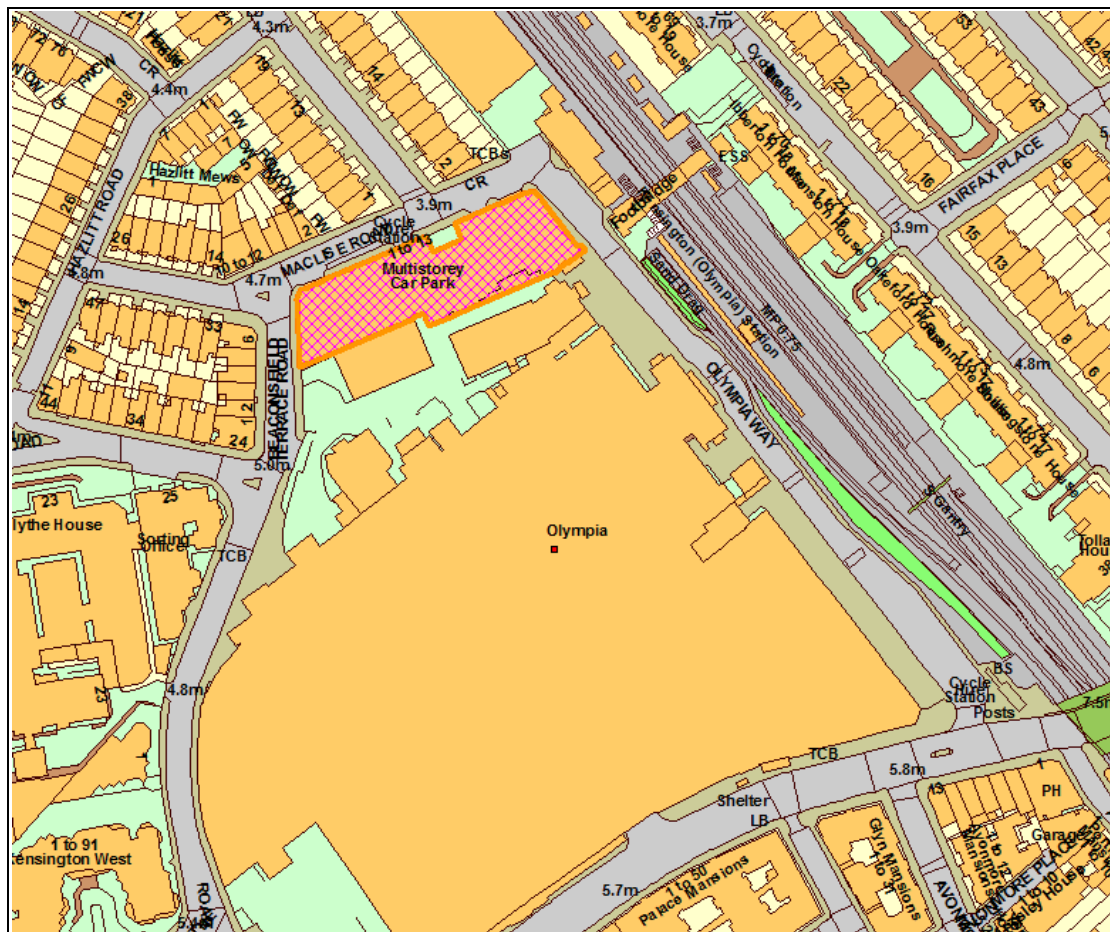


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**Ward:** Brook Green

**Site Address:**

Maclise Multi-Storey Car Park Olympia Exhibition Centre  
Hammersmith Road London W14 8UX



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

**Reg. No:**

2021/04168/LBC

**Case Officer:**

Sinead Winship-David

**Date Valid:**

30.12.2021

**Conservation Area:**

Olympia And Avonmore Conservation Area -  
Number 23

**Committee Date:**

06.09.2022

**Applicant:**

Olympus Property Holding Limited  
C/O Agent

**Description:**

Erection of a building comprising basement, ground and 7 upper storeys with associated roof level plant for hotel (Class C1), gymnasium (Class E) and school (Class F1) uses incorporating the retention of (and associated alterations to) the remaining elements of the Multi Storey Car Park building.

Drawing Nos: see condition 2

**Application Type:**

Listed Building Consent

**Officer Recommendation:**

- 1) That the Committee resolve that the Chief Planning Officer be authorised to grant Listed Building Consent 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 conditions, which may include the variation, addition or deletion of conditions, any such changes shall be within their discretion.

**Conditions****Definitions:**

**“Council”** means the London Borough of Hammersmith and Fulham.

**“Development”** means the statutory definition of ‘development’ which is set out in Section 55 of the Town and Country Planning Act 1990 (as amended).

**“Enabling Works”** means: • Preparatory works & MEP/utility relocations (Existing Utility and Mechanical, Electrical and Public Health Building Services (MEP) Diversions), installation of additional power to the site • Site investigations and surveys • Temporary access/highway works • Temporary welfare and office accommodation • Hoardings

**“Commencement”** means in respect of the Development or individual Stages (as relevant) the initiation of development as defined in Section 56(4) of the Town and Country Planning Act 1990 (as amended) including “Commence” which shall be construed accordingly.

**“Practical Completion”** means completion save in minor respects so that the Development can be used and operated in the manner permitted by the Planning Permission.

**“MSCP”** means the Maclise Road Multi-storey Car Park which is Grade II listed and located on the corner of Maclise Road and Olympia Way.

**“The Alternative MSCP Development”** means the full planning application (ref. 2021/04167/FUL) and listed building consent (ref. 2021/04168/LBC) for the erection of a building comprising basement, ground and 7 upper storeys with associated roof level plant for hotel (Class C1), gymnasium (Class E) and school (Class F1) uses incorporating the retention of (and associated alterations to) the remaining elements of the Multi Storey Car Park building.

**“Listed Building Consent”** means the listed building consent application that is related to this application, that covers works to listed buildings on site at the Maclise Road Multistorey Car Park.

**“Masterplan Consent”** means the full planning permission (ref: 2020/01048/VAR) for the “Redevelopment of Olympia comprising: a) Central Hall - demolition with retention of listed façade to Hammersmith Road, erection of new ground plus up to 13 storey building for (B1) office, (D1) exhibition, flexible (A1-A4) retail/financial and professional services/restaurant/bar, and flexible (B1/D1) office/conference uses; new site-wide logistics centre, car/cycle parking and plant within two new basement levels; b) G-Gate site - erection of ground plus 9 upper storeys building with two levels of basement for use as a theatre, (D1) exhibition, flexible (A3/A4) restaurant/bar use at ground/level 2 and flexible A3/A4/B1 at upper two floors of building; c) National Hall - internal and external alterations comprising three storey roof level extension for use as (C1) hotel, part use of National Hall for (A1-A4/C1) hotel and ancillary use, two levels of internal decks for use as (D1) exhibition space and flexible (D1) exhibition/(A3/A4) restaurant/bar use, alterations to existing basement and associated internal and external works; d) West Hall - alterations and extension to provide two additional storeys for use as (D2) live music and performance space; e) Maclise Road Multi Storey Car Park - partial demolition, alterations and extension for use as (C1) hotel, (D2) cinema, and flexible (B1/D1) co-working/conference use; f) Grand and National Halls - demolition of existing accommodation and circulation spaces between halls and construction of new Level 2 public realm deck with glazed canopy comprising flexible use (A1-A4) retail/restaurant/bar/financial and professional services; g) Pillar Hall - Internal and external alterations for use of building for (A3/A4) restaurant/bar, ancillary live music; h) Grand Hall - internal and external alterations including creation of two levels of internal decks for use as (D1) exhibition space and flexible (D1), (A3/A4) exhibition/restaurant/bar use; i) Plant and energy centres; j) Pedestrian/vehicle/cycle/highway works; k) Public realm, landscaping and associated works”.

**“Olympia Way Consent”** means the outline consent (ref: 2018/03102/OUT) for access, layout, landscape, appearance, and scale for Olympia Way, including the demolition of the existing building adjacent to the station entrance, construction of buildings up to 4 storeys in height for flexible uses, public realm, and associated landscaping.

## **1. Time Limit**

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

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

and Compensation Act 2004).

## **2. Approved Drawings**

The works hereby granted consent shall be carried out and completed in accordance with the following approved documents and drawings:

Heritage Statement, prepared by Montagu Evans

Design Statement, prepared by SPPARC Architects

MSCP Basement Impact Assessment Report ref 1709-RBG-CP-ZZ-RP-S-10-5002 rev P06 by Robert Bird Group dated 17<sup>th</sup> December 2021.

### **Proposed elevations**

2005-SPP-DR-A-CP-P-25-XX-01-03 (Rev P02) – MSCP Proposed East & West Elevation

2005-SPP-DR-A-CP-P-25-XX-01-01 (Rev P02) – MSCP Proposed North Elevation

2005-SPP-DR-A-CP-P-25-XX-01-02 (Rev P02) – MSCP Proposed South Elevation

### **Proposed plans**

2005-SPP-DR-A-CP-P-00-OS-01-01 (Rev P01) – MSCP Proposed Site Plan

2005-SPP-DR-A-CP-P-20-B1-01-01 (Rev P01) – MSCP Proposed Level B1 Floor Plan

2005-SPP-DR-A-CP-P-20-0G-01-01 (Rev P01) – MSCP Proposed Level 0G Floor Plan

2005-SPP-DR-A-CP-P-20-01-01-01 (Rev P01) – MSCP Proposed Level 01 Floor Plan

2005-SPP-DR-A-CP-P-20-02-01-01 (Rev P01) – MSCP Proposed Level 02 Floor Plan

2005-SPP-DR-A-CP-P-20-03-01-01 (Rev P01) – MSCP Proposed Level 03 Floor Plan

2005-SPP-DR-A-CP-P-20-04-01-01 (Rev P01) – MSCP Proposed Level 04 Floor Plan

2005-SPP-DR-A-CP-P-20-05-01-01 (Rev P01) – MSCP Proposed Level 05 Floor Plan

2005-SPP-DR-A-CP-P-20-06-01-01 (Rev P01) – MSCP Proposed Level 06 Floor Plan

2005-SPP-DR-A-CP-P-20-07-01-01 (Rev P01) – MSCP Proposed Level 07 Floor Plan

2005-SPP-DR-A-CP-P-20-0R-01-01 (Rev P01) – MSCP Proposed Roof Plan

1709-DDC-CH-RL-DR-E-61-1002 (Rev P05) - Electrical services

Emberton House – hotel level roof level-shell & core containment layout

### **Proposed sections**

2005-SPP-DR-A-CP-P-21-XX-01-01 (Rev P01) – MSCP Proposed External Wall Details – Sheet 01

2005-SPP-DR-A-CP-P-26-XX-01-01 (Rev P01) – MSCP Proposed Section S1

2005-SPP-DR-A-CP-P-26-XX-01-02 (Rev P01) – MSCP Proposed Section S2

Reason: In order to preserve the special architectural or historic interest of the listed buildings in accordance with policies DC1 and DC8 of the Local Plan 2018.

### **3. Building Contract for MSCP**

No Relevant Works (excluding Enabling Works) at the MSCP to commence until signed building contract for redevelopment of the Maclise Road MSCP in accordance with this consent has been submitted to and approved in writing by the Council.

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

### **4. Structural protection and monitoring regime**

The works shall be carried out in accordance with the approved details set out within the detailed structural engineer's report and construction method statement for the basement excavation and construction works and approved drawings below:

MSCP Basement Impact Assessment Report ref 1709-RBG-CP-ZZ-RP-S-10-5002 rev P06 by Robert Bird Group dated 17<sup>th</sup> December 2021.

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

### **5. Schedule and specification of external works**

A schedule and specification of all Relevant external Works including details of refurbishment, repairs, and restoration in respect of each external surface of each Listed building shall be submitted to and approved in writing by the Council prior to commencement of any Relevant Works for each Listed Building. The Relevant works shall be implemented in accordance with the approved details prior to occupation of the relevant Listed building and shall thereafter be permanently retained.

Reason: In order to safeguard the special architectural or historic interest of the listed buildings in accordance with policy DC1, DC2, DC4 and DC8 of the Local Plan 2018.

### **6. Detailed external drawings**

Prior to the commencement of any Relevant Works (excluding Enabling Works), detailed drawings of each elevation of each Listed Building, at a scale not less than 1:20 (in plan, section, and elevation) of typical bays and junctions with adjacent buildings shall be submitted to and approved in writing by the Council. This shall include detailed drawings at of scale of not less than 1:20 (in plan, section, and elevation) of shopfronts for any A Class uses on site. The Relevant works shall be carried out in accordance with the details as approved and thereafter permanently retained in this form.

Reason: In order to safeguard the special architectural or historic interest of the listed buildings in accordance with policy DC1, DC2, DC4 and DC8 of the Local Plan 2018.

### **7. Detailed external materials**

Prior to the commencement of any Relevant Works to each Listed Building (excluding

Enabling Works), details and samples of all the materials to be used in all external faces and roofs of each of the Listed buildings to include entrances, cladding, fenestration, roofing, and plant, shall be submitted to and approved in writing by the Council. External material sample panels for each listed building, including samples of brickwork, stonework, concrete, pointing style, mortar colour and mix shall be erected onsite for the inspection by Council's Conservation Officer and written approval by Council. The Relevant works to each listed building shall be carried out in accordance with the details as approved and thereafter permanently retained in this form.

Reason: In order to safeguard the special architectural or historic interest of the listed buildings in accordance with policy DC1, DC2, DC4 and DC8 of the Local Plan 2018.

## **8. Local History Plaques**

Details of a local history plaque for the listed Multi Storey Car Park building, including its text, materials and a detailed drawing at a scale of not less than 1:20 in plan and elevation of the location where it shall be displayed on the new building, shall be submitted to and approved in writing by the Council prior to the occupation of the new building. The plaque shall be installed in accordance with the approved details prior to occupation of the new building and thereafter permanently retained in situ.

Reason: In order to better reveal the special architectural or historic interest of the building following the modifications and changes, in accordance with Policy DC1 and DC8 of the Local Plan 2018.

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

It is considered that the proposals will deliver good quality architecture which optimises the capacity of the site with good quality hotel, school and gym accommodation. The development would contribute towards the creation of new high-quality spaces and public realm. The height, scale and massing of the proposed built form is appropriate and provides a satisfactory design response to the site and surrounding townscape at its edges. The elevations have an architectural character which provides interest across the frontages. The relationship between the built form and public realm would assist in the creation of a sense of place. Where harm has been identified to heritage assets it is considered this is outweighed by the design, heritage and public benefits identified. It is considered that this is compliant with Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990. The proposed development is therefore considered acceptable in accordance with the NPPF, Policies D3, D4 and HC1 of the London Plan (2021) and Policies DC1, DC2, DC4 and DC8 of the Local Plan (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: 29th December 2021  
Drawing Nos: see condition 2

**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:**

**Comments from:**

Network Rail  
Crime Prevention Design Advisor - Hammersmith  
British Airports Authority Plc  
Historic England London Region  
Royal Borough Of Kensington And Chelsea  
Transport for London

**Dated:**

17.03.22  
03.03.22  
10.02.22  
11.03.22  
10.03.22  
11.02.22

**Neighbour Comments:**

**Letters from:**

**Dated:**

26 Applegarth Road London W14 0HY	17.02.22	
26 Applegarth Road London W14 0HY	21.02.22	
	03.03.22	
15 Bolingbroke Road London W14 0AJ	12.02.22	
17 Bolingbroke Road London W14 0AJ	12.02.22	
48 Caithness road London W14 0JD	07.03.22	
4 Palace Mansions Earsby Street London W14 8QN		
21 Fitz-george Avenue London W14 0SY	09.03.22	
23 Fitzgeorge Avenue London W14 0SY	07.03.22	
1 Hofland Road London W14 0LN	18.02.22	
113 Milson Road London W14 0LA	16.02.22	
40 Minford Gardens London W14 0AN	21.02.22	
13 Russell Road London W14 8DA	15.02.22	
19C Sinclair Road London W14 0NS	17.02.22	
Basement and Ground Maisonette 96 Sinclair Road London W14 0NJ		16.03.22
No Address Given	15.02.22	
No Address Given	10.03.22	

**Officer Report**

For the joint Officer Report please refer to application reference 2021/04167/FUL.