room size for rooms used as sleeping accommodation increases to 10.2sqm for one-person and to 15sqm for two-people. Based on this criteria, the individual room size of the proposed bedrooms would limit the proposed large-scale HMO to a maximum of twelve people. Furthermore, in HMOs occupied by ten or more people, the larger of the two kitchens would be required to have some additional cooking facilities and storage in place. As demonstrated on the proposed ground-floor plan, the ground-floor kitchen/dining room would include two ovens/hobs and two sinks, with sufficient provision of countertops for food preparation.

4.8 Each habitable room would be directly served by at least one window, whilst all future occupants would have access to the existing rear garden amenity space, via the ground-floor kitchen/dining room. Additionally, annotations on the submitted drawings demonstrate that the required FD30 fire doors would be installed to all rooms.

4.9 Officers therefore consider that the proposed extensions and reconfiguration of the premises providing a large-scale HMO would be consistent with the standards set out within the Council's Standards and Guidance for Houses in Multiple Occupation' (April 2020), and resultantly, the proposal would be considered to provide a good-quality large-scale HMO contributing to the range of accommodation in the area, and would be consistent with Policy HO8 of the Local Plan (2018).

#### DESIGN AND IMPACT UPON THE CHARACTER AND APPEARANCE OF THE SURROUNDING AREA (INCLUDING DESIGNATED HERITAGE ASSETS)

4.10 Policy DC1 of the Local Plan (2018) notes that all development should seek to create a high-quality urban environment which respects and enhances its townscape setting, whilst Policy DC4 notes that all alterations and extensions to existing buildings should be a subservient addition to the parent building and

compatible with the scale and character of existing development, neighbouring properties and their settings.

4.11 At ground-floor level, a single-storey extension to the side and rear of the existing back addition is proposed. Key Principle HS4 of the Planning Guidance SPD (2018) specifies that planning permission will not normally be granted for any extension if:

- (i) the proposed extension would exceed 3.5m in length;
- (ii) the proposed extension would extend to within 4m of the rear boundary of the application site; or
- (iii) the proposed extension would cover more than 50% of the rear garden of the application site.

4.12 Annotations on the proposed ground-floor plan demonstrate that the proposed ground-floor extension would feature a depth of 3.5m beyond the existing rear wall. Furthermore, the proposed site plan and measurements taken via aerial imagery demonstrates that the ground-floor extension would ensure a minimum separation of 4m between the rear boundary of the application site and the rear elevation of the proposed extension and would ensure that at least 50% of the existing rear garden is retained. This element of the proposal would therefore be consistent with Key Principle HS4 of the Planning Guidance SPD (2018), ensuring a subservient addition to the parent building.

4.13 Annotations on the submitted drawings specify that the material finish of the proposed ground-floor extension would be painted white render, to match the existing material finish of the parent building's rear elevation.

4.14 The proposal would also include a rear roof extension and a second-floor rear extension, which would be sited atop part of the existing back additions roof. The 70-degree mansard design of these additions, coupled with their modest scale and grey tile material finish, would be considered sufficient to ensure a satisfactory visual appearance. There are other examples of this form of development in the terrace, and as such this is in keeping with the existing pattern of development in the street.

4.15 Site visit, street photography and aerial imagery highlights that front rooflights are common within the immediate locality of the application site. As such, Officers raise no objection to the principle of the proposed front rooflights. As designed, these would appear proportionate to the front roof-slope, ensuring a satisfactory visual appearance.

4.16 Site photographs and street imagery indicates that the existing flank boundary fence fronting Aycliffe Road is in a state of disrepair. The proposal would involve the replacement of the existing flank and rear boundary fence with a new 1.8m high timber fence. The replacement timber fence would be an improvement in comparison to the existing fencing, and therefore would be considered to enhance the appearance of the surrounding area.

4.17 Overall, the proposed external alterations are considered to be of a scale,

massing, design and material which would ensure a subservient addition to the parent building, in keeping with the existing pattern of development in the area and preserving the character and appearance of the surrounding area. In this respect, the proposal would be consistent with Policies DC1 and DC4 of the Local Plan (2018).

## IMPACT UPON NEIGHBOURING AMENITY

- 4.18 Policy HO8 of the Local Plan (2018) specifies that the impact of the proposed HMO accommodation on the surrounding locality will be an important consideration. Meanwhile, Policy HO11 of the Local Plan (2018) specifies that proposals for extensions will be considered acceptable where it can be demonstrated that there is no detrimental impact upon the privacy, light and outlook enjoyed by neighbouring occupants.
- 4.19 No.12 Sedgeford Road adjoins the southern flank boundary of the application site. Planning records demonstrate that No.12 also features a rear roof extension, as well as a second-floor rear extension. No.12's second-floor rear extension is of a greater depth than that proposed to No.14 under the current planning application. The proposed ground-floor extension would feature a depth of 3.5m and a flat roof design with a maximum height of 3m. This is considered an acceptable scale and massing which would mitigate against detrimental harm to the amenity of No.12's occupants, with regard to outlook, light and a sense of enclosure.
- 4.20 Aycliffe Road separates the flank boundaries of the application site and No.16 Sedgeford Road, ensuring a separation of at least 13m (as measured via aerial imagery). Officers consider that this, together with the scale, massing, design and materials of the proposed external alterations, would be sufficient to mitigate against detrimental harm to the amenity of No.16's occupants, with regard to outlook, light and a sense of enclosure. Annotations on the proposed elevation drawing confirms that the flank elevation windows to the proposed ground-floor extension would be obscure-glazed and fixed shut below 1.7m above finished floor level. Officers consider that this would mitigate against detrimental harm to the amenity of No.16's occupants, with regard to privacy.
- 4.21 The flank boundary of No. 2 Aycliffe Road adjoins the rear boundary of the application site. Resultantly, the flank wall of No.2 directly faces the rear elevation of the application site. No.2 features one obscure-glazed flank window at roof level. Accordingly, Officers consider that the proposed external alterations would not result in any detrimental harm to the amenity of No.2's occupants, with regard to outlook, light, privacy and a sense of enclosure.
- 4.22 The proposal would involve the change of use of the existing small-scale HMO to a large-scale HMO with a maximum potential occupancy of 12 people. This would result in the potential net-gain of 6 occupants within the subject property over the current position. Whilst acknowledged that this could result in the opportunity for greater noise transmission between the application property and existing adjoining dwellings, Officers consider that this concern could be addressed by attaching conditions relating to the installation of enhanced sound insulation, and such conditions are included in the condition list.

## HIGHWAYS/PARKING AND REFUSE/RECYCLING

### + Highways/parking

4.23 Policy T1 of the Local Plan (2018) seeks to encourage the provision and use of public transport and bicycles, to improve congestion and air quality within the Borough. Policy T5 of the London Plan (2021) specifies that cycle parking should be fit for purpose, secure and well-located, with the following standards for residential accommodation:

- 1 space per studio unit or 1-person, 1-bedroom dwelling
- 1.5 spaces per 2-person, 1-bedroom dwelling
- 2 spaces per all other dwellings

4.24 Policy T4 of the Local Plan (2018) specifies that car parking permit free measures will be required on all new development unless evidence is provided to show that there is a significant lack of public transport available.

4.25 The proposal does not include the provision of off-street parking for future occupants. In light of the application site's PTAL 3 rating, which indicates good accessibility to public transport, and to prevent increased levels of parking stress from occupants of the proposed residential accommodation, Officers recommend that a legal agreement restricting the issuing of on-street car parking permits for the future residents of the proposed HMO are included. Subject to this, the proposal would be considered to prevent increased parking stress and congestion within the locality of the application site, in accordance with Policies T1 and T4 of the Local Plan (2018).

4.26 Where a sui generis usage is proposed (as is the case with the current proposal), Policy T5 of the London Plan (2021) specifies that cycle storage provision should be in accordance with the most relevant other standard. Officers consider that use class C3 - C4 would be the most relevant standard in this instance. Accordingly, the proposal would need to provide a total of 2 bicycle storage spaces to be compliant with Policy T5, Table 10.2 of the London Plan (2021).

4.27 The proposed site plan REV B (07.03.22) highlights that cycle storage for two bicycles would be located to the side of the subject property. Accompanying bicycle storage details sets out that the storage would consist of a timber enclosure, which would provide secure, weather-proof and accessible cycle storage, consistent with Policy T5 of the London Plan (2021).

### + Refuse/recycling

4.28 Policy CC7 of the Local Plan (2018) specifies that all developments should aim to minimise waste and should provide convenient refuse and recycling storage facilities.

4.29 Whilst refuse and recycling storage is not depicted upon the proposed site plan, Officers consider that there would be sufficient off-street storage space to the side of the subject property, in a similar location to the proposed cycle storage. A condition is therefore recommended, requesting further details of the proposed refuse and recycling storage facilities to be provided prior to occupation of the

large-scale HMO.

## FLOOD RISK

4.30 Policy CC3 of the Local Plan (2018) specifies that the Council will require a site-specific flood risk assessment for all proposals which are located within the Environment Agency's Flood Risk Zone 2 and 3. The application site lies within the Environment Agency's Flood Risk Zone 1, and accordingly a flood risk assessment is not required by Policy CC3 of the Local Plan (2018). The proposal would therefore be considered to mitigate against harmfully exacerbating the application site's flood risk.

## LAND CONTAMINATION

4.31 Policy CC9 of the Local Plan (2018) specifies that when development is proposed on or near a site that is known to be, or there is good reason to believe may be, contaminated, or where a sensitive use is proposed, an applicant should carry out a site assessment and submit a report of the findings in order to establish the nature and extent of the contamination. The proposal would not introduce a usage more sensitive than the existing usage, and the Council's Land Contamination team have reviewed the proposal and raised no objection. Accordingly, Officers raise no objection to the proposal in relation to Policy CC9 of the Local Plan (2018).

## Legal Agreement

4.32 In dealing with planning proposals, local planning authorities consider each on its merits and reach a decision based on whether the application accords with the relevant development plan, unless material considerations indicate otherwise. Where applications do not meet these requirements, they may be refused. However, in some instances, it may be possible to make acceptable development proposals which might otherwise be unacceptable, through the use of planning conditions or, where this is not possible, through planning obligations. London Plan (2021) Policy DF1 recognises the role of planning obligations in mitigating the effects of development and provides guidance on the priorities for obligations in the context of overall scheme viability.

4.33 In this instance, site-specific planning obligations would be included in the S106 agreement and would include the following:

- Prohibition of future residents to obtain parking permits as secured through section 16 of the Greater London (General Powers) Act 1974;

## 5.0 CONCLUSION

5.1 In considering planning applications, the Local Planning Authority needs to consider the development plan as a whole and planning applications that accord with the development plan should be approved without delay, unless material considerations indicate otherwise and any adverse impacts of doing so would significantly and demonstrably outweigh the benefits.

5.2 In summary, the proposed development would contribute towards the provision of

good-quality HMO accommodation, which plays a key role in providing accommodation for single people who cannot afford self-contained accommodation, without having an unacceptable impact on the amenity of surrounding occupants, subject to conditions relating to enhanced sound insulation, and without harm to the character and appearance of the parent building or the surrounding area.

5.3 Officers have taken account of all the representations received and in overall conclusion for the reasons detailed in this report, it is considered having regard to the development plan as a whole and all other material considerations that planning permission should be granted subject to conditions.

## 6.0 RECOMMENDATION

6.1 It is recommended that planning permission be approved in line with the recommendations above.