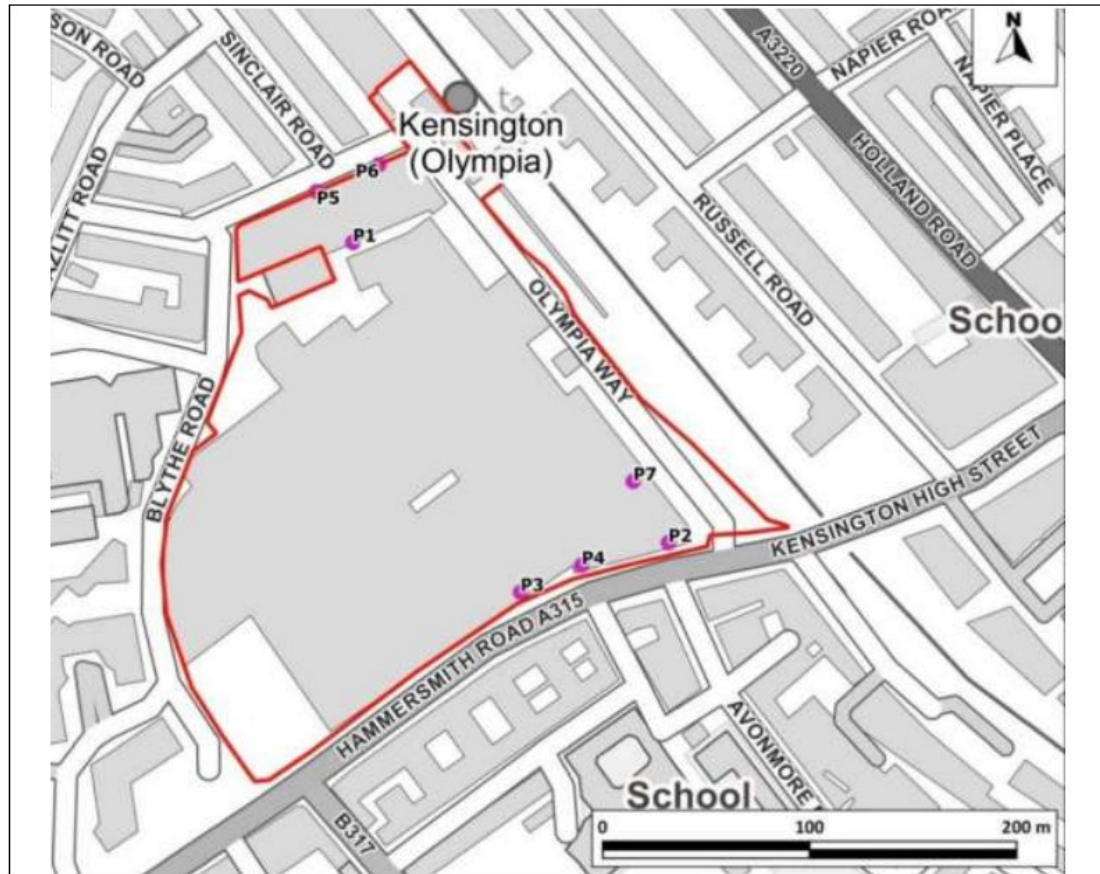

Ward:

Brook Green

Site Address:

Olympia Exhibition Centre Hammersmith Road London W14 8UX



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Reg. No:

2021/04166/VAR

Case Officer:

Violet Dixon
Sinead Winship-David

Date Valid:

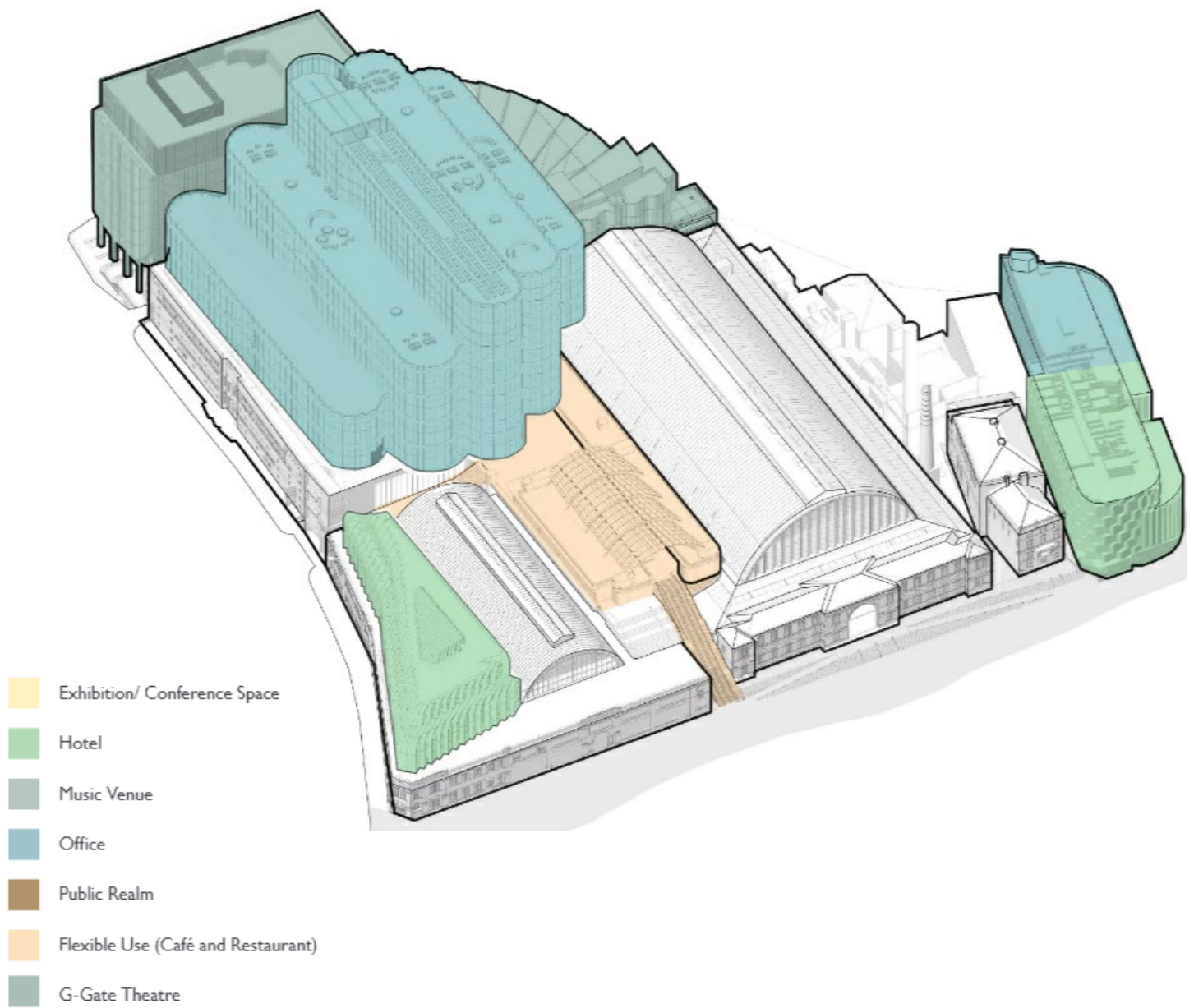
30.12.2021

Conservation Area

Olympia and Avonmore
Conservation Area – Number 23

Committee Date:

06.09.2022



Applicant:

Olympus Property Holding Limited

c/o Agent: Gerald Eve LLP, 72 Welbeck Street, London, W1G 0AY

Description:

Minor material amendment to the trigger for submission and/or implementation of details insofar as they relate to Phase 5 and variation of Conditions 53 (Use of Buildings) and 54 (Maximum Floor Space Areas) together with Conditions 1-10; 16-26; 28-38; 40-43; 46-48; 50-52; 56-58; 60-63; 65; 70; 79; 81 and 82 of planning permission ref. 2020/01048/VAR granted 7 January 2021 for the redevelopment of Olympia.

Application Type:

Section 73 Minor-Material Amendment Application

**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 and
Planning Guidance Supplementary Planning Document
2018

Consultation Comments:

Comments from:	Dated:
British Airport Authority	10.02.22
Historic England	10.02.22
Historic England – GLAAS	23.02.22
Metropolitan Police Service	03.03.22
Transport for London Underground	03.03.22
Royal Borough of Kensington and Chelsea	08.03.22
Greater London Authority	15.03.22
Transport for London Spatial Planning	23.03.22

Neighbour Comments:

Letters from:

26 Applegarth Road W14
21 Fitz-George Avenue W14
23 Fitz-George Avenue W14

Dated:

21.02.22
09.03.22
07.03.22

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

In line with the Town and Country Planning Act 1990 and the Town and Country Planning (Pre-commencement Conditions) Regulations (2018), officers have consulted the applicant on the pre-commencement conditions included in the agenda and the applicant has raised no objections.

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).

“The Development” means “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 rooflevel 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 (which may or may not be carried out and completed if ‘the alternative MSCP development’ is permitted); 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”.

“Level 2” means the area between Grand Hall and National Hall, which is proposed to become an elevated public access route connecting the various plots of Olympia from Olympia Way to Hammersmith Road.

“Grand Hall” means the Grade II* exhibition hall fronting Olympia Way.

“National Hall” means the Grade II exhibition hall located on the corner of Olympia Way and Hammersmith Road.

“G-Gate” means the area on the corner of Hammersmith Road and Lyons Walk, which is currently a servicing yard.

“West Hall” means the exhibition hall attached to the Grand and Central Hall, located on Blythe Road.

“Pillar Hall” means the Grade II* listed hall located on Olympia Way.

“Central” means the Olympia Central building which is Grade II listed, fronting Hammersmith Road.

“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.

“L-Yard” means the area behind Pillar Hall that fronts onto Beaconsfield Terrace which consists of a series of ancillary buildings accommodating plant rooms and mechanical equipment, along with some open land used for logistics and servicing.

“Phases” means the Phases of work for the Development as defined below:

“Phase 1” means the works including: Sub-Phase 1a Infrastructure and temporary works required for the first stage of the Development which comprise: • Substructure works and concrete slab within G-Gate; and • Internal piling and foundation works within Grand Hall, National Hall, and West Hall. Sub Phase 1b: • Modifications to West Hall. Sub Phase 1c works including: • Construction of new switch rooms, Energy Centre structure, temporary and permanent MEP plant for business continuity, new Energy Centre flue, new external Goods lift and new Gas Meter room.

“Phase 2” means the works, including: Sub-Phase 2a: • Construction of a new Music venue above existing West Hall exhibition areas; • Demolition of the existing Central building, while retaining the listed Art Deco façade on Hammersmith Road; • Construction of a protected logistics area within the Ground floor and basement; • Construction of a new build exhibition halls and office behind the Central façade; • Installation of New Energy Centre plant and equipment in L Yard. Sub-Phase 2b: • Provision of new accesses and public realm between Grand Hall, National Hall and Central. Sub-Phase 2c • Internal refurbishment of Pillar Hall.

“Phase 3” means the works including; Sub-Phase 3a • Piling and construction of a logistics area within the ground floor and basement within G Gate as well as a new build theatre above; Sub-Phase 3b • Partial demolition of the MSCP building

“Phase 4” means the works including: Sub-Phase 4a: • Construction within National Hall and extension above to provide a hotel; Sub-Phase 4b: • Construction of internal decks within Grand Hall and National Hall.

“Phase 5” means the works formerly comprised in Phase 3 (in particular, Sub-Phase 3b) including: • modifications to the existing structure and construction of new floors above or new Hotel and Co-working offices
[Phase 5 is only applicable in the event that “the alternative MSCP development” is not permitted and implemented.]

“Enabling Works” means: • Site clearance (excluding demolition works) • Preparatory works & MEP/utility relocations (Existing Utility and Mechanical, Electrical and Public Health Building Services (MEP) Diversions), particularly L-Yard, installation of additional power to the site • Site investigations and surveys • Fixtures and fitting strip out (excluding listed buildings) • Temporary access/highway works • Temporary welfare and office accommodation • Hoardings

“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.

“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. In the event that ‘the alternative MSCP development’ is permitted and implemented, completion would exclude Phase 5.

“Olympia Way Outline Application” means the outline planning application (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.

“Listed Building Consent” means the listed building consent that is related to this application, that covers works to listed buildings on site, including Grand Hall, National Hall, Pillar Hall, Olympia Central and the Maclise Road Multistorey Car Park.

1) Time Limit

The Development shall be begun as follows:

(a) Enabling Works and Phase 1 shall be begun not later than 25 October 2022.

(b) Phase 2 and Phase 3 shall be begun not later than 25 October 2024.

(c) Phase 4 shall be begun not later than 25 October 2026.

(d) Phase 5 shall be begun not later than 25 October 2024.

Reason: Condition required to be imposed by Section 92(2)(a) of the Town and Country Planning Act 1990. Extended time periods for which the planning permission can be implemented is given considering exceptional circumstances relevant to the Demolition, Ground and Enabling Works, Operation and the extent of the development.

2) Approved Drawings

The Development shall be carried out and completed in accordance with the following approved drawings:

Design Statement, prepared by SPPARC Architects;
Transport Note, prepared by Momentum;
Structural Note, prepared by Robert Bird Group;
Environmental Impact Assessment - Statement of Conformity, prepared by Trium; and
Heritage Note, prepared by Montagu Evans.
Demolition Area Schedule - Masterplan

1709-SPP-SC-A-ZZ-D-80-XX-01-01 Masterplan - Demolition Area Schedule P04

Site Plan

1709-SPP-DR-A-ZZ-P-20-0S-01-01 Masterplan - Proposed Site Plan P05

Proposed Plans - Masterplan

1709-SPP-DR-A-ZZ-P-20-B1-01-01 Masterplan - Proposed Level B1 Floor Plan P05

1709-SPP-DR-A-ZZ-P-20-B2-01-01 Masterplan - Proposed Level B2 Floor Plan P04

1709-SPP-DR-A-ZZ-P-20-0G-01-01 Masterplan - Proposed Level 0G Floor Plan P05

1709-SPP-DR-A-ZZ-P-20-01-01-01 Masterplan - Proposed Level 01 Floor Plan P06

1709-SPP-DR-A-ZZ-P-20-1M-01-01 Masterplan - Proposed Level 01
Mezzanine Floor Plan P04

1709-SPP-DR-A-ZZ-P-20-02-01-01 Masterplan - Proposed Level 02
Floor Plan P06

1709-SPP-DR-A-ZZ-P-20-02-01-02 Masterplan - Proposed Level 02
Intermediate Floor Plan P04

1709-SPP-DR-A-ZZ-P-20-2M-01-01 Masterplan - Proposed Level 02
Mezzanine Floor Plan P05

1709-SPP-DR-A-ZZ-P-20-03-01-01 Masterplan - Proposed Level 03
Floor Plan P05

1709-SPP-DR-A-ZZ-P-20-04-01-01 Masterplan - Proposed Level 04
Floor Plan P05

1709-SPP-DR-A-ZZ-P-20-05-01-01 Masterplan - Proposed Level 05
Floor Plan P05

1709-SPP-DR-A-ZZ-P-20-06-01-01 Masterplan - Proposed Level 06
Floor Plan P05

1709-SPP-DR-A-ZZ-P-20-07-01-01 Masterplan - Proposed Level 07
Floor Plan P05

1709-SPP-DR-A-ZZ-P-20-08-01-01 Masterplan - Proposed Level 08
Floor Plan P05

1709-SPP-DR-A-ZZ-P-20-09-01-01 Masterplan - Proposed Level 09
Floor Plan P05

1709-SPP-DR-A-ZZ-P-20-10-01-01 Masterplan - Proposed Level 10
Floor Plan P05

1709-SPP-DR-A-ZZ-P-20-11-01-01 Masterplan - Proposed Level 11
Floor Plan P05

1709-SPP-DR-A-ZZ-P-20-12-01-01 Masterplan - Proposed Level 12
Floor Plan P05

1709-SPP-DR-A-ZZ-P-20-13-01-01 Masterplan - Proposed Level 13
Floor Plan P05

1709-SPP-DR-A-ZZ-P-20-0R-01-01 Masterplan - Proposed Roof Plan
P05

Proposed Elevations - Masterplan

1709-SPP-DR-A-ZZ-P-25-XX-01-01 Masterplan - Proposed Streetscape
SE Elevation P05

1709-SPP-DR-A-ZZ-P-25-XX-01-02 Masterplan - Proposed Streetscape
NE Elevation P06

1709-SPP-DR-A-ZZ-P-25-XX-01-03 Masterplan - Proposed Streetscape
NW Elevation P05

1709-SPP-DR-A-ZZ-P-25-XX-01-04 Masterplan - Proposed Streetscape
SW Elevation P05

1709-SPP-DR-A-ZZ-P-25-XX-01-11 Masterplan - Proposed Streetscape
SE & NE Elevations in Context P06

1709-SPP-DR-A-ZZ-P-25-XX-01-12 Masterplan - Proposed Streetscape
NW & SW Elevations in Content P05

Proposed Sections - Masterplan

1709-SPP-DR-A-ZZ-P-26-XX-01-01 Masterplan - Proposed Section S1 P05
1709-SPP-DR-A-ZZ-P-26-XX-01-02 Masterplan - Proposed Sections S2 & S3 P05
1709-SPP-DR-A-ZZ-P-26-XX-01-03 Masterplan - Proposed Section S4 P05
1709-SPP-DR-A-ZZ-P-26-XX-01-04 Masterplan - Proposed Sections S5 & S6 P04
1709-SPP-DR-A-ZZ-P-26-XX-01-05 Masterplan - Proposed Sections S7 & S8 P05

Demolition Plans - National Hall

1709-SPP-DR-A-ON-D-20-B1-01-01 National - Demolition Level B1 Floor Plan P04
1709-SPP-DR-A-ON-D-20-0G-01-01 National - Demolition Level 0G Floor Plan P03
1709-SPP-DR-A-ON-D-20-0GM-01-01 National - Demolition Level 0G Mezzanine Floor Plan P03
1709-SPP-DR-A-ON-D-20-01-01-01 National - Demolition Level 01 Floor Plan P03
1709-SPP-DR-A-ON-D-20-0R-01-01 National - Demolition Roof Plan P03

Demolition Elevations - National Hall

1709-SPP-DR-A-ON-D-25-XX-01-01 National - Demolition NW Sectional Elevation P03
1709-SPP-DR-A-ON-D-25-XX-01-02 National - Demolition NE Elevation P03
1709-SPP-DR-A-ON-D-25-XX-01-03 National - Demolition SE Elevation P03
1709-SPP-DR-A-ON-D-25-XX-01-04 National - Demolition SW Sectional Elevation P03

Demolition Sections - National Hall

1709-SPP-DR-A-ON-D-26-XX-01-01 National - Demolition Section S1 P03
1709-SPP-DR-A-ON-D-26-XX-01-02 National - Demolition Section S2 P03

Proposed Site - National Hall

1709-SPP-DR-A-ON-P-00-OS-01-01 National - Proposed Site Plan P04

Proposed Plans - National Hall

1709-SPP-DR-A-ON-P-20-B1-01-01 National - Proposed Level B1 Floor Plan P04
1709-SPP-DR-A-ON-P-20-0G-01-01 National - Proposed Level 0G Floor

Plan P04

1709-SPP-DR-A-ON-P-20-01-01-01 National - Proposed Level 01 Floor Plan P04

1709-SPP-DR-A-ON-P-20-02-01-01 National - Proposed Level 02 Floor Plan P04

1709-SPP-DR-A-ON-P-20-03-01-01 National - Proposed Level 03 Floor Plan P04

1709-SPP-DR-A-ON-P-20-04-01-01 National - Proposed Level 04 Floor Plan P04

1709-SPP-DR-A-ON-P-20-05-01-01 National - Proposed Level 05 Floor Plan P04

1709-SPP-DR-A-ON-P-20-0R-01-01 National - Proposed Roof Plan P04
Proposed External Wall Details - National Hall

1709-SPP-DR-A-ON-P-21-XX-01-01 National - Proposed External Wall Details - Sheet 01 P04

1709-SPP-DR-A-ON-P-21-XX-01-02 National - Proposed External Wall Details - Sheet 02 P04

Proposed Elevations - National Hall

1709-SPP-DR-A-ON-P-25-XX-01-01 National - Proposed NW Sectional Elevation P04

1709-SPP-DR-A-ON-P-25-XX-01-02 National - Proposed NE Elevation P04

1709-SPP-DR-A-ON-P-25-XX-01-03 National - Proposed SE Elevation P04

1709-SPP-DR-A-ON-P-25-XX-01-04 National - Proposed SW Sectional Elevation P04

1709-SPP-DR-A-ON-P-25-XX-01-05 National - Proposed NW Sectional Elevation - Sheet 02 P04

Proposed Sections - National Hall

1709-SPP-DR-A-ON-P-26-XX-01-01 National - Proposed Section 01 P04

1709-SPP-DR-A-ON-P-26-XX-01-02 National - Proposed Section 02 P04

1709-SPP-DR-A-ON-P-26-XX-01-03 National - Proposed Section 03 P04

Demolition Plans - Olympia Central

1709-SPP-DR-A-OC-D-20-B1-01-01 Central - Demolition Level B1 Floor Plan P01

1709-SPP-DR-A-OC-D-20-0G-01-01 Central - Demolition Level 0G Floor Plan P01

1709-SPP-DR-A-OC-D-20-01-01-01 Central - Demolition Level 01 Floor Plan P01

1709-SPP-DR-A-OC-D-20-1M-01-01 Central - Demolition Level 01 Mezzanine Floor Plan P01

1709-SPP-DR-A-OC-D-20-02-01-01 Central - Demolition Level 02 Floor Plan P01

1709-SPP-DR-A-OC-E-20-2M-01-01 Central - Demolition Level 02 Mezzanine Floor Plan P01

1709-SPP-DR-A-OC-D-20-03-01-01 Central - Demolition Level 03 Floor Plan P01

1709-SPP-DR-A-OC-D-20-04-01-01 Central - Demolition Level 04 Floor Plan P01

1709-SPP-DR-A-OC-D-20-0R-01-01 Central - Demolition Roof Plan P01

Demolition Elevations - Olympia Central

1709-SPP-DR-A-OC-D-25-XX-01-01 Central - Demolition SE &SW Elevations P02

1709-SPP-DR-A-OC-D-25-XX-01-02 Central - Demolition NE & NW Sectional Elevations P01

Demolition Sections - Olympia Central

1709-SPP-DR-A-OC-D-26-XX-01-01 Central - Demolition Section S1+S2 P01

Proposed Site - Olympia Central

1709-SPP-DR-A-OC-P-00-OS-01-01 Central - Proposed Site Plan P04

Proposed Plans - Olympia Central

1709-SPP-DR-A-OC-P-20-B1-01-01 Central - Proposed Level B1 Floor Plan P05

1709-SPP-DR-A-OC-P-20-B2-01-01 Central - Proposed Level B2 Floor Plan P05

1709-SPP-DR-A-OC-P-20-0G-01-01 Central - Proposed Level 0G Floor Plan P05

1709-SPP-DR-A-OC-P-20-01-01-01 Central - Proposed Level 01 Floor Plan P05

1709-SPP-DR-A-OC-P-20-01M-01-01 Central - Proposed Level 01 Mezzanine Floor Plan P04

1709-SPP-DR-A-OC-P-20-02-01-01 Central - Proposed Level 02 Floor Plan P05

1709-SPP-DR-A-OC-P-20-02-01-02 Central - Proposed Level 02 Intermediate Floor Plan P04

1709-SPP-DR-A-OC-P-20-2M-01-01 Central - Proposed Level 02 Mezzanine Floor Plan P05

1709-SPP-DR-A-OC-P-20-03-01-01 Central - Proposed Level 03 Floor Plan P05

1709-SPP-DR-A-OC-P-20-04-01-01 Central - Proposed Level 04 Floor Plan P05

1709-SPP-DR-A-OC-P-20-05-01-01 Central - Proposed Level 05 Floor Plan P05

1709-SPP-DR-A-OC-P-20-06-01-01 Central - Proposed Level 06 Floor Plan P05

1709-SPP-DR-A-OC-P-20-07-01-01 Central - Proposed Level 07 Floor Plan P05
1709-SPP-DR-A-OC-P-20-08-01-01 Central - Proposed Level 08 Floor Plan P05
1709-SPP-DR-A-OC-P-20-09-01-01 Central - Proposed Level 09 Floor Plan P05
1709-SPP-DR-A-OC-P-20-10-01-01 Central - Proposed Level 10 Floor Plan P05
1709-SPP-DR-A-OC-P-20-11-01-01 Central - Proposed Level 11 Floor Plan P05
1709-SPP-DR-A-OC-P-20-12-01-01 Central - Proposed Level 12 Floor Plan P06
1709-SPP-DR-A-OC-P-20-13-01-01 Central - Proposed Level 13 Floor Plan P04
1709-SPP-DR-A-OC-P-20-0R-01-01 Central - Proposed Roof Plan P05

Proposed External Wall Details - Olympia Central

1709-SPP-DR-A-OC-P-21-XX-01-01 Central - Proposed External Wall Details - Sheet 01 P03
1709-SPP-DR-A-OC-P-21-XX-01-02 Central - Proposed SW Elevation - Sheet 02 P03

Proposed Elevations - Olympia Central

1709-SPP-DR-A-OC-P-25-XX-01-01 Central - Proposed SE Elevation P05
1709-SPP-DR-A-OC-P-25-XX-01-02 Central - Proposed SW Elevation P05
1709-SPP-DR-A-OC-P-25-XX-01-03 Central - Proposed NW Elevation P05
1709-SPP-DR-A-OC-P-25-XX-01-04 Central - Proposed NE Elevation P05

1709-SPP-DR-A-OC-P-25-01-01-32 Central - Façade Reinstatement P03

Proposed Sections - Olympia Central

1709-SPP-DR-A-OC-P-26-XX-01-01 Central - Proposed Section 01 P05
1709-SPP-DR-A-OC-P-26-XX-01-02 Central - Proposed Section 02 P05
1709-SPP-DR-A-OC-P-26-XX-01-03 Central - Proposed Section 03 P05

Proposed Site - G-Gate

1709-SPP-DR-A-GG-P-00-OS-01-01 G-Gate - Proposed Site Plan P04

Proposed Plans - G-Gate

1709-SPP-DR-A-GG-P-20-B2-01-01 G-Gate - Proposed Level B2 Floor Plan P04

1709-SPP-DR-A-GG-P-20-B1-01-01 G-Gate - Proposed Level B1 Floor Plan P04
1709-SPP-DR-A-GG-P-20-0G-01-01 G-Gate - Proposed Level 0G Floor Plan P05
1709-SPP-DR-A-GG-P-20-01-01-01 G-Gate - Proposed Level 01 Floor Plan P05
1709-SPP-DR-A-GG-P-20-1M-01-01-S4-P01 - G-Gate - Proposed Level 1M Floor Plan P05
1709-SPP-DR-A-GG-P-20-02-01-01 G-Gate - Proposed Level 02 Floor Plan P05
1709-SPP-DR-A-GG-P-20-03-01-01 G-Gate - Proposed Level 03 Plan P05
1709-SPP-DR-A-GG-P-20-04-01-01 G-Gate - Proposed Level 04 Floor Plan P05
1709-SPP-DR-A-GG-P-20-05-01-01 G-Gate - Proposed Level 05 Floor Plan P05
1709-SPP-DR-A-GG-P-20-06-01-01 G-Gate - Proposed Level 06 Floor Plan P05
1709-SPP-DR-A-GG-P-20-07-01-01 G-Gate - Proposed Level 07 Floor Plan P05
1709-SPP-DR-A-GG-P-20-08-01-01 G-Gate - Proposed Level 08 Floor Plan P05
1709-SPP-DR-A-GG-P-20-09-01-01 G-Gate - Proposed Level 09 Floor Plan P05
1709-SPP-DR-A-GG-P-20-10-01-01 G-Gate - Proposed Level 10 Floor Plan P05
1709-SPP-DR-A-GG-P-20-0R-01-01 G-Gate - Proposed Roof Plan P05

Proposed External Wall Details - G-Gate

1709-SPP-DR-A-GG-P-21-XX-01-01 G-Gate - Proposed External Wall Details - Sheet 01 P04
1709-SPP-DR-A-GG-P-21-XX-01-02 G-Gate - Proposed External Wall Details - Sheet 02 P02

Proposed Elevations - G-Gate

1709-SPP-DR-A-GG-P-25-XX-01-01 G-Gate - Proposed South Elevation P04
1709-SPP-DR-A-GG-P-25-XX-01-02 G-Gate - Proposed West Elevation P04
1709-SPP-DR-A-GG-P-25-XX-01-03 G-Gate - Proposed North Elevation P04
1709-SPP-DR-A-GG-P-25-XX-01-04 G-Gate - Proposed East Elevation P04

Proposed Sections - G-Gate

1709-SPP-DR-A-GG-P-26-XX-01-01 G-Gate - Proposed Section S1 P04
1709-SPP-DR-A-GG-P-26-XX-01-02 G-Gate - Proposed Section S2 P04

Proposed Site - L2 Public Realm

1709-SPP-DR-A-PR-P-00-OS-01-01 L2 Public Realm - Proposed Site Plan P04

Proposed Plans - L2 Public Realm

1709-SPP-DR-A-PR-P-20-02-01-01 L2 Public Realm - Proposed Level 02 Floor Plan P04

1709-SPP-DR-A-PR-P-20-2M-01-02 L2 Public Realm - Proposed Level 02 Mezzanine Floor Plan P04

1709-SPP-DR-A-PR-P-20-0R-01-01 L2 Public Realm - Proposed Roof Plan P04

Proposed Elevations - L2 Public Realm

1709-SPP-DR-A-PR-P-25-XX-01-01 L2 Public Realm - Proposed North Sectional Elevation P04

1709-SPP-DR-A-PR-P-25-XX-01-02 L2 Public Realm - Proposed East Elevation P04

1709-SPP-DR-A-PR-P-25-XX-01-03 L2 Public Realm - Proposed South Sectional Elevation P04

1709-SPP-DR-A-PR-P-25-XX-01-04 L2 Public Realm - Proposed West Sectional Elevation P04

Proposed Sections - L2 Public Realm

1709-SPP-DR-A-PR-P-26-XX-01-01 L2 Public Realm - Proposed Section 01 P04

1709-SPP-DR-A-PR-P-26-XX-01-02 L2 Public Realm - Proposed Section 02 P04

Demolition Plans - West Hall

1709-SPP-DR-A-OW-D-20-01-01-01 West - Demolition Level 01 Floor Plan P03

1709-SPP-DR-A-OW-D-20-0G-01-01 West - Demolition Level 0G Floor Plan P02

1709-SPP-DR-A-OW-D-20-0GM-01-01 West - Demolition Level 0G Mezzanine Floor Plan P02

1709-SPP-DR-A-OW-E-20-1M-01-01 West - Demolition Level 01 Mezzanine Floor Plan 1 P02

1709-SPP-DR-A-OW-D-20-0R-01-01 West - Demolition Roof Plan P02

Demolition Elevations - West Hall

1709-SPP-DR-A-OW-D-25-XX-01-01 West - Demolition NW & NE Elevations P02

1709-SPP-DR-A-OW-D-25-XX-01-02 West - Demolition SE & SW Elevations P02

Demolition Sections - West Hall

1709-SPP-DR-A-OW-D-26-XX-01-01 West - Demolition Section S1 & S2 P02

Proposed Site - West Hall

1709-SPP-DR-A-OW-P-00-OS-01-01 West - Proposed Site Plan P04

Proposed Plans - West Hall

1709-SPP-DR-A-OW-P-20-0G-01-01 West - Proposed Level 0G Floor Plan P03

1709-SPP-DR-A-OW-P-20-0GM-01-02 West - Proposed Level 0G Mezzanine Floor Plan P03

1709-SPP-DR-A-OW-P-20-01-01-01 West - Proposed Level 01 Floor Plan P03

1709-SPP-DR-A-OW-P-20-1M-01-02 West - Proposed Level 01 Mezzanine Floor Plan P03

1709-SPP-DR-A-OW-P-20-02-01-01 West - Proposed Level 02 Floor Plan P05

1709-SPP-DR-A-OW--P-20-03-01-01 West - Proposed Level 03 Floor Plan P05

1709-SPP-DR-A-OW-P-20-0R-01-01 West - Proposed Roof Plan P05

Proposed External Wall Details - West Hall

1709-SPP-DR-A-OW-P-21-XX-01-01 West - Proposed External Wall Details - Sheet 01 P04

1709-SPP-DR-A-OW-P-21-XX-01-02 West - Proposed External Wall Details - Sheet 02 P04

Proposed Elevations - West Hall

1709-SPP-DR-A-OW-P-25-XX-01-01 West - Proposed NW Elevation P05

1709-SPP-DR-A-OW-P-25-XX-01-02 West - Proposed NE Elevation P04

1709-SPP-DR-A-OW-P-25-XX-01-03 West - Proposed SE Elevation P04

1709-SPP-DR-A-OW-P-25-XX-01-04 West - Proposed SW Elevation P04

Proposed Sections - West Hall

1709-SPP-DR-A-OW-P-26-XX-01-01 West - Proposed Section S1 P04

1709-SPP-DR-A-OW-P-26-XX-01-02 West - Proposed Section S2 P04

1709-SPP-DR-A-OW-P-26-XX-01-03 West - Proposed Section S3 P04

Proposed Site - L-Yard

1709-SPP-DR-A-LY-P-00-OS-01-01 L-Yard - Proposed Site Plan P02

Proposed Plans - L-Yard

1709-SPP-DR-A-LY-P-20-0G-01-01 L-Yard - Proposed Level 0G Floor Plan P02

1709-SPP-DR-A-LY-P-20-GM-01-01 L-Yard - Proposed Level GM Floor Plan P01

1709-SPP-DR-A-LY-P-20-01-01-01 L-Yard - Proposed Level 01 Floor Plan P02

1709-SPP-DR-A-LY-P-20-1M-01-01 L-Yard - Proposed Level 01 Mezzanine Floor Plan P02

1709-SPP-DR-A-LY-P-20-02-01-01 L-Yard Proposed Level 02 Floor Plan P02

Proposed Elevations - L-Yard

1709-SPP-DR-A-LY-P-25-XX-01-01 L-Yard - Proposed North Elevation P02

1709-SPP-DR-A-LY-P-25-XX-01-02 L-Yard - Proposed East Sectional Elevation P02

1709-SPP-DR-A-LY-P-25-XX-01-03 L-Yard - Proposed South Sectional Elevation P02

1709-SPP-DR-A-LY-P-25-XX-01-04 L-Yard - Proposed West Sectional Elevation P02

Demolition Plans - Pillar Hall

1709-SPP-DR-A-PH-D-20-B1-01-01 Pillar Hall - Demolition Level B1 Floor Plan P03

1709-SPP-DR-A-PH-D-20-0G-01-01 Pillar Hall - Demolition Level 0G Floor Plan P03

1709-SPP-DR-A-PH-D-20-01-01-01 Pillar Hall - Demolition Level 01 Floor Plan P03

1709-SPP-DR-A-PH-D-20-02-01-01 Pillar Hall - Demolition Level 02 Floor Plan P03

1709-SPP-DR-A-PH-D-20-03-01-01 Pillar Hall - Demolition Level 03 Floor Plan P03

1709-SPP-DR-A-PH-D-20-04-01-01 Pillar Hall - Demolition Level 04 Floor Plan P02

1709-SPP-DR-A-PH-D-20-0R-01-01 Pillar Hall - Demolition Roof Plan P03

Demolition Elevations - Pillar Hall

1709-SPP-DR-A-PH-D-25-XX-01-01 Pillar Hall - Demolition North Elevation P02

1709-SPP-DR-A-PH-D-25-XX-01-02 Pillar Hall - Demolition West Elevation P03

1709-SPP-DR-A-PH-D-25-XX-01-03 Pillar Hall - Demolition South

Elevation P02

1709-SPP-DR-A-PH-D-25-XX-01-04 Pillar Hall - Demolition East
Elevation P03

Demolition Sections - Pillar Hall

1709-SPP-DR-A-PH-D-26-XX-01-01 Pillar Hall - Demolition Section S1
P03

Proposed Site - Pillar Hall

1709-SPP-DR-A-PH-P-00-OS-01-01 Pillar Hall - Proposed Site Plan P03

Proposed Plans - Pillar Hall

1709-SPP-DR-A-PH-P-20-B1-01-01 Pillar Hall - Proposed Level B1 Floor
Plan P03

1709-SPP-DR-A-PH-P-20-0G-01-01 Pillar Hall - Proposed Level 0G Floor
Plan P03

1709-SPP-DR-A-PH-P-20-01-01-01 Pillar Hall - Proposed Level 01 Floor
Plan P03

1709-SPP-DR-A-PH-P-20-02-01-01 Pillar Hall - Proposed Level 02 Floor
Plan P04

1709-SPP-DR-A-PH-P-20-03-01-01 Pillar Hall - Proposed Level 03 Floor
Plan P03

1709-SPP-DR-A-PH-P-20-04-01-01 Pillar Hall - Proposed Level 04 Floor
Plan P03

1709-SPP-DR-A-PH-P-20-0R-01-01 Pillar Hall - Proposed Roof Plan P04

Proposed Elevations - Pillar Hall

1709-SPP-DR-A-PH-P-25-XX-01-01 Pillar Hall - Proposed North
Elevation P03

1709-SPP-DR-A-PH-P-25-XX-01-02 Pillar Hall - Proposed West
Elevation P03

1709-SPP-DR-A-PH-P-25-XX-01-03 Pillar Hall - Proposed South
Elevation P03

1709-SPP-DR-A-PH-P-25-XX-01-04 Pillar Hall - Proposed East Elevation
P04

Proposed Sections - Pillar Hall

1709-SPP-DR-A-PH-P-26-MF-01-01 Pillar Hall - Proposed Section S1
P04

Demolition Plans - Grand Hall

1709-SPP-DR-A-OG-D-20-B1-01-01 Grand - Demolition Level B1 Floor
Plan P01

1709-SPP-DR-A-OG-D-20-0G-01-01 Grand - Demolition Level 0G Floor

Plan P03

1709-SPP-DR-A-OG-D-20-01-01-01 Grand - Demolition Level 01 Floor

Plan P02

1709-SPP-DR-A-OG-D-20-01M-01-01 Grand - Demolition Level 01

Mezzanine Floor Plan P01

1709-SPP-DR-A-OG-D-20-0R-01-01 Grand - Demolition Roof Plan P01

Demolition Elevations - Grand Hall

1709-SPP-DR-A-OG-D-25-XX-01-01 Grand - Demolition North Elevation
P01

1709-SPP-DR-A-OG-D-25-XX-01-02 Grand - Demolition East Elevation
P02

1709-SPP-DR-A-OG-D-25-XX-01-03 Grand - Demolition South Sectional
Elevation P01

1709-SPP-DR-A-OG-D-25-XX-01-04 Grand - Demolition West Sectional
Elevation P01

Demolition Sections - Grand Hall

1709-SPP-DR-A-OG-D-26-XX-01-01 Grand - Demolition Section S1 P01

1709-SPP-DR-A-OG-D-26-XX-01-02 Grand - Demolition Section S2 P01

Proposed Site - Grand Hall

1709-SPP-DR-A-OG-P-00-OS-01-01 Grand- Proposed Site Plan P03

Proposed Plans - Grand Hall

1709-SPP-DR-A-OG-P-20-B1-01-01 Grand - Proposed Level B1 Floor
Plan P03

1709-SPP-DR-A-OG-P-20-0G-01-01 Grand - Proposed Level 0G Floor
Plan P03

1709-SPP-DR-A-OG-E-20-0GM-01-01 Grand - Proposed Level 0G
Mezzanine Floor Plan P03

1709-SPP-DR-A-OG-P-20-01-01-01 Grand - Proposed Level 01 Floor
Plan P03

1709-SPP-DR-A-OG-P-20-01M-01-01 Grand - Proposed Level 01
Mezzanine Floor Plan P03

1709-SPP-DR-A-OG-P-20-0R-01-01 Grand - Proposed Roof Plan P03

Proposed Elevations - Grand Hall

1709-SPP-DR-A-OG-P-25-XX-01-01 Grand - Proposed North Elevation
P03

1709-SPP-DR-A-OG-P-25-XX-01-02 Grand - Proposed East Elevation
P04

1709-SPP-DR-A-OG-P-25-XX-01-03 Grand - Proposed South Sectional
Elevation P03

1709-SPP-DR-A-OG-P-25-XX-01-04 Grand - Proposed West Sectional

Elevation P03

1709-SPP-DR-A-OG-P-25-XX-01-20 Grand - Decorative Façade Reinstatement 1P03

1709-SPP-DR-A-OG-P-25-XX-01-25 Grand - Decorative Façade Reinstatement 2 P02

Proposed Sections - Grand Hall

1709-SPP-DR-A-OG-P-26-XX-01-01 Grand - Proposed Section S1 P03

1709-SPP-DR-A-OG-P-26-XX-01-02 Grand - Proposed Section S2 P03

Demolition Area Schedule - Masterplan

1709-SPP-SC-A-ZZ-D-80-XX-01-01 Masterplan - Demolition Area Schedule P04

Demolition Plans - Maclise Road Car Park

1709-SPP-DR-A-CP-D-20-0B-01-01 MSCP - Demolition Level B1 Floor Plan P03

1709-SPP-DR-A-CP-D-20-0G-01-01 MSCP - Demolition Level 0G Floor Plan P03

1709-SPP-DR-A-CP-D-20-01-01-01 MSCP - Demolition Level 01 Floor Plan P03

1709-SPP-DR-A-CP-D-20-02-01-01 MSCP - Demolition Level 02 Floor Plan P03

1709-SPP-DR-A-CP-D-20-03-01-01 MSCP - Demolition Level 03 Floor Plan P03

1709-SPP-DR-A-CP-D-20-04-01-01 MSCP - Demolition Level 04 Floor Plan P03

1709-SPP-DR-A-CP-D-20-05-01-01 MSCP - Demolition Level 05 Floor Plan P03

1709-SPP-DR-A-CP-D-20-0R-01-01 MSCP - Demolition Roof Plan P03

Demolition Elevations - Maclise Road Car Park

1709-SPP-DR-A-CP-D-25-XX-01-01 MSCP - Demolition North Elevation P03

1709-SPP-DR-A-CP-D-25-XX-01-02 MSCP -Demolition South Elevation P03

1709-SPP-DR-A-CP-D-25-XX-01-03 MSCP - Demolition East & West Elevations P03

Demolition Sections - Maclise Road Car Park

1709-SPP-DR-A-CP-D-26-XX-01-01 MSCP - Demolition Section S1 P03

1709-SPP-DR-A-CP-D-26-XX-01-02 MSCP - Demolition Sections S2 & P03

Proposed Site - Maclise Road Car Park

1709-SPP-DR-A-CP-P-00-OS-01-01 MSCP - Proposed Site Plan P03

Proposed Plans - Maclise Road Car Park

1709-SPP-DR-A-CP-P-20-B1-01-01 MSCP - Proposed Level B1 Floor Plan P03

1709-SPP-DR-A-CP-P-20-0G-01-01 MSCP - Proposed Level 0G Floor Plan P03

1709-SPP-DR-A-CP-P-20-01-01-01 MSCP - Proposed Level 01 Floor Plan P03

1709-SPP-DR-A-CP-P-20-02-01-01 MSCP - Proposed Level 02 Floor Plan P03

1709-SPP-DR-A-CP-P-20-03-01-01 MSCP - Proposed Level 03 Floor Plan P03

1709-SPP-DR-A-CP-P-20-04-01-01 MSCP - Proposed Level 04 Floor Plan P03

1709-SPP-DR-A-CP-P-20-05-01-01 MSCP - Proposed Level 05 Floor Plan P04

1709-SPP-DR-A-CP-P-20-06-01-01 MSCP - Proposed Level 06 Floor Plan P03

1709-SPP-DR-A-CP-P-20-07-01-01 MSCP - Proposed Level 07 Floor Plan 1 P03

1709-SPP-DR-A-CP-P-20-0R-01-01 MSCP - Proposed Roof Plan P04

Proposed External Wall Details - Maclise Road Car Park

1709-SPP-DR-A-CP-P-21-XX-01-01 MSCP - Proposed External Wall Details P03

Proposed Elevations - Maclise Road Car Park

1709-SPP-DR-A-CP-P-25-XX-01-01 MSCP - Proposed North Elevation P04

1709-SPP-DR-A-CP-P-25-XX-01-02 MSCP - Proposed South Elevation P04

1709-SPP-DR-A-CP-P-25-XX-01-03 MSCP - Proposed East & West Elevations P04

Proposed Sections - Maclise Road Car Park

1709-SPP-DR-A-CP-P-26-XX-01-01 MSCP - Proposed Section S1 P03

1709-SPP-DR-A-CP-P-26-XX-01-02 MSCP - Proposed Sections S2 & S3 P03

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

3) Phasing/Programme

The development (excluding Phase 5 in the event that the alternative MSCP development is permitted and implemented) shall be carried out in accordance with the details submitted and approved in writing by the Local Planning Authority for all Phases (ref: 2019/03588/DET, dated 24th December 2019), unless otherwise agreed in writing by the Local Planning Authority.

Reason: To assist with the identification of each chargeable development (being the Phase) and the calculation of the amount of CIL payable in respect of each chargeable development in accordance with the Community Infrastructure Levy Regulations 2010 (as amended).

4) Business and Community Liaison Groups

For the duration of each Phase of works hereby approved and up to two years after occupation of the final Phase of development (excluding Phase 5 in the event that the alternative MSCP development is permitted and implemented), the applicant will establish and maintain Business and Community Liaison Groups having the purpose of: (i) consulting nearby residents and businesses of the programme of works for the Development; (ii) informing nearby residents and businesses of progress of each Phase; (iii) consulting nearby residents and businesses of appropriate mitigation measures including vibration monitoring being undertaken as part of the Development; (iv) consulting nearby residents and businesses of considerate methods of working such as excavation, demolition, working hours and site traffic; (v) consulting and providing advanced notice of exceptional hours of work, if and when appropriate; (vi) providing nearby residents and businesses with an initial contact for information relating to each Phase of works for the Development and procedures for receiving/responding to comments or complaints regarding the Development with the view of resolving any concerns that might arise; (vii) providing telephone contacts for nearby residents and businesses 24hours daily throughout each Phase of works for the Development; and (viii) producing a leaflet prior to each Phase of the Development for distribution to nearby residents and businesses, identifying progress of the Development and which shall include an invitation to register an interest in the Liaison Groups.

The Business and Community Liaison Groups shall meet at least once every quarter for the first year and for periods of excavation and piling, and at least twice a year until completion (provided that in the event that 'the alternative MSCP development' is permitted and implemented, completion would exclude Phase 5.), in accordance with the details submitted and approved in writing by the Local Planning Authority (ref. 2020/02035/DET dated 29 September 2020), unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure satisfactory communication with residents,

businesses, and local stakeholders throughout the construction of the development, in accordance with the Policies CC11, CC12, CC13, DC2, T7 and CF3 of the Local Plan 2018.

5) Hoardings

The development shall be carried out in accordance with the details submitted and approved in writing by the Local Planning Authority for Phase 1 (ref: 2019/03155/DET, dated 14th February 2020), Phase 2 (ref: 2020/02361/DET dated 5th November 2020), Phase 3 and (unless the alternative MSCP development is permitted and implemented) Phase 5 (ref: 2020/01098/DET dated 5th November 2020) and Phase 4 (ref: 2020/02362/DET dated 5th February 2021) unless otherwise agreed in writing by the Local Planning Authority. The temporary fencing and/or enclosure shall be retained for the duration of the demolition and building works in accordance with the approved details, for these Phases. No part of the temporary fencing and/or enclosure of the site shall be used for the display of advertisement hoardings, unless consent is sought from the Council.

Reason: To ensure a satisfactory external appearance and to prevent harm to the street scene and public realm, in accordance with Policies D4 of the London Plan (2021), Policy DC1 and DC8 of the Local Plan 2018 and Key Principles of the Planning Guidance SPD (2018).

6) TfL - London Underground Infrastructure Request

The development shall be carried out in accordance with the details submitted and approved in writing by the Local Planning Authority for all Phases (ref: 2019/03665/DET, dated 14th February 2020), unless otherwise agreed in writing by the Local Planning Authority. The development shall thereafter be carried out in all respects and completed in accordance with the approved design and method statements, before the buildings are occupied. Where the alternative MSCP development is permitted and implemented the development will not be required to be carried out in accordance with the approved details relating to Phase 5.

Reason: To ensure that the development does not impact on existing London Underground transport infrastructure, in accordance with Policy T3 of the London Plan (2021).

7) Demolition Method Statement

The development shall be carried out in accordance with the details submitted and approved in writing by the Council for Phase 1 (ref: 2020/01012/DET dated 22nd July 2020), Phase 2 (ref: 2020/02166/DET dated 6th November 2020), Phase 3 and (unless the alternative MSCP development is permitted and implemented) Phase 5 (ref: 2020/01401/DET dated 6th November 2020), and Phase 4 (ref: 2021/00133/DET dated 5th March 2021) unless otherwise agreed in

writing by the local planning authority. For these Phases, demolition works shall be undertaken in accordance with the approved details.

Developers must ensure that on-site contractors follow best practicable means to minimise dust and emissions at all times. Demolition works shall be undertaken in accordance with the approved details.

Reason: To ensure that occupiers of surrounding premises are not adversely affected by noise, vibration, dust, lighting or other emissions from the building site in accordance with policies SI 1, T7 and GG3 of the London Plan (2021), Policies DC1, DC2, CC6, CC7, CC10, CC11, and CC12 of the Local Plan 2018.

8) Demolition Logistics Plan

The development shall be carried out in accordance with the details submitted and approved in writing by the Council for Phase 1 (ref: 2019/03359/DET dated 7 October 2020), Phase 2 (ref: 2020/02302/DET dated 6 November 2020), Phase 3 and (unless the alternative MSCP development is permitted and implemented) Phase 5 (ref: 2020/01397/DET dated 6 November 2020) and Phase 4 (ref: 2020/00128/DET dated 5 March 2021), unless otherwise agreed in writing by the local planning authority. The works shall be carried out in accordance with the approved DLP for each Stage identified above and shall cover the following minimum requirements: o the estimated number, size and routes of demolition and construction vehicles per day/week; o details of a Low Emission Vehicle Strategy; o details of the access arrangements and delivery locations on the site; o details of any vehicle holding areas; and o other matters relating to traffic management to be agreed as required. The DLP shall identify efficiency and sustainability measures to be undertaken for the works. The approved details shall be undertaken in accordance with the terms and throughout the period set out in the DLP.

Reason: To minimise the impacts of construction-related vehicle movements and facilitate sustainable construction travel to the site in accordance with policies T1, T6 and T7 of the Local Plan 2018.

9) Construction Management Plan

The development shall be carried out in accordance with the details submitted and approved in writing by the Council for Phase 1 (ref: 2020/01012/DET dated 22 July 2020) , Phase 2 (ref: 2020/02168/DET dated 6 November 2020), Phase 3 and (unless the alternative MSCP development is permitted and implemented) Phase 5 (ref: 2020/01297/DET dated 6 November 2020), and Phase 4 (ref: 2020/00153/DET dated 5 March 2021) unless otherwise agreed in writing by the local planning authority. 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 0800-1300hrs 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. The construction management plan should include the details for all the relevant foundations, basement and ground floor structures, or for any other structures below ground level, including piling (temporary and permanent). Approved details for each relevant phase, or part thereof shall be implemented throughout the project period.

Reason: To ensure that occupiers of surrounding premises are not adversely affected by noise, vibration, dust, lighting, or other emissions from the building site in accordance with Policies SI 1, T7 and GG3 of the London Plan (2021), Policies DC1, DC12, CC6, CC7, CC10, CC11 and CC12 of the Local Plan 2018 and Key Principles of the Planning Guidance SPD (2018).

10) Construction Logistics Plan

The development shall be carried out in accordance with the details submitted and approved in writing by the Council for Phase 1 (ref: 2019/03361/DET dated 7 October 2020), Phase 2 (ref: 2020/02303/DET dated 6 November 2020), Phase 3 and (unless the alternative MSCP development is permitted and implemented) Phase 5 (ref: 2020/01311/DET dated 6 November 2020), and Phase 4 (ref: 2020/00135/DET dated 5 March 2021) unless otherwise agreed in writing by the local planning authority. The method statement /construction management plan should include the details for all the relevant foundations, basement and ground floor structures, or for any other structures below ground level, including piling (temporary and permanent). The development of the relevant Phase shall be carried out in accordance with the relevant approved Construction Logistics Management Plan unless otherwise agreed in writing with the Council. Each Construction Logistics Plan shall cover the following minimum requirements: - site logistics and operations; - construction vehicle routing; - contact details for site managers and details of management lines of reporting; - detailed plan showing phasing; - location of site offices, ancillary buildings, plant, wheel-washing facilities, stacking bays and car parking; - storage of any skips, oil and chemical storage etc.; - access and egress points; and - membership of the Considerate Contractors Scheme.

Reason: To minimise the impacts of construction-related vehicle movements and facilitate sustainable construction travel to the site in accordance with policies T1, T6 and T7 of the Local Plan 2018.

11) Archaeology (GLAAS)

The development shall be carried out in accordance with the details submitted and approved in writing by the Local Planning Authority for all Phases (ref: 2019/03386/DET, dated 14th February 2020), unless

otherwise agreed in writing by the Local Planning Authority. The programme for post-investigation assessment and subsequent analysis, publication & dissemination, and deposition of resulting material shall be submitted to and discharged by the Local Planning Authority, once these elements have been fulfilled in accordance with the programme set out in the WSI.

Reason: Heritage assets of archaeological interest may survive on the site. The Council wishes to secure the provision of appropriate archaeological investigation, including the publication of results, in accordance with Paragraph 194 of the NPPF (2021), Policy HC1 of the London Plan (2021), Policies DC1, DC8 of the Local Plan 2018 and key principles within the Planning Guidance Supplementary Planning Document 2018.

12) Preliminary Risk Assessment Report

The development shall be carried out in accordance with the details submitted and approved in writing by the Local Planning Authority for all Phases (ref: 2019/03062/DET, dated 24th February 2020), unless otherwise agreed in writing by the Local Planning Authority.

Reason: 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 Policies CC9 and CC13 of the Local Plan 2018 and SPD Key Principles LC1 to LC7 2018.

13) Site Investigation Scheme

The development shall be carried out in accordance with the details submitted and approved in writing by the Local Planning Authority for all Phases (ref: 2019/03063/DET, dated 24th February 2020), unless otherwise agreed in writing by the Local Planning Authority.

Reason: 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 Policies CC9 and CC13 of the Local Plan 2018 and SPD Key Principles LC1 to LC7 2018.

14) Quantitative Risk Assessment Report

The development shall be carried out in accordance with the details submitted and approved in writing by the Local Planning Authority for West Hall (ref: 2019/03707/DET, dated 16 July 2020) and all Phases (ref: 2020/02741/DET dated 11 December 2020), unless otherwise agreed in writing by the Local Planning Authority. Unless the Council agree in writing

that a set extent of development must commence to enable compliance with this condition, no development (except Enabling Works) shall commence within each remaining Phase of development, following a site investigation undertaken in compliance with the approved site investigation scheme, until 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.

Reason: 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 Policies CC9 and CC13 of the Local Plan 2018 and SPD Key Principles LC1 to LC7 2018.

15) Remediation Method Statement

The development shall be carried out in accordance with the details submitted and approved in writing by the Local Planning Authority for West Hall (ref: 2019/03708/DET, dated 16 July 2020), unless otherwise agreed in writing by the Local Planning Authority. No works except enabling works shall commence on site until risks associated and identified have been assessed and compliance with UK standards agreed. The development shall be implemented in accordance with the approved details and thereafter permanently retained in this form. Unless the Council agree in writing that a set extent of development must commence to enable compliance with this condition, no development (except Enabling Works) shall commence within each remaining Phase of development until, a remediation method statement for that Phase 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.

Reason: 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 Policies CC9 and CC13 of the Local Plan 2018 and SPD Key Principles LC1 to LC7 2018.

16) Verification Report

Unless the Council agree in writing that a set extent of development must commence to enable compliance with this condition, no development (except Enabling Works) shall commence within each Phase of development until the approved remediation method statement for that Phase has been carried out in full and a verification report confirming these works has been submitted to, and approved in writing, by the Council. If the 'alternative MSCP development' is implemented, no submission in respect of Phase 5 is required. 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.

Reason: 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 Policies CC9 and CC13 of the Local Plan 2018 and SPD Key Principles LC1 to LC7 2018.

17) Onward Long-Term Monitoring Methodology Report

Unless the Council agree in writing that a set extent of development must commence to enable compliance with this condition, no development (except Enabling Works) shall commence within each Phase of development 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. If the 'alternative MSCP development' is implemented, no submission in respect of Phase 5 is required. 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.

Reason: 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 Policies CC9 and CC13 of the Local Plan 2018 and SPD Key Principles LC1 to LC7 2018.

18) Piling Method Statement

No impact piling shall take place until a piling method statement (detailing the type of impact piling to be undertaken and the methodology by which such impact piling will be carried out within each Phase (where relevant and excluding Phase 5 in the event that the alternative MSCP development is permitted and implemented) including measures to prevent and minimise the potential for damage to subsurface water or sewerage infrastructure, and the programme for the works) has been submitted to and approved in writing by the Council in consultation with the relevant water or sewerage undertaker. Any impact piling must be undertaken in accordance with the terms of the approved piling method statement for each phase.

Reason: To prevent any potential to impact on local underground water and sewerage utility infrastructure, in accordance with Policies SI 4 of the London Plan (2021), Policies CC3 and CC5 of the Local Plan 2018. The applicant is advised to contact Thames Water Developer Services on 0845 850 2777 to discuss the details of the piling method statement.

19) Revised Drainage Strategy

The development (excluding Phase 5 in the event that the alternative MSCP development is permitted and implemented) shall be carried out in accordance with details submitted and approved in writing by the Council for all Phases (ref: 2021/00136/DET dated 12 February 2021) unless otherwise agreed in writing by the local planning authority. 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. Details shall be implemented in accordance with the approved details and thereafter permanently retained in this form.

Reason: To ensure that sufficient drainage capacity is made available to cope with the new development; and to avoid adverse environmental impact upon the community in accordance with Policy SI 13 of the London Plan (2021) and Policy CC3 and CC5 of the Local Plan 2018.

20) Sustainable Drainage Strategy (SuDS)

The development (excluding Phase 5 in the event that the alternative MSCP development is permitted and implemented) shall be carried out in accordance with details submitted and approved in writing by the Council for all Phases (ref: 2021/00136/DET dated 12 February 2021) unless otherwise agreed in writing by the local planning authority. Information shall include details on the design, location and attenuation capabilities of the proposed sustainable drainage measures such as permeable surfaces, including green roofs. Details of the proposed flow controls and flow rates for any discharge of surface water to the combined sewer system should also be provided, with the aim of achieving greenfield rates for final discharges. Where feasible, rainwater harvesting should also be integrated to collect rainwater for re-use in the site. The Strategy shall be implemented in accordance with the approved details, and thereafter all SuDS measures shall be retained and maintained in accordance with the approved details and shall thereafter be permanently retained in this form.

Reason: To prevent any increased risk of flooding and to ensure the satisfactory storage of/disposal of surface water from the site in accordance with SI12 and SI 13 of the London Plan (2021); and Policy CC3 of the Local Plan 2018.

21) Revised Flood Risk Assessment

The development (excluding Phase 5 in the event that the alternative MSCP development is permitted and implemented) shall be carried out in accordance with the details submitted and approved in writing by the Local Planning Authority for all Phases (ref: 2019/03337/DET, dated 27th March 2020), unless otherwise agreed in writing by the Local Planning Authority. For each Phase (excluding Phase 5 in the event that the alternative MSCP development is permitted and implemented), the development shall be implemented in accordance with the approved details and thereafter permanently retained in this form.

Reason: To reduce the impact of flooding to the proposed development and future occupants, in accordance with Policies SI12 and SI 13 of the London Plan (2021), and Policy CC3 of the Local Plan 2018.

22) Green / Brown/ Roofs

Prior to commencement of each Phase of development (excluding Enabling Works and Phase 1 and in the event that the alternative MSCP development is permitted and implemented excluding Phase 5), details of all green/brown roofs within that Phase, including the identification of further opportunities for green roofs, including details of types of green roofs and a planting maintenance plan shall be submitted to and approved in writing by the Council. Development within that Phase shall not be occupied until the scheme has been carried out in accordance with the approved details and shall thereafter be permanently retained in this form.

Reason: To ensure the provision of green roofs in the interests of sustainable urban drainage and habitat provision, in accordance with Policies S1 13, G1 and G6 of the London Plan (2021) and Policy OS5 and CC4 of the Local Plan 2018.

23) Sustainability

The development (excluding Phase 5 in the event that the alternative MSCP development is permitted and implemented) shall be carried out in accordance with the details submitted and approved in writing by the Local Planning Authority for all Phases (ref: 2020/01099/DET, dated 16 Jul 2020), unless otherwise agreed in writing by the Local Planning Authority.

The associated BREEAM ratings for the offices and retail spaces and any other non-residential uses should achieve the "Very Good" rating as minimum. Residential units should achieve similarly high standards of sustainability. Within 6 months of occupation of any use or occupation of each development Phase hereby permitted (excluding Phase 5 in the event that the alternative MSCP development is permitted and implemented), a BREEAM (2014) shell and core certificate confirming that sustainability performance (Very Good or Excellent) had been achieved as proposed shall be submitted to and approved in writing by the Council. Supporting information shall also be submitted for approval to demonstrate that the residential units meet the minimum sustainable design and construction standards of the London Plan.

Reason: In the interests of energy conservation, reduction of CO2 emissions and wider sustainability, in accordance with Policies SI 1, SI 2, and SI 3 of the London Plan (2021) and Policies CC1, CC2 of the Local Plan 2018.

24) Updated Energy Strategy

The development (excluding Phase 5 in the event that the alternative MSCP development is permitted and implemented) shall be carried out in accordance with the details submitted and approved in writing by the Local Planning Authority for all Phases (ref: 2020/01097/DET, dated 16 Jul 2020), save where the alternative MSCP development is permitted and implemented in which case an Updated Energy Strategy shall be submitted to and approved in writing by the Council and the development (excluding Phase 5) shall be carried out in accordance with the approved details, and in either case unless otherwise agreed in writing by the Local Planning Authority.

No part of the development (excluding Phase 5 in the event that the alternative MSCP development is permitted and implemented) shall be used or occupied until it has been carried out in accordance with the approved details and shall thereafter be permanently retained in this form.

Reason: In the interests of energy conservation and reduction of CO2 emissions, in accordance with Policies SI 1, SI 2, and SI 3 of the London Plan (2021), Policy CC1 of the Local Plan 2018.

25) Secure by Design

The development (excluding Phase 5 in the event that the alternative MSCP development is permitted and implemented) shall be carried out in accordance with the details submitted and approved in writing by the Local Planning Authority for all Phases (ref: 2020/01402/DET, dated 31 Jul 2020), unless otherwise agreed in writing by the Local Planning Authority.

No part of the development within that Phase shall be used or occupied until these measures have been implemented in accordance with the approved details, and the measures shall thereafter be permanently retained in this form.

Reason: To ensure that the development incorporates suitable design measures to minimise opportunities for, and the perception of crime and provide a safe and secure environment, in accordance with Policy D11 of the London Plan (2021), and Policies DC1 and DC8 of the Local Plan 2018.

26) External noise from machinery, extract/ventilation ducting, mechanical gates, etc.

The development (excluding Phase 5 in the event that the alternative MSCP development is permitted and implemented) shall be carried out in accordance with the details submitted and approved in writing by the Local Planning Authority for all Phases (ref: 2021/00155/DET, dated 16 March 2021), unless otherwise agreed in writing by the Local Planning Authority.

The measures shall ensure that the external sound level emitted from plant, machinery/ equipment will be lower than the typically-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 for that relevant part of the Phase operating together at maximum design duties, as specified by the appointed consulting engineer. A post installation noise assessment for the relevant part of each Phase shall be carried out where required to confirm compliance with the sound criteria and additional steps to mitigate noise shall be taken, as necessary. Approved details for the relevant part of each Phase shall be implemented prior to occupation of the development and thereafter be permanently retained. For assessment purposes, the typically-lowest daytime and night-time background sound levels in Table 2 of the Project Note (ref:103000) by Vanguardia Limited, dated 17th November 2020 shall be referenced.

Reason: To ensure that the amenity of occupiers of the development site/

surrounding premises is not adversely affected by noise from plant/mechanical installations/ equipment, in accordance with Policies CC11 and CC13 of the Local Plan 2018.

27) Emergency Generators

The development (excluding Phase 5 in the event that the alternative MSCP development is permitted and implemented) shall be carried out in accordance with the details submitted and approved in writing by the Local Planning Authority for all Phases (ref: 2021/02236/DET, dated 16 March 2022), unless otherwise agreed in writing by the Local Planning Authority.

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

28) Anti- vibration mounts and silencing of machinery etc.

The development (excluding Phase 5 in the event that the alternative MSCP development is permitted and implemented) shall be carried out in accordance with the details submitted and approved in writing by the Local Planning Authority for all Phases (ref: 2021/00137/DET, dated 16 March 2021), unless otherwise agreed in writing by the Local Planning Authority.

Reason: 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.

29) Acoustic lobby where proposals include loud music or voices etc.

The development (excluding Phase 5 in the event that the alternative MSCP development is permitted and implemented) shall be carried out in accordance with the details submitted and approved in writing by the Local Planning Authority for all Phases (ref: 2021/00138/DET, dated 16 March 2021), unless otherwise agreed in writing by the Local Planning Authority.

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

30) Sound Insulation of commercial/ industrial building envelope

The development shall be carried out in accordance with the details submitted and approved in writing by the Local Planning Authority for Phase 1 (ref: 2019/03360/DET dated 28th February 2020) Phase 2, Phase 3 and (unless the alternative MSCP development is permitted and implemented) Phase 5 (ref: 2020/01191/DET, dated 10th July 2020), and Phase 4 (ref:2021/00074/DET dated 16 March 2021) unless otherwise agreed in writing by the Local Planning Authority. The approved details for

these Phases (excluding Phase 5 in the event that the alternative MSCP development is permitted and implemented) shall be implemented prior to occupation of the development and thereafter be permanently retained.

Details shall demonstrate that noise from uses and activities is contained within the building/development site and shall not exceed the criteria given below 1 metre from neighbouring façades with noise sensitive/habitable rooms and at private external amenity spaces. Approved details for that phase shall be implemented prior to occupation of the development and thereafter be permanently retained. Areas within the scheme where amplified sound is ancillary to the use or activities and does not exceed 75 dB LAeq, 15 min e.g. offices, hotel rooms, lobbies, restaurants, bars without entertainment, circulation spaces, meeting rooms etc. the noise assessed as LAeq, 15 min shall be 10 decibels below the typical lowest daytime LAeq, 0700 to 2300 and/or night time LAeq, 2300 to 0700 (as appropriate), as shown below:

- o Hammersmith Road, East (N3) Daytime = LAeq,16-hour 68 dB; Limit = LAeq,15-mins 58 dB
- o Hammersmith Road, East (N3) Night-time = LAeq,8-hour 66 dB; Limit = LAeq,15-mins 56 dB
- o Hammersmith Road, West (N4) Daytime = LAeq,16-hour 68 dB; Limit = LAeq,15-mins 58 dB
- o Hammersmith Road, West (N4) Night-time = LAeq,8-hour 63 dB; Limit = LAeq,15-mins 53 dB
- o Blythe Road (N5) Daytime = LAeq,16-hour 63 dB; Limit = LAeq,15-mins 53 dB
- o Blythe Road (N5) Night-time = LAeq,8-hour 55 dB; Limit = LAeq,15-mins 45 dB
- o Beaconsfield Terrace Road (N6) Daytime = LAeq,16-hour 59 dB; Limit = LAeq,15-mins 49 dB
- o Beaconsfield Terrace Road (N6) Night-time = LAeq,8-hour 52 dB; Limit = LAeq,15-mins 42 dB
- o Maclise Road (N7) Daytime = LAeq,16-hour 59 dB; Limit = LAeq,15-mins 49 dB
- o Maclise Road (N7) Night-time = LAeq,8-hour 53 dB; Limit = LAeq,15-mins 43 dB
- o Olympia Way (N8) Daytime = LAeq,16-hour 61 dB; Limit = LAeq,15-mins 51 dB
- o Olympia Way (N8) Night-time = LAeq,8-hour 55 dB; Limit = LAeq,15-mins 45 dB

Areas within the scheme where amplified sound is a primary component of the use or activities and exceeds 75 dB LAeq, 15 min e.g. music venues, bars with entertainment, club and performance spaces etc. the noise assessed as LCeq, 15 min shall be 5 decibels below the typical lowest daytime LC90, 15 mins (0700 to 2300) and/or lowest typical night time LC90, 15 mins (2300 to 0700), as appropriate, as shown below:

- o Hammersmith Road, West (N4) Daytime = LCF90,15-mins 61.4 dB; Limit = LCeq,15-mins 56.4 dB
- o Blythe Road (N5) Daytime = LCF90,15-mins 51.3 dB; Limit = LCeq,15-mins 46.3 dB
- o Beaconsfield Terrace Road (N6) Daytime = LCF90,15-mins 51.9 dB; Limit = LCeq,15-mins 46.9 dB
- o Beaconsfield Terrace Road (N6) Night-time = LCF90,15-mins 42.8 dB; Limit= LCeq,15-mins 37.8 dB

Approved details for that Phase 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/surrounding premises is not adversely affected by noise, in accordance with Policies CC11 and CC13 of the Local Plan 2018.

31) Extraction and Odour Control system for non-domestic kitchens

Prior to first operational use of any part of the development within each Phased which is to be used as a commercial kitchen, details shall be submitted to and approved in writing by the Council, of the installation, operation, and maintenance of the odour abatement equipment and extract system for that kitchen, including the height of the extract duct and vertical discharge outlet, in accordance with the 'Guidance on the Control of Odour and Noise from Commercial Kitchen Exhaust Systems' January 2005 by DEFRA. Approved details shall be implemented prior to the commencement of the use of the relevant kitchen and thereafter be permanently retained. If the 'alternative MSCP development' is implemented, no submission in respect of Phase 5 is required.

Reason: To ensure that the amenity of occupiers of the development site/ surrounding premises is not adversely affected by cooking odour, in accordance with Policies CC11 and CC13 of the Local Plan 2018.

32) Floodlights, Security lights and Decorative External Lighting

The development (excluding Phase 5 in the event that the alternative MSCP development is permitted and implemented) shall be carried out in accordance with the details submitted and approved in writing by the Local Planning Authority for all Phases (ref: 2020/01284/DET, dated 6 November 2020), unless otherwise agreed in writing by the Local Planning Authority. The 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 surrounding premises is not adversely affected by lighting, in accordance with Policies CC12 of the Local Plan 2018.

33) Lights off

The development (excluding Phase 5 in the event that the alternative MSCP development is permitted and implemented) shall be carried out in accordance with the details submitted and approved in writing by the Local Planning Authority for all Phases (ref: 2021/00329/DET, dated 16 March 2021), unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the building does not cause excessive light pollution and to conserve energy when they are not occupied, in accordance with Policy CC12 of the Local Plan 2018.

34) Combustion Plant compliance with Emission Standards

Prior to first occupation of the development hereby permitted, a report with details of the combustion plant in order to mitigate air pollution shall be submitted to and approved in writing by the council. If the 'alternative MSCP development' is implemented, no submission in respect of Phase

5 is required. The report shall include the following: a) Details to demonstrate that the termination height of the shared Flue stack for the CHP plant, Ultra Low NOx Gas fired Boiler plant, and Emergency Diesel Generator Plant has been installed at a height to be agreed with Council. b) Details to demonstrate that all the CHP Plant, Ultra Low NOx Gas fired boilers, Emergency diesel Generator Plant and associated abatement technologies shall meet a minimum dry NOx emissions standard of 25 mg/Nm-3 (at 5% O2), 30 mg/kWh (at 0% O2) and 95 mg/Nm-3 (at 5% O2) respectively. c) Details of emissions certificates, and the results of NOx emissions testing of each CHP unit, Ultra Low NOx gas boiler and Emergency Diesel Generator Plant by an accredited laboratory shall be provided to verify the relevant emissions standards in part b) have been met following installation. Where any combustion plant does not meet the relevant emissions Standards in part b) above, it should not be operated without the fitting of suitable secondary NOx abatement Equipment or technology as determined by a specialist to ensure comparable emissions. d) Details to demonstrate where secondary abatement is used for the Emergency Diesel Generator the relevant emissions standard in part b) is met within 5 minutes of the generator commencing operation. During the operation of the emergency Diesel generators there must be no persistent visible emission. The maintenance and cleaning of the systems shall be undertaken regularly in accordance with manufacturer specifications. The diesel fuelled generators shall only be used for a maximum of 48 hours when there is a sustained interruption in the mains power supply to the site, and the testing of these diesel generators shall not exceed a maximum of 12 hours per calendar year. After the first full year of occupation of the completed development (excluding Phase 5 in the event that the alternative MSCP development is permitted and implemented) the results of NOx emissions testing of the combustion plant by an accredited laboratory shall be provided and thereafter on an annual basis to the council to verify compliance of the relevant emissions standards in part b). Approved details shall be fully implemented prior to the occupation/use of the development (excluding Phase 5 in the event that the alternative MSCP development is permitted and implemented) and thereafter permanently retained and maintained.

Reason: To comply with the requirements of the NPPF (2021), Policies SI 1 of the London Plan (2021), and Policy CC10 of the Local Plan 2018.

35) Ventilation Strategy

The development (excluding Phase 5 in the event that the alternative MSCP development is permitted and implemented) shall be carried out in accordance with the details submitted and approved in writing by the Local Planning Authority for all Phases (ref: 2020/003377/DET, dated 12 February 2021), unless otherwise agreed in writing by the Local Planning Authority.

The Ventilation Strategy report should include the following information:
a) Details and locations of the air intake locations at roof level on the rear

elevations for units within Use Classes B1, and C1 class use b) Details and locations of air extract locations for units within Use Classes B1, C1 and D1 use to demonstrate that they are located a minimum of 2 metres away from the fresh air intakesR c) Details and locations of air intakes locations for units within Use Classes D1 class use on the rear elevations d) Details of the independently tested mechanical ventilation system with NOx, PM2.5, PM10 filtration for B1 and, C1 use. The NO2 filtration system shall have a minimum efficiency of 90% in the removal of Nitrogen Oxides/Dioxides, PM2.5 and PM10 in accordance with BS EN ISO 10121-1:2014 and BS EN ISO 16890:2016. The whole Ventilation Strategy shall be designed to prevent summer overheating and minimise energy usage. Chimney/boiler flues and ventilation extracts shall be positioned a suitable distance away from ventilation intakes, openable windows, balconies, roof gardens, terraces, and receptors. The maintenance and cleaning of the systems shall be undertaken regularly in accordance with manufacturer specifications, and shall be the responsibility of the primary owner of the property. Approved details shall be fully implemented prior to the occupation/use of the development (excluding Phase 5 in the event that the alternative MSCP development is permitted and implemented) and thereafter permanently retained and maintained.

Reason: To comply with the requirements of the NPPF, Policies SI 1 of the London Plan (2021) and Policy CC10 of the Local Plan 2018.

36) Low Emissions Strategy

Prior to occupation of the development hereby permitted a Low Emission Strategy for the operational Phase in order to mitigate air pollution shall be submitted to and approved in writing by the Council. If the 'alternative MSCP development' is implemented, no submission in respect of Phase 5 is required. The Low Emission Strategy must detail the remedial action and mitigation measures that will be implemented to protect receptors (e.g. abatement technology for energy plant, design solutions). This Strategy must make a commitment to implement the mitigation measures (including NOx emissions standards for the chosen energy plant) that are required to reduce the exposure of future residents to poor air quality and to help mitigate the development's air pollution impacts, in particular the emissions of NOx and particulates from on-site and off-site transport via a Ultra Low Emission Vehicle Plan (ULEVP) e.g. use of on-road Ultra Low Emission Vehicles in accordance with the emissions hierarchy (1) Electric Vehicle (Zero emission), (2) Hybrid (non-plug in) Electric Vehicle (HEV), (3) Plug-in Hybrid Electric Vehicle (PHEV), (4) Alternative Fuel e.g. CNG, LPG, (5) Petrol and energy generation sources. Approved details shall be fully implemented prior to the occupation/use of the development (excluding Phase 5 in the event that the alternative MSCP development is permitted and implemented) and thereafter permanently retained and maintained.

Reason: To comply with the requirements of the NPPF (2021), SI 1 of the London Plan (2021), and Policy CC10 of the Local Plan 2018.

37) Air Quality Dust Management Plan

The development (excluding Phase 5 in the event that the alternative MSCP development is permitted and implemented) shall be carried out in accordance with the details submitted and approved in writing by the Local Planning Authority for all Phases (ref: 2019/03396/DET, dated 6th March 2020 and ref: 2020/00873/DET dated 11th June 2020), unless otherwise agreed in writing by the Local Planning Authority. The approved details shall be fully implemented and permanently retained and maintained during the demolition and construction Phases of the development.

Reason: To comply with the requirements of the NPPF (2021), Policies SI 1 of the London Plan (2021), and Policy CC10 of the Local Plan 2018.

38) Green Infrastructure

The development shall be undertaken in full accordance with the approved green infrastructure strategy for air quality mitigation (ref xx and dated 03 August 2021) and soft materials palette (ref 1709-LDA-ZZ-ZZ-RP-L-90-0502 Rev 3 and dated November 2021).

Any plants which die, are removed, become seriously damaged and diseased within a period of five years from completion of the requisite part of the development shall be replaced in the next planting season with others of similar size and species.

Approved details shall be fully implemented prior to the first occupation of the development and thereafter permanently retained and maintained.

Reason: To comply with the requirements of the NPPF, Policies SI 1 of the London Plan (2021), and Policy CC10 of the Local Plan (2018).

39) External seating areas

No ground level external seating areas shall be permitted without written approval from the Council, for A1-A4 class use and public amenity use within a minimum of 10 m of the kerbside on Hammersmith Road (A315), Maclise Road and Blythe Road.

Reason: To in order to mitigate air pollution and comply with the requirements of the NPPF (2021), Policies SI 1 of the London Plan (2021), and Policy CC10 of the Local Plan 2018.

40) Micro Climate

The development (excluding Phase 5 in the event that the alternative MSCP development is permitted and implemented) shall be carried out in accordance with the details submitted and approved in writing by the Local Planning Authority for all Phases (ref: 2020/01260/DET, dated 6 November 2020), unless otherwise agreed in writing by the Local Planning Authority. The approved details for each Phase (excluding Phase 5 in the event that the alternative MSCP development is permitted and implemented) shall be implemented, and permanently retained thereafter.

Reason: To ensure that suitable measures are incorporated to mitigate potential adverse wind environments arising from the development, in accordance with Policy D8 of the London Plan (2021).

41) Ecological Management Plan

Prior to practical completion of the development (excluding Phase 5 in the event that the alternative MSCP development is permitted and implemented), an Ecological Management Plan shall be submitted to and approved in writing by the Council. The EMP shall comprise a habitat management plan and monitoring report which shall set out objectives and Page prescriptions for the management of new areas of vegetation and public open spaces within the development, for a minimum period of 5 years.

Reason: To ensure the biodiversity of the site is protected and enhanced where possible, in accordance with Policy G1 and G6 of the London Plan (2021) and Policies CC2, DC1, DC8, OS2, OS4 and OS5 of the Local Plan 2018.

42) Waste Network

The development shall not be occupied until confirmation has been submitted to and approved in writing by Council in consultation with Thames Water, that either: - all combined water network upgrades required to accommodate the additional flows from the development have been completed; or - an infrastructure phasing plan has been agreed with Thames Water to allow additional properties to be occupied. Where an infrastructure phasing plan is agreed no occupation shall take place other than in accordance with the agreed infrastructure phasing plan. If the 'alternative MSCP development' is implemented, no submission in respect of Phase 5 is required.

Reason: The development may lead to sewage flooding and network reinforcement works are anticipated to be necessary to ensure that sufficient capacity is made available to accommodate additional flows anticipated from the new development. Any necessary reinforcement

works will be necessary in order to avoid sewer flooding and/or potential pollution incidents." The developer can request information to support the discharge of this condition by visiting the Thames Water website at thameswater.co.uk/preplanning. Should the Council consider the above recommendation inappropriate or are unable to include it in the decision notice, it is important that the Council liaises with Thames Water Development Planning Department (telephone 0203 577 9998) prior to the planning application approval.

43) Water Network

The development (excluding Phase 5 in the event that the alternative MSCP development is permitted and implemented) shall be carried out in accordance with the details submitted and approved in writing by the Local Planning Authority for all Phases (ref: 2021/01984/DET dated 4 August 2020) unless otherwise agreed in writing by the Local Planning Authority.

The development (excluding Phase 5 in the event that the alternative MSCP development is permitted and implemented) shall not be occupied until confirmation has been submitted to and approved in writing by Council in consultation with Thames Water, that either: - all water network upgrades required to accommodate the additional flows from the development have been completed; or - an infrastructure phasing plan has been agreed with Thames Water to allow additional properties to be occupied. Where an infrastructure phasing plan is agreed no occupation shall take place other than in accordance with the agreed infrastructure phasing plan.

Reason: The development may lead to no / low water pressure and network reinforcement works are anticipated to be necessary to ensure that sufficient capacity is made available to accommodate additional demand anticipated from the new development. The developer can request information to support the discharge of this condition by visiting the Thames Water website at thameswater.co.uk/preplanning.

44) Event Traffic Management Plan

Prior to first occupation of Phase 3 a detailed Event Traffic Management Plan shall be submitted to and approved in writing by LBHF subject to consultation with TfL. The document should include event set-up, event day and event break down traffic management. This document will be subject to ongoing revision/ updates in conjunction with H&F Highways and TfL.

Reason: To ensure that the site has adequate management arrangements are in place to control traffic and minimise disruption to the network with Policies T1, T2, T3, and T4 of the London Plan (2021), Policies CC1, CC2, CC6, CC7, CC9, CC10, CC11, CC12, CC13, T1 and T6 of the Local Plan

45) Site Wide Traffic Management Plan

Prior to occupation of any use permitted by this planning permission (except for the exhibition D1 use), a site wide Traffic Management Plan shall be submitted to and approved in writing by the Council subject to consultation with TFL.

Reason: To ensure that the site has adequate management arrangements are in place to control traffic and minimise disruption to the network with Policies T1, T2, T3, and T4 of the London Plan (2021), Policies CC1, CC2, CC6, CC7, CC9, CC10, CC11, CC12, CC13, T1 and T6 of the Local Plan 2018 and SPD Transport Key Principles of the Planning Guidance Supplementary Planning Document 2018.

46) Cycle Management Plan

Prior to first occupation of the development (excluding Phase 5 in the event that the alternative MSCP development is permitted and implemented), a Cycle Parking Management Plan shall be submitted to and approved in writing by the Council. This management plan shall include details of access to cycle parking and how any potential conflicts with vehicles will be resolved or managed. The development (excluding Phase 5 in the event that the alternative MSCP development is permitted and implemented) shall not be operated otherwise than in accordance with the Cycle Parking Management Plan as approved and shall thereafter be permanently retained in this form.

Reason: To ensure an appropriate level, mix and location of cycle parking is achieved for the development and that management arrangements are in place to control its allocation and use in accordance with Policies T1, T2, T4, and T5 of the London Plan (2021), Policies CC1, CC2, CC6, CC7, CC9, CC10, CC11, CC12, CC13, T1 and T6 of the Local Plan 2018 and SPD Transport Key Principles of the Planning Guidance Supplementary Planning Document (2018).

47) Cycle Parking

The development shall be carried out in accordance with the details submitted and approved in writing by the Local Planning Authority for Phases 2 and 3 (ref: 2020/01115/DET, dated 10th July 2020) and Phases 2c, 3 and 4 and (unless the alternative MSCP development is permitted and implemented) Phase 5 (ref: 2021/01401/DET dated 29 July 2021) unless otherwise agreed in writing by the Local Planning Authority.

The cycle parking facilities provided for each Phase shall thereafter be retained and not used for any other purpose without the prior written consent of the Council. Prior to commencement of each remaining Phase of development (excluding Enabling Works and Phase 1), details of the facilities to be provided for the secure storage of bicycles for each use within that Phase, shall be submitted to and approved in writing by the Council. Such details shall include the number, location and access arrangements to cycle parking. Prior to occupation the relevant approved facilities will be provided. The cycle parking facilities provided pursuant to this condition shall thereafter be retained and not used for any other purpose without the prior written consent of the Council.

Reason: To ensure the suitable provision of cycle parking within the Development to meet the needs of future site occupiers and users and in the interest of the appearance of the development, in accordance with Policies T5 of the London Plan (2021) and Policy T3 of the Local Plan 2018.

48) Vehicular Parking

The development (excluding Phase 5 in the event that the alternative MSCP development is permitted and implemented) shall be carried out in accordance with the details submitted and approved in writing by the Local Planning Authority for all Phases (ref: 2020/01715/DET, dated 7th December 2020), unless otherwise agreed in writing by the Local Planning Authority. The car parking shall accord with the details as approved and shall be retained permanently thereafter.

Reason: To ensure that the detailed design of the access ramps provides sufficient vertical clearance and capacity for vehicle manoeuvring in the interest of public safety and to ensure that the detailed design of the roads, footways and cycleways would avoid vehicle/pedestrian conflict in accordance with Policy T1, T4 and T5 of the Local Plan 2018.

49) Electric Vehicle Charging Point

Prior to first occupation of Phase 2 of the development hereby permitted, details of the installation including location and type of active electric vehicle charging points within the car parking area must be submitted to and approved in writing by the Council. The electric vehicle charging points comprising at least 20% of the total number of car parking spaces provided shall be active electric vehicle charging points; a further 80% of the total number of car parking spaces provided shall be passive. The approved electric vehicle charging points shall be installed and retained in working order for the lifetime of the development. The uptake of the active electric vehicle charging points will be regularly monitored via the Travel Plan and if required a further 20% active provision will be made available.

Reason: To encourage sustainable travel in accordance with Policies T1, T2, T3, and T6 of the London Plan (2021), Policies T1, T2 and T4 of the Local Plan 2018.

50) Delivery and Servicing Plan

Prior to first occupation of the relevant part of each Phase (excluding Phase 5 in the event that the alternative MSCP development is permitted and implemented), a Delivery and Servicing Plan (DSP) for that Phase, including vehicle tracking where required, shall be submitted to and approved in writing by the Council. The DSP for the relevant part of each Phase shall detail the management of deliveries, emergency access, collection of waste and recyclables, times and frequencies of deliveries and collections/ silent reversing methods/ location of loading bays and vehicle movement in respect of the relevant Phase. The approved measures for the relevant part of each Phase shall be implemented and thereafter retained for the lifetime of the residential or commercial uses in the relevant part of the site.

Reason: To ensure that satisfactory provision is made for refuse storage and collection and to ensure that the amenity of occupiers of the development site and surrounding premises is not adversely affected by noise, in accordance with Policy T7 of the London Plan (2021) and Policies T2, CC11 and CC13 of the Local Plan 2018 and SPD Key Principle TR28 (2018).

51) Waste Management Strategy

The development (excluding Phase 5 in the event that the alternative MSCP development is permitted and implemented) shall be carried out in accordance with the details submitted and approved in writing by the Local Planning Authority for all Phases (ref: 2020/01716/DET, dated 7 November 2020), unless otherwise agreed in writing by the Local Planning Authority.

All approved storage arrangements shall be provided in accordance with the approved details and shall thereafter be permanently retained in this form.

Reason: To protect the environment and to ensure that satisfactory provision is made for refuse/recycling storage and collection, in accordance with Policy T7 of the London Plan (2021) and Policies CC6 and CC7 of the Local Plan 2018 and SPD Key Principle WM1 2018.

52) Healthy Streets

Prior to completion of Phase 2, a Healthy Streets assessment for the development (excluding Phase 5 in the event that the alternative MSCP development is permitted and implemented) shall be submitted to and approved in writing by the Council in consultation with Transport for London.

The measures within the approved Healthy Streets assessment shall be implemented prior to first occupation within Phase 2, and thereafter permanently retained in this form.

Reason: To comply with the Mayors Transport Strategy.

53) Use of Buildings

The following buildings shall be restricted to the use classes as shown on the approved drawings and as outlined below:

- o Grand Hall - D1, A3/A4
- o National Hall - D1, C1, A1/A2/A3/A4
- o Central - D1, B1, A1/A2/A3/A4
- o G-Gate - Theatre use (Sui Gen), D1, A1/A2/A3/A4, B1
- o West Hall - D1/D2
- o MSCP - D1/D2, B1, C1 (unless 'the alternative MSCP development' is permitted and implemented)
- o Pillar Hall - A3/A4
- o Level 2 - A1/A2/A3/A4

Reason: To ensure the development is carried out and used in accordance with the impacts assessed in the Environmental Impact Assessment, and Policies DC1, E1, and TLC1 of the Local Plan 2018.

54) Maximum Floor Space Areas

The total gross internal floor space (GIA) areas of the retail (Class A1) and office space (Class B1) comprising the development hereby approved shall not exceed:

- (i) Class A1 - 750 sqm gross internal area (GIA).
- (ii) Class B1 – 76,732 sqm gross internal area (GIA) or 70,167 sqm GIA in the event the 'alternative MSCP development' is implemented.

Reason: To ensure the development carried out does not exceed the maximum floor space in accordance with the approved plans and the quantum of floor space keeps within the development approved and assessed in the Environmental Impact Assessment, and Policies DC1, E1, and TLC1 of the Local Plan 2018.

55) Hours of Operation

The hours of operation for all uses approved are 7am to 12am daily, except as follows:

- o Live Music/ Entertainment Venue: 8am to 11pm daily
- o Class A Uses: 7am to 11:30pm daily
- o Level 2: 7am to 12am

Reason: To ensure that the use does not result in loss of amenity to neighbouring residents in terms of noise and disturbance, in accordance with Policies T1, CC11, CC12, and CC13 of the Local Plan 2018.

56) Operational Management Plan

Prior to first occupation of each relevant Phase (excluding Enabling Works and Phase 1 and in the event that the alternative MSCP development is permitted and implemented excluding Phase 5) if the development hereby approved, an Operational Management Plan shall be submitted to and approved in writing by the Council. The Operational Management Plan shall include details of hours of operation for the different permitted uses, including details relating to the operational hours of Level 2. The development (excluding Phase 5 in the event that the alternative MSCP development is permitted and implemented) shall be implemented in accordance with the approved details prior to occupation and shall thereafter be permanently retained in this form.

Reason: To ensure that the amenities of surrounding occupiers are not unduly affected by noise and other disturbances, in accordance with Policies T1, CC11, CC12, and CC13 of the Local Plan 2018.

57) Materials

Prior to the commencement of the relevant parts of each Phase of the development (excluding Enabling Works and in the event that the alternative MSCP development is permitted and implemented excluding Phase 5), details and samples of all the materials to be used in all external faces and roofs of the buildings to include entrances, cladding, fenestration, roofing and plant, shall be submitted to and approved in writing by Council. External material sample panels, 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 development (excluding Phase 5 in the event that the alternative MSCP development is permitted and implemented) shall be carried out in accordance with the details as approved and thereafter permanently retained in this form.

The development shall be carried out in accordance with the details submitted and approved in writing by the Local Planning Authority for Phase 1 (ref: 2020/01096/DET, dated 13 April 2022).

Reason: To ensure a satisfactory external appearance and to prevent harm to the street scene and public realm, in accordance with Policies D4 of the London Plan (2021) and Policies DC1, DC2 and DC8 of the Local Plan 2018.

58) 1:20 Drawings

Prior to the commencement of the relevant part of each Phase of the development (excluding Enabling Works and in the event that the alternative MSCP development is permitted and implemented excluding Phase 5), detailed drawings at a scale not less than 1:20 (in plan, section, and elevation) of typical bays and junctions with adjacent buildings of each elevation of each building 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 development (excluding Phase 5 in the event that the alternative MSCP development is permitted and implemented) shall be carried out in accordance with the details as approved and thereafter permanently retained in this form.

The development shall be carried out in accordance with the details submitted and approved in writing by the Local Planning Authority for Phase 1 (ref: 2020/01096/DET, dated 13 April 2022) unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure a satisfactory external appearance and to prevent harm to the street scene and public realm, in accordance with Policy D4 of the London Plan (2021) and Policies DC1, DC2 and DC8 of the Local Plan 2018.

59) Flue Design

The development shall be carried out in accordance with the details submitted and approved in writing by the Local Planning Authority for all Phases (ref: 2019/03692/DET, dated 5 November 2020), unless otherwise agreed in writing by the Local Planning Authority. The development shall be carried out in accordance with the details as approved and thereafter permanently retained in this form.

Reason: To ensure a satisfactory external appearance and to prevent harm to the street scene and public realm, in accordance with Policy D4 of the London Plan (2021) and Policies DC1, DC2 and DC8 of the Local Plan 2018.

60) Landscaping & Public Realm

Prior to commencement of Phase 2 hereby permitted, details of the proposed soft and hard landscaping of all areas external to the buildings shall be submitted to and approved in writing by the Council. If the 'alternative MSCP development' is implemented, no submission in respect of Phase 5 is required.

These details will include the public realm within Level 2 (including detailed drawings of the canopy and escalators), and any public realm provided along Hammersmith Road, Olympia Way, Blythe Road, Beaconsfield Terrace Road and Lyons Walk. The details shall include: planting schedules and details of the species, height and maturity of any trees and shrubs, including sections through the planting areas; depth of tree pits, containers and shrub beds; details relating to: the access of each building, pedestrian surfaces, materials, kerb details, external steps and seating, street furniture, bins and lighting columns that shall all ensure a safe and convenient environment for blind and partially sighted people. The landscaping works shall be carried out in accordance with the approved details and shall thereafter be permanently retained in this form.

Reason: To ensure a satisfactory external appearance of the development and relationship with its surroundings, and the needs of the visually impaired are catered for in accordance with the Equality Act 2010, Policies D4, G1 and G5 of the London Plan (2021), and Policies DC1, DC8, OS2 and OS5 of the Local Plan 2018.

61) Samples Hard landscaping and Canopy

Prior to the commencement of Phase 2, details and samples of all the materials to be used for any hard landscaping, street furniture and the public realm canopy shall be submitted to and approved in writing by the Council. The development shall be carried out in accordance with the details as approved and thereafter permanently retained in this form. If the 'alternative MSCP development' is implemented, no submission in respect of Phase 5 is required.

Reason: To ensure a satisfactory external appearance and to prevent harm to the street scene and public realm, in accordance with Policy D4 of the London Plan (2021) and Policies DC1, DC2 and DC8 of the Local Plan 2018.

62) Landscape & Public Realm maintenance

Prior to commencement of landscaping and public realm works, a Landscape & Public Realm Management Plan shall be submitted to and approved in writing by the Council for all of the landscaped areas (excluding Phase 5 in the event that the alternative MSCP development

is permitted and implemented). This shall include details of management responsibilities and maintenance schedules for all landscape areas. The landscape management plan shall be implemented in accordance with the approved details and shall thereafter be permanently retained in this form.

Reason: To ensure that the development provides an attractive natural and visual environment in accordance with Policy D4 of the London Plan (2021), and Policies DC1, DC8, OS2 and OS5 of the Local Plan 2018.

63) Site Wayfinding

Prior to practical completion (excluding Phase 5 in the event that the alternative MSCP development is permitted and implemented) details of wayfinding and signage proposed around and on the site should be submitted to and approved in writing by Council. The wayfinding and signage proposed on and around the site should then be provided as approved and thereafter be permanently retained in this form.

Reason: To ensure that the Council may be satisfied with the detail of the proposed wayfinding to ensure a satisfactory appearance and ensure access for all in accordance with Policies DC1 and DC8 of the Local Plan 2018.

64) Obscured Glass

The window glass at ground level in the development, including the shop fronts shall be clear and shall not be mirrored, painted or otherwise obscured and shall be permanently retained as such unless clearly indicated on approved drawings or subsequently agreed with the Council in writing.

Reason: To ensure a satisfactory external appearance and to prevent harm to the street scene and public realm, in accordance with Policy D4 of The London Plan (2021), and Policies DC1 and DC8 of the Local Plan 2018.

65) Solar glare

The development (excluding Phase 5 in the event that the alternative MSCP development is permitted and implemented) shall be carried out in accordance with the details submitted and approved in writing by the Local Planning Authority for all Phases (ref: 2020/01109/DET, dated 26 Nov 2020), unless otherwise agreed in writing by the Local Planning Authority. The development (excluding Phase 5 in the event that the alternative MSCP development is permitted and implemented) shall be implemented in accordance with the approved details.

Reason: To ensure a satisfactory external appearance and to prevent harm to the street scene and public realm, in accordance with Policy D4

of The London Plan (2021), and Policies DC1 and DC8 of the Local Plan 2018.

66) Occupiers Signage Strategy

Prior to the first occupation of each Phase of the development, an Occupier Signage Strategy for all uses within that Phase shall be submitted to and approved in writing by the Council and all development pursuant to this permission shall be carried out in accordance with the approved details.

Reason: To ensure that the Council may be satisfied with the detail of the proposed development and to ensure a satisfactory external appearance in accordance with Policies DC1 and DC8 of the Local Plan 2018.

67) Window Cleaning Equipment

Prior to first use or occupation of the development within each Phase of development, details of the proposed window cleaning equipment for the buildings within that Phase shall be submitted and approved in writing by the Council. The details shall include the appearance, means of operation and storage of the cleaning equipment. No part of the development within the relevant Phase shall be used or occupied until the equipment has been installed in accordance with the approved details and shall thereafter be permanently retained in this form.

Reason: To ensure a satisfactory external appearance and to prevent harm to the street scene and public realm, in accordance with Policies D4 of the London Plan (2021), and Policies DC1 and DC8 of the Local Plan 2018.

68) Access Management Plan

Prior to first occupation of each Phase of development, an Inclusive Access Management Plan for that Phase shall be submitted to and approved in writing by the Council. The plan will include details of access, wheelchair accessible provision for exhibition spaces, hotel, restaurant, offices and entertainment venues, and facilities to accommodate hearing and sight impairments at entertainment venues. The plan should set out a strategy for ongoing consultation with specific interest groups with regard to accessibility of the relevant part of the site. On-going consultation shall then be carried out in accordance with the approved IAMP. The development shall not be operated otherwise than in accordance with the Inclusive Access Management Plan as approved and thereafter be permanently retained in this form.

Reason: To ensure that the proposal provides an inclusive and accessible environment in accordance with the Policy E3 of the Local Plan (2018).

69) Level Threshold

The ground floor entrance doors to the proposed buildings and integral lift/stair cores shall not be less than 1-metre-wide and the threshold shall be at the same level as the adjoining ground level fronting the entrances to ensure level access.

Reason: To ensure the development provides ease of access for all users, in accordance with Policy DC1 and HO6 of the Local Plan (2018).

70) Lifts

Prior to first occupation and/or use of each relevant building, details of fire rated lifts in each of the buildings submitted to and approved in writing by the Council. Details shall include loading lifts to the basement levels and the measures to ensure that no wheelchair occupiers are trapped if a lift breaks down. The fire rated lifts shall be installed as approved and maintained in full working order for the lifetime of the development. If the 'alternative MSCP development' is implemented, no submission in respect of Phase 5 is required.

Reason: To ensure that the development provides for the changing circumstances of occupiers and responds to the needs of people with disabilities, in accordance with Policy DC1 and HO6 of the Local Plan 2018.

71) Hotel - Wheelchair Standards

A minimum of 10% of all hotel bedrooms hereby approved shall be capable of meeting the needs of wheelchair users and shall be designed and capable of adaptation. This arrangement shall thereafter be permanently retained.

Reason: To ensure the provision and retention of facilities for all, including disabled people, in accordance with Policies DC1 and HO6 of the Local Plan 2018.

72) Hotel bed Cap

The maximum number of hotel rooms in each hotel component of the site shall be capped as follows:

- o National - 146 rooms
- o MSCP - 204 rooms

Reason: In the interest in maintaining the quality of the hotels both externally and internally and to control the intensity of use of the listed buildings in order to preserve their special architectural and historic interest in accordance with Policy DC1, DC2 and DC8 of the Local Plan 2018.

73) Replacement of Trees, Shrubs and Planting

Any trees, shrubs or planting including works associated with green roofs or wall boundary planting pursuant to the soft landscape details that is removed, or seriously damaged, dying or diseased within five years of the date of planting shall be replaced in the next planting season with a similar size and species to that originally required to be planted.

Reason: To ensure a satisfactory external appearance in terms of the provision of tree and shrub planting, in accordance with Policies D4, G1, G5 and G7 of the London Plan (2021), and Policies DC1, DC8, OS2 and OS5 of the Local Plan 2018.

74) Class B1 (office)

The Class B1 (office) use hereby permitted shall be used only and for no other purpose including any other purpose within Class B1 in accordance with the Town and Country Planning (Use Classes Order) 1987 (as amended), or any subsequent Order, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification.

Reason: In granting this permission, the Council has had regard to the circumstances of the case. The conversion of the approved new office accommodation to residential purposes could raise materially different planning considerations and the Council wishes to have an opportunity to consider such circumstances at that time, and to ensure the uses are compatible with the adjoining land uses and to ensure that the amenity of occupiers residing in surrounding residential properties would be safeguarded in accordance with Policies CF3, DC1, DC2, DC7, DC8, E1, HO11, T1, T2, TLC3, TLC5 of the Local Plan 2018 and Key Principles of the Planning Guidance SPD 2018.

75) Telecommunications Equipment (siting and details)

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 aerials, antennae, satellite dishes or related telecommunications equipment shall be erected on any part of the site, without planning permission first being granted.

Reason: To ensure that the visual impact of telecommunication equipment upon the surrounding area can be considered, in accordance with Policies D4 of the London Plan (2021), and Policies DC1 and DC8 of the Local Plan 2018.

76) Advertisements

No advertisements shall be displayed on or within any elevation of the Development (including inside windows or on the Olympia Estate), without details of the advertisements having first been submitted to and agreed in writing by the Council.

Reason: In order that any advertisements displayed on the building are assessed in the context of an overall strategy, to ensure a satisfactory external appearance and to preserve the integrity of the design of the building, in accordance with Policies DC1 and DC8 of the Local Plan 2018.

77) External Alterations

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, plumbing or pipes, other than rainwater pipes 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.

Reason: To ensure a satisfactory external appearance and to prevent harm to the amenities of the occupiers of neighbouring residential properties, in accordance with Policies DC1 and DC8 of the Local Plan 2018.

78) Roller Shutters

No roller shutters shall be installed on any façade of the Development unless the details have been submitted to and approved in writing by the Council.

Reason: To ensure a satisfactory external appearance and to prevent harm to the street scene and public realm, in accordance with Policies DC1, DC5, and DC8 of the Local Plan 2018.

79) Airwaves Interference Study

The development (excluding Phase 5 in the event that the alternative MSCP development is permitted and implemented) shall be carried out in accordance with the details submitted and approved in writing by the Local Planning Authority for all Phases (ref: 2020/01632/DET, dated 29/09/2020), unless otherwise agreed in writing by the Local Planning Authority. No interference shall be accepted until the mitigation works referred to in the strategy have been completed. The development

(excluding Phase 5 in the event that the alternative MSCP development is permitted and implemented) shall be implemented in accordance with the approved details prior to occupation and shall thereafter be permanently retained in this form.

Reason: To ensure that the existing airwaves reception is not adversely affected by the proposed development, in accordance with Policies DC1 and DC8 of the Local Plan 2018.

80) Retail Amalgamation

Prior to first occupation of the relevant part of each Phase and notwithstanding the details on the approved drawings, the layouts of the retail (Class A1) and restaurant (Class A3/A4) uses shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and shall not be amalgamated to create larger units within the development.

Reason: To safeguard the amenities of occupiers of neighbouring residential properties in terms of noise, disturbance, car parking and traffic from noise generating uses, and in the interests of impacts on surrounding local businesses and centres in accordance with Policies TLC1, TLC4, CC11, CC13 and T4 of the Local Plan 2018.

81) Blast Glazing and Vehicle Checks

The development shall be carried out in accordance with the details submitted and approved in writing by the Local Planning Authority for Phase 1 (ref: 2020/00327/DET, dated 2nd April 2020), and Phases 2 - 4 and (unless the alternative MSCP development is permitted and implemented) Phase 5 (ref: 2020/01933/DET dated 6 August 2020) unless otherwise agreed in writing by the Local Planning Authority. Such details shall be implemented, as approved and shall be permanently retained thereafter (except in relation to Phase 5 if the alternative MSCP development is permitted and implemented).

Reason: In order to ensure that the proposals deliver a high standard of design in accordance Policy D4 of the London Plan (2021), Policies DC1 and DC4 of the Local Plan 2018 and Planning Guidance Supplementary Planning Document (2018).

82) Vehicle Dynamics Assessment

The development (excluding Phase 5 in the event that the alternative MSCP development is permitted and implemented) shall be carried out in accordance with the details submitted and approved in writing by the Local Planning Authority for all Phases (ref: 2021/00330/DET dated 5 March

2021) unless otherwise agreed in writing by the Local Planning Authority. The Vehicle Dynamics Assessment (VDA) shall be carried out by an appropriately qualified and experienced person and details of holistic Hostile Vehicle Mitigation (HVM).

Reason: To ensure the commercial areas of the development are protected appropriately from vehicle impact events in accordance with Policy DC1 and T1 of the Local Plan 2018.

83) Façade restoration - Grand Hall

Prior to the commencement of the relevant works, a method statement for the removal of the entrance buildings at the front elevation of the Grand Hall and the restoration of the Grand Hall façade shall be submitted to and approved in writing by the Council. The method statement will explain how historic fabric will be protected and details of removal and storage of fabric if required. The method statement will also provide details of how the façade of Grand Hall will be recorded for restoration. Sample panels of the brick and stone repair and restoration works shall be prepared onsite for the inspection and approval of the Council's Conservation Officer and written approval of the Council. Prior to the relevant part of the Relevant Works commencing at Grand Hall, detailed drawings of the proposed works to Grand Hall at a scale of not less than 1:20 in plan, section and elevation shall be submitted for the Council's approval, including of: A. The restoration of the Grand Hall entrance arch and the restoration of the base relief within the entrance arch; B. The proposed windows to the front elevation of the Grand Hall; C. The proposed door opening to be created in the south bay of the barrel vaulted roof of Grand Hall. D. The reinstatement of the Britannia sculpture to the front elevation of Grand Hall. The works shall be implemented in accordance with the approved details prior to the 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 building in accordance with policy DC1, DC4, DC6 and DC8 of the Hammersmith and Fulham Local Plan (2018).

84) Façade restoration - Olympia Central

The removal of the paint to the front elevation of Olympia Central shall be implemented in accordance with the details submitted and approved in writing by the Local Planning Authority (ref: 2021/03457/DET dated 16 March 2022) unless otherwise agreed in writing by the Local Planning Authority

Prior to the commencement of the relevant works at Olympia Central, a method statement for the repair and restoration of the concrete to the Olympia Central façade shall be submitted to and approved in writing by the Council. Sample panels of the concrete repair and restoration works

shall be prepared onsite for the inspection and approval of the Council's Conservation Officer and written approval of the Council. Prior to the relevant part of the Relevant Works commencing at Olympia Central, detailed drawings of the proposed works to reinstate the '1929' relief to the front elevation of Olympia Central, at a scale of not less than 1:20 in plan, section and elevation, shall be submitted for the Council's approval.

The works shall be implemented in accordance with the approved details prior to the occupation of the replacement building behind the retained facade at Olympia Central and shall thereafter be permanently retained.

Reason: In order to safeguard the special architectural or historic interest of the listed building in accordance with policies DC1, DC4 and DC8 of the Hammersmith and Fulham Local Plan (2018).

85) Method Statement - Olympia Central canopy

Prior to commencement of the relevant works (excluding Enabling Works) to Olympia Central a Method Statement for the temporary removal, secure storage, repair, restoration and reinstatement of the canopy on the front elevation of Olympia Central together with timescales for reinstatement shall be submitted to and approved in writing by the Council. The works shall be implemented in accordance with the approved details and the canopy shall thereafter be permanently retained in situ.

Reason: In order to safeguard the special architectural or historic interest of the listed building, in accordance with the NPPF (2021), Policy D4 of the London Plan (2021), Policies DC1, DC4 and DC8 of the Local Plan (2018), and Key Principles of the Planning Guidance SPD (2018)

Justification for Approving the Application:

- 1) It is considered that the alterations would not be a fundamental change to the extant scheme and can procedurally be dealt with under Section 73 of the Act. The introduction of an additional phase and changes to the conditions would not impact upon the ability of the development to continue to deliver a mixed use cultural, employment and visitor attraction, providing economic, cultural, and social benefits. The development would continue to contribute to the local and wider London economy and would remain acceptable and in accordance with the development plan.
- 2) Legal Agreement: Planning obligations have been secured to make the development acceptable in planning terms. In this instance, the obligations are mechanisms to allow procedurally for the implementation of the Alternative MSCP Development, if approved. The obligations secured under the extant consent will continue to apply, securing the provision of affordable space, community benefits, offsetting highways

impacts and public realm works, and local training and employment opportunities and procurement. The development would therefore continue to sufficiently mitigate against impacts arising from the Masterplan and deliver public benefits in accordance with Policy DF1 of the London Plan (2021) and Policy INFRA1 of the Local Plan (2018).

1. BACKGROUND

Mayoral Referral

- 1.1. Under the terms of the Town & Country Planning (Mayor of London) Order 2008, the Greater London Authority has been notified as the application is within the thresholds of potential strategic importance to London.
- 1.2. The Mayor of London formally considered the proposal on 11th March and issued a letter of no new strategic issues and has directed that under article 5(2) of the Order above, the Mayor of London does not need to be consulted further on this application and the Council may, therefore, proceed to determine the application without further reference to the GLA.
- 1.3. As such should planning permission be granted, this application would not need to be referred to the Mayor of London for Stage 2 prior to the issue of any decision notice.

Application Format

- 1.4. Four applications have been submitted concurrently. The aim of the applications is to allow for an optional alternative proposal at part of the Olympia Masterplan site. This application seeks amendments to the Olympia Masterplan Consent (ref. 2020/01048/VAR) under s73 of the Town and Country Planning Act. This application seeks primarily amendments to various conditions to allow for a variation to the approved phasing. The application would create a new Phase 5 which would comprise only of the consented works to the Maclise Road Multistorey Car Park (MSCP).
- 1.5. A s96a application (ref. 2021/04165/NMAT) seeks a non-material amendment to the Masterplan Consent. The amendment sought is a change to the description of development to refer to the optional alternative MSCP development, should it be granted and implemented. This amendment is procedural in nature – it does not affect the ability of the Masterplan Consent, as approved, to be implemented.
- 1.6. Applications for full planning permission and listed building consent have also been submitted. These applications both relate only to the MSCP site. The full planning application is for what is commonly referred to as a “drop-in” planning permission: if granted and implemented, the permission would effectively “drop in” to the consented Olympia Masterplan scheme. The remainder of the Masterplan could then continue to be implemented as approved.

Site and Designations Context

- 1.7. The Olympia site within this application is some 4.6 hectares and is bound by Hammersmith Road to the south, the western edge of Olympia Way to the east, Maclise Road to the north and Beaconsfield Terrace Road and Blythe Road to the west. The western boundary at the currently vacant site known as G-Gate to the south-west corner of the site is bound by a spur road from Blythe Road called Lyons Walk, which also features a pedestrianised area onto Hammersmith Road; it is this part that adjoins the office building at 66 Hammersmith Road to the west. To the east of the site is Olympia Way which forms the borough boundary with the Royal Borough of Kensington and Chelsea and features Kensington Olympia Station, originally built to serve the site and served by Overground and limited District Line trains.
- 1.8. Olympia comprises a series of buildings that together form the site and the overall use:
 - Grand Hall to the east onto Olympia Way. Grade II*.
 - Pillar Hall, to the north of Grand Hall onto Olympia Way; together these form the original buildings. Grade II*.
 - National Hall to the south-east corner onto Olympia Way to the east and Hammersmith Road to the south. Grade II.
 - Central Hall to the southern boundary on Hammersmith Road. Grade II.
 - Maclise Road Multi-storey Car Park to the north onto Maclise Road.
 - Grade II.
 - G-Gate to the south-west corner onto Hammersmith Road/Lyons Walk and adjoining Central Hall to the east. The site is currently vacant and forms part of the logistics for the site accessed from Blythe Road.
 - West Hall to the west onto Blythe Road.
 - L-Yard to the west onto Blythe Road, the car park adjoins to the north
 - with West Hall to the south. This goes through to the rear of Pillar Hall
 - and forms part of the logistics for the site from Blythe Road.
- 1.9. Grand Hall, National Hall, Central Hall and West Hall form the four exhibition spaces for Olympia and together form almost the entirety of the southern and eastern boundaries. The first two are of similar appearance with large span vaulted glass roofs, Central Hall is later and is of an art deco design from 1923. West Hall provides additional exhibition space and has been significantly rebuilt.
- 1.10. The site is located within the Olympia and Avonmore Conservation Area, as well as the Heathrow Safeguarding Zone. A number of buildings are subject to statutory listing as set out above. Adjoining the site to the north is the Lakeside, Sinclair and Blythe Road Conservation Area, typified by a consistent residential character. To the southern boundary is the Dorcas Estate Conservation Area and the west the

Brook Green Conservation Area which features a mixture of residential streets and larger commercial buildings.

- 1.11. The site lies within Flood Zones 1, 2 and 3, an Archaeological Priority Area and within a borough-wide designated Air Quality Management Area (AQMA). The site has a Public Transport Accessibility Level (PTAL) of between 5 and 6a, as well as Kensington Olympia the site is in close proximity to Barons Court and West Kensington underground stations. Bus services operate at multiple stops on Hammersmith Road. The site is not within any key views at a London or local level.
- 1.12. Olympia Way, which is not part of this application and forms part of the proposals under the associated outline application, is not a public highway but does have one way north bound vehicular access onto Maclise Road from Hammersmith Road. Olympia Way is owned by Network Rail with Olympia having a long term leasehold. Maclise Road is one way through to Hazlitt Road to the west, with Sinclair Road being one way southbound onto Maclise Road. Blythe Road is a two way highway which becomes one way westbound to the west to joining Hazlitt Road, and one way southbound from Maclise Road.

Site Context and History

- 1.13. The Olympia site forms its own sub area within the Olympia and Avonmore Conservation Area to the north of Hammersmith Road. The Conservation Area boundaries are tightly drawn around the Olympia site, the former Whiteley's depository at Kensington Village and the highly ornamental residential terraces and later mansion blocks that were developed with the expansion of the London suburbs to west of the West London Railway line along the important route of Hammersmith Road. Many of the buildings in the Conservation Area, including the mansion blocks on the south side of Hammersmith Road facing Olympia, are designated as Buildings of Merit.
- 1.14. The northern side of Hammersmith Road is characterised by a mix of uses involving building types of a larger scale than the buildings and terraces on the southern side of Hammersmith Road. This relationship was established in the beginning of the 20th Century when the Lyons factory complex developed at Cadby Hall, the Post Office Savings Bank Headquarters was built on Blythe Road and the Olympia Exhibition Centre expanded to the south facing Hammersmith Road. Later in the 20th Century large scale mansion blocks and office buildings were built along the north side of Hammersmith Road leading to the town centre, with a general height of up to 8 storeys. The Olympia buildings conform to this general scale of development and provide a prominent frontage to the north side of Hammersmith Road.
- 1.15. The land adjacent to the West London Line has historically included buildings of greater scale and massing than the surrounding residential terraces. The Kensington Village complex to the west of the West

London Line and south of the application site is an example of large scale Victorian warehousing now converted to office use, visible from West Cromwell Road on a key radial route into Central London. On the east side of the West London Line in RKBC, the postwar office buildings of Charles House on the south side of Kensington High Street provided significant scale and massing in the townscape. The Charles House site has recently been redeveloped for residential led mix use development and is now known as 375 Kensington High Street. The 12 storey apartment buildings on the Kensington High Street frontage are clearly visible across the railway line in views from the application site. The development also includes a residential tower, set further into the street block, of 17 storeys. To the north of Kensington High Street, on the east side of the West London Line and directly opposite Olympia, former railway land has been redeveloped and incorporates residential blocks of up to 7 storeys.

- 1.16. There are a number of other conservation areas in the vicinity. Dorcas Estate Conservation Area, to the south-west of the site can be seen in close context to Olympia, in particular the Grade II listed terrace at Nos. 99-119 Hammersmith Road on the southern side of the Hammersmith Road that is framed by terraces designated as Buildings of Merit. To the north-west, Olympia shares boundaries with Brook Green and Lakeside/Sinclair/Blythe Road Conservation Areas. The former includes the imposing Blythe House, a multi-winged late Victorian/early 20th Century development listed in part at Grade II, and the latter includes a Victorian townscape of densely populated terraces opposite Olympia's multistorey car park. On these north-western boundaries, Olympia's buildings largely follow the streets and are in close proximity to their neighbours, but there is a perceived lack of interaction between opposite frontages, due to the inactive frontages of the Olympia buildings.
- 1.17. Despite the close proximity with the diverse residential and commercial neighbourhood, the group of exhibition halls and associated structures clearly stands out from its townscape context due to the building typology and associated façade treatments as well as the greater height and scale of the buildings. The large scale of the barrel-vaulted roofs of the Grand Hall and National Hall are evident in views of the eastern elevation of the site from Olympia Way, Addison Bridge and from within RBKC. The scale of the Grand Hall barrel-vaulted roof is also highly visible from Blythe Road, Beaconsfield Terrace Road and Sinclair Road. The east elevation is the historic main frontage, as most people would have arrived by train at Kensington Olympia Station. The primary and secondary frontages of the site are clearly legible, and the Olympia buildings have a landmark status in the surrounding townscape. Olympia clearly forms a historically evolved, unique part of the townscape, albeit one that could be better integrated, animated and utilised.

History and development of the exhibition function

- 1.18. Before its development the site was part of the market gardens located just outside London to serve its population with fresh produce. Due to its location alongside the expanding railway and Kensington Olympia Station, as well as on one of the major roads leading into London, the easily accessible site was chosen in the early 1880s to host the National Agricultural Hall, a larger version of the Royal Agricultural Hall in Islington.
- 1.19. The Grand Hall opened on Boxing Day in 1886, with an opening show from the Paris Hippodrome Company. At its opening, Olympia was the largest uninterrupted floorspace in the country and could seat up to 9000 people. The Grand Hall incorporates a gallery at first floor level and function rooms front Olympia Way. The adjacent Pillar Hall provided an ancillary entertainment and hospitality venue with two large halls stacked on top of one another. The pillared hall itself is at upper ground floor level and connected to Grand Hall by a link bridge, the upper hall at first floor level has the characteristics of a music hall, with a gallery and proscenium and was used for early displays of cinematography.
- 1.20. The use of the hall as the largest venue in England expanded quickly beyond the staging of agricultural or military shows to include exhibitions, tournaments, sporting competitions and entertainments of various kinds. Before subsequent phases of Olympia and nearby houses were constructed, pleasure gardens were laid out on the undeveloped areas of the original site, for events and promenading during the summer months, emphasising Olympia as an entertainment destination and not just a functional space for one-off events.
- 1.21. The second phase of Olympia, The National Hall, was built in 1923 on the site of a detached house and three pairs of semi-detached houses at the eastern half of West Kensington Gardens and opened in time for the Ideal Home Exhibition in March 1923. It complemented the original building with a smaller scale hall, function rooms, offices, kitchen and storage rooms as well as a substantial new restaurant space at ground floor level facing Hammersmith Road. The spaces in the National Hall were designed to enable internal links with the Grand Hall on both the main floor and gallery levels if required.
- 1.22. By 1937, a major new hall, the Empire Hall, and the multi-storey car park were completed by Emberton in the style of the modern movement in architecture. Functionally the Empire Hall, now known as Olympia Central, was the first four storey exhibition building ever erected in the country, with the aim to provide a maximum of new exhibition floorspace, quite unlike the vast barrel vaulted spaces at Grand Hall and National Hall.
- 1.23. After both World Wars, during which Olympia was mainly used as a temporary camp for prisoners of war, the buildings went back into use

for major tournaments, shows, concerts and exhibitions, e.g. the Ideal Home exhibition that it still hosts today.

- 1.24. During the latter half of the 20th Century until the present day, Olympia has remained a popular venue and it retains an important role in the cultural life of the nation. Olympia is the only surviving major exhibition centre in Central London and makes a valuable contribution to London's economy and status as a World City.

2. PLANNING HISTORY

Olympia Masterplan

- 2.1. The Olympia Exhibition Centre has been the subject of large number of applications for incremental changes over an extensive period of time, to accommodate the evolving exhibition use which occupies the Exhibition Centre.
- 2.2. Full planning permission and listed building consent (ref: 2018/03100/FUL and 2018/03101/LBC) were approved in September 2019 for the development at Olympia Exhibition Centre which is known as the 'Olympia Masterplan Development'. This development comprises the restoration of the existing historic buildings as well as the provision of high-quality new buildings for a variety of exhibition, arts and cultural uses, as well as complementary retail, food and beverage, office, co-working and hotel accommodation, alongside new public spaces. At the MSCP site, the part demolition, redevelopment and extension of the building to provide hotel, cinema and flexible office / conference uses was approved under the Olympia Masterplan development. The full description of development was as follows:

"Redevelopment of Olympia comprising:

a) Central Hall - demolition with retention of listed façade to Hammersmith Road, erection of new ground plus 12 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 and flexible (A3/A4) restaurant/bar use at ground/level 2 and roof level;

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.”*

- 2.3. Following the granting of the Olympia Masterplan Development planning permission and listed building consent in 2019, the detailed design of various buildings has been progressed and refined to reflect the business and operational needs of future occupiers and tenants and to enhance the mix of uses provided. Various applications to amend the Olympia Masterplan Development have accordingly been approved. These are set out in this section of the report where relevant.

Olympia Masterplan – s73 Minor Material Amendments, s96a Non-Material Amendments and variations to Listed Building Consents

- 2.4. An application under Section 73 of the Town and Country Planning Act was made in April 2020 (ref: 2020/01048/VAR), and approved on 7 January 2021, to accommodate minor design alterations and changes to the layout of the various uses internally at the Olympia Masterplan Development. The application sought:

“Minor-material amendment to Conditions 2 (Approved Drawings), 53 (to include office B1 use in G-gate), 54 (Maximum Floorspaces), and 72 (Hotel Bed Cap) of planning permission ref. 2018/03100/FUL granted 25th October 2019 for Redevelopment of Olympia”

- 2.5. Listed building consent (2020/10147/LBC) was sought and granted in parallel for the works under application 2020/01048/VAR as follows:

“Internal and external alterations, amendments and extensions to the Olympia buildings and plots namely Central, G-gate, West, Multi Storey Car Park, Pillar Hall, Grand Hall and National Hall, and associated plant and public realm spaces (to be carried out alongside elements of listed building consent 2018/03101/LBC in connection with the comprehensive redevelopment of the site.”

- 2.6. 2020/00532/NMAT – Non-material amendment approved April 2020 to change the description of permission ref. 2018/03100/FUL by way of

inserting 'flexible office / bar / restaurant (Class B1/A3/A4) use at upper two floors of building' at the G-Gate section of the description.

- 2.7. 2020/01373/NMAT - Non-material amendment to planning application 2018/03100/FUL dated 25 October 2019 approved 26th June 2020 to alter the approved planning description of part a - (Central Hall-demolition with retention of listed façade to Hammersmith Road, erection of new ground plus 12 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) to (Central Hall-demolition with retention of listed façade to Hammersmith Road, erection of new ground plus 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).
- 2.8. 2020/00159/NMAT – Non-material amendment to planning permission ref: 2018/03100/FUL dated 25th October 2019 approved 16th July 2020 for the demolition of the ground level floor slab in L Yard above the Energy Centre basement to facilitate the installation of new plant at basement level and the subsequent reinstatement of the ground floor slab.
- 2.9. 2020/00492/VLBC - Variation to application 2019/01434/LBC dated 25 July 2019 approved 17th July 2020 to allow for the partial discharge of conditions 5 (1:20 external materials) and 6 (external materials) of Listed Building Consent 2019/01434/LBC dated 25 July 2019 in relation to National Decks and removal of additional rooftop plant, rooflights and ductwork to accommodate additional rooftop air handling units and chillers, rearranged internal works to provide required supporting facilities and equipment.
- 2.10. 2020/00945/NMAT - Non-material amendment to planning application 2018/03100/FUL dated 25 October 2019 approved 11th June 2020 to amend the Energy Centre footprint and layout, to allow the required electrical and other services to the Energy Centre and the surroundings in L-Yard to be delivered.
- 2.11. 2021/00755/NMAT - Non-material amendment to Conditions 2 (approved drawings) and 54 (Maximum Floorspaces) to include Internal and external alterations and amendments to the Olympia buildings and plots and associated plant and public realm spaces (of planning permission 2020/01048/VAR dated 7 Jan 2020). Granted 26.03.2021.
- 2.12. 2021/00220/VLBC - Variation of condition 2 (approved drawings) to include internal and external alterations and amendments to the Olympia buildings and plots namely Central, G-Gate, West, National Hall, L2 and associated plant and public realm spaces, in relation to

Listed Building Consent ref: 2020/01047/LBC dated 8 January 2021 (to be carried out alongside elements of Listed Building Consent ref: 2018/03101/LBC dated 25 October 2019. Granted 27.04.2021.

- 2.13. An application (ref: 2021/01996/NMAT) under Section 96A of the Town and Country Planning Act was made in June 2021, and approved on 1 October 2021, to accommodate design alterations and changes to the layout of the various uses internally within MSCP. The application sought

Non-material amendment to Conditions 2 (approved drawings), 54 (Maximum Floorspaces) and 72 (Hotel Bed Cap) to include Internal and external alterations and amendments to the MSCP Building (of planning permission 2020/01048/VAR dated 7 Jan 2020).

- 2.14. An associated listed building consent (ref: 2021/01992/LBC) was sought for these works as follows and was granted in December 2021. This application, along with 2021/01996/NMAT, is of particular relevance as it granted the full extent of demolition at MSCP.

“Internal and external alterations to Multi Storey Car Park building.”

- 2.15. An application (ref: 2021/02652/NMAT) under Section 96A of the Town and Country Planning Act was made in August 2021, and approved 24th January 2022, to accommodate minor design alterations and changes to the layout of the various uses internally at the Olympia Masterplan Site, for all plots except MSCP. The application sought:

“Non-material amendment to Conditions 2 (approved drawings) and 54 (Maximum Floorspaces) to include Internal and external alterations and amendments to the Olympia buildings and plots and associated plant and public realm spaces (of planning permission 2020/01048/VAR dated 7 Jan 2020).”

- 2.16. In parallel, an application (ref: 2021/02651/VLBC) under Section 19 of the Planning (Listed Buildings and Conservation Areas) Act 1990, to vary 2021/00220/VLBC was sought for, and approved 14th February 2022:

“Variation of condition 2 (approved drawings) to include Internal and external alterations and amendments to the Olympia buildings and plots namely Central, G-Gate, West, National Hall, Grand Hall, Pillar Hall, L2 and associated plant and public realm spaces in relation to Listed Building Consent ref: 2021/00220/VLBC dated 27 April 2021 (to be carried out alongside elements of listed building consent 2018/03101/LBC dated 25 Oct 2019).”

Olympia Way

- 2.17. An application (ref. 2018/03102/OUT) for outline planning permission (landscape, appearance and scale reserved) was submitted at the same time at the original 'Olympia Masterplan Development' application. This application was made in relation to the parcel of land at Olympia Way (adjacent to and east of the Olympia Masterplan Site). The description of development reads as follows:

"Outline Planning permission for works at east of Olympia Way (access and layout applied for, landscape, appearance and scale reserved) comprising: a) Demolition of existing building adjacent to station entrance and the erection of buildings up to 4 storeys in height for flexible use as Class A1-A4 retail, professional and financial services, restaurant, bar; Class B1 office; Class D1 exhibition/community use; b) New public realm; and c) Landscaping and other associated works".

- 2.18. A reserved matters application, ref. 2022/01294/RES, has been submitted to the Council pursuant to the 2018 outline consent. This is pending consideration.
- 2.19. A s96a non-material amendment application has been submitted alongside the reserved matters application, ref. 2022/01293/NMAT. This seeks to amend Condition 3 (Design Code and Parameters) to incorporate amendments to footprint, materiality and layout.

Other applications

- 2.20. The below applications relate to buildings or areas within the Masterplan site but are not pursuant to the Masterplan consent itself.
- 2.21. 2019/01433/FUL and 2019/01434/LBC – Temporary planning permission and Listed Building Consent granted 25th July 2019 for internal and external physical alterations to accommodate new temporary mezzanine level decks in Grand and National Halls (full hall coverage), provision of associated temporary new entrance building and lifts, erection of plant and associated landscaping and physical works.
- 2.22. 2020/00521/NMAT - Non-material amendment to planning application 2019/01433/FUL dated 25 July 2019 approved 17th July 2020 for the removal of additional rooftop plant, rooflights and ductwork to accommodate additional rooftop air handling units and chillers, rearranged internal works to provide required supporting facilities and equipment.
- 2.23. 2020/00177/FUL and 2020/00178/LBC - Temporary planning permission and Listed Building Consent for the partial demolition of existing elevations and walls within Grand Hall to accommodate

temporary fire evacuation route for a period of up to three years. The application is currently pending consideration.

- 2.24. In addition each site within the Olympia estate has its own planning history which is of relevance, as follows. It is noted that these are prior to the masterplan and associated applications.

G-Gate

- 2.25. 2013/03806/FUL – Permission granted 2nd July 2014 for the erection of a part 7 and part 9 storey hotel building (Class C1) providing 242 bedrooms with ancillary uses, including a restaurant and bar at first floor level and café at ground floor level to Hammersmith Road, following demolition of the existing boundary treatments on the site; creation of a taxi-drop off facility and landscaping on Lyons Walk. A ground level marshalling yard for use by Olympia Exhibition Centre would be retained and internal pedestrian links to the Olympia Central and West Hall buildings of Olympia Exhibition Centre would be created. Associated Listed Building Consent under ref. 2013/03807/LBC granted for alteration and part removal of the west façade of Central Hall.
- 2.26. 2008/00547/FUL – Permission granted 17th August 2010 for the erection of a part 7, part 9 and part 10 storey building over a ground level marshalling yard for Olympia Exhibition Centre, to provide a 259 unit apart-hotel (C1 use), including a 69.5sqmm unit at ground floor level for A1, A3 or A4 use. This 2008 application was called in by Secretary of State on 23rd October 2008 following the Committee's resolution to grant permission, as it was considered by him that the proposed development may conflict with national policies. The application was the subject of a public inquiry, where permission was granted, subject to conditions and a legal agreement on 3rd December 2009.

Pillar Hall

- 2.27. 2014/03163/FUL – permission granted 10th November 2014 for the change of use of the ground floor of Pillar Hall and the Olympia Room from exhibition centre (Class D1) to restaurant use (Class A3); demolition of existing ground floor link buildings and brick wall between Pillar Hall and Grand Hall and erection of a two storey glazed link building between Grand Hall and Pillar Hall to accommodate new entrance and kitchen facilities together with new front stone steps, lift and railings; Removal of non-original canopy at the front elevation of Pillar Hall entrance; Existing window at ground floor level on the north elevation of Pillar Hall to be reinstated; installation of metal mesh to screen plant; creation of an external eating/drinking area fronting Olympia Way.
- 2.28. 2010/02183/FUL – permission granted 16th December 2010 for the change of use and external alterations to Pillar Hall for provision of a restaurant (Class A3) on ground floor level, with offices (Class B1) on

mezzanine, first and second floors, ancillary storage at basement level; alterations to Olympia Way entrance, alterations to north, south and west elevations including creation of window openings; erection of two storey side (south flank) extension, between the Grand Hall and Pillar Hall incorporating a replacement bridge link to Pillar Hall at first floor level; alterations to the existing link bridge at ground floor level and a plant area screened with a metal mesh screen; alterations to north elevation of Grand Hall, relocation of the wall to the north of Pillar Hall, together with revised servicing arrangements.

- 2.29. 2010/02184/LBC – consent granted 17th December 2010 for the refurbishment and alterations to Pillar Hall, including demolition of single storey link extension between Grand Hall and Pillar Hall; erection of a two storey side (south flank) extension to accommodate entrance and kitchen facilities, replacement bridge link to Pillar Hall at first floor level, alterations to the existing link bridge at ground floor level and a plant area screened with a metal mesh screen; insertion of mezzanine office floor at second floor level; creation of staircase linking first floor to the new second floor; second floor balustrade exposed and cleaned; removal of modern partitions; alterations to existing staircore including insertion of lift; replacement of first floor link to Grand Hall; works associated with foundation enlargements at basement level; creation of window openings on north, south and west elevations; removal of entrance canopy to Olympia Way and replacement steps incorporating lift; facade cleaning and repair; creation of a link to the Grand Hall and associated alterations to window opening on north elevation, demolition and relocation of boundary wall on the north side of Pillar Hall, and associated internal alterations.
- 2.30. 2013/03868/FUL and 2013/3869/LBC – permission and consent granted 19th February 2014 for the demolition of the existing entrance building and security building along with all associated structures and replacement with a new entrance building, hard and soft landscaping, restoration works to the existing to listed building, to entrance building, hard and soft landscaping, restoration works to the existing to listed building, together with plant and equipment.
- 2.31. 2020/00129/LBC – Listed building consent granted 16th July 2020 for the demolition of the energy centre basement located between the north of Grand Hall and south west corner of Pillar Hall and associated works involving the insertion of new partition, plant structures and floor slab to cover over the energy centre.

West Hall

- 2.32. 2010/02165/FUL and 2010/02181/LBC – permission and consent granted 13th October 2010 for Internal alterations to ground floor of Olympia II building to create a marshalling facility and loading/unloading bays including removal of escalators and stairs from ground to first floor; infilling of remaining first floor lightwell, demolition of internal wall

between exhibition hall and yard and demolition of internal walls between yard and Hospital Avenue, removal of two storey blockwork office building in yard, creation of new vehicular opening to Portcullis Avenue with roller shutter and erection of partition walls at ground floor level to create operational facilities.

- 2.33. 2010/02180/FUL and 2010/02181/LBC – permission and consent granted 16th December 2010 for the erection of a two storey exhibition hall and conference facility (Class D1) at ground and first floor level of the West Hall behind the retained facade to Blythe Road, comprising a new visitor entrance on Blythe Road; alterations to existing pedestrian footpath and relocation of L-Yard perimeter wall and modifications to existing vehicular servicing arrangements

Central Hall

- 2.34. 2010/02185/LBC – consent granted 13th December 2010 for internal alterations to ground floor of Olympia II building to create a marshalling facility and loading/unloading bays including removal of escalators and stairs from ground to first floor; infilling of remaining first floor lightwell, demolition of internal wall between exhibition hall and yard and demolition of internal walls between yard and Hospital Avenue, removal of two storey blockwork office building in yard, creation of new vehicular opening to Portcullis Avenue with roller shutter and erection of partition walls at ground floor level to create operational facilities.
- 2.35. 2010/00288/LBC - consent granted 16th march 2010 for the Internal alterations including Infilling of the atrium / lightwell at first floor level of Olympia 2 building to create additional exhibition accommodation of 598sq.m, by inserting a steel and concrete floor; Existing cantilevered structured removed and a new glazed screen erected to separate the existing bar from the newly erected exhibition area; New light fittings and suspended ceiling to the new ceiling at ground floor level to match existing; Existing glazed handrails a first floor level removed and re-used to provide protection to the public.
- 2.36. 2010/01215/FUL - permission granted 14th September 2010 for the change of use of Olympia 2 level two from auction room (Sui Generis) to exhibition hall (class D1) and ancillary catering facilities.

Maclise Road MSCP

- 2.37. 2018/00745/FUL and 2018/00746/LBC – permission and consent granted 11th July 2018 for the change of use for a temporary period of 3 years, of part of the rooftop and Level 5B of the car park, to a restaurant use (Class A3) with the capacity for up to 500 people and ancillary services (Level 5B) including erection of a light-weight timber-framed roof extension; installation of ventilation extracts and 7no. air conditioning units at rooftop level; associated internal and external alterations and car and cycle parking facilities.

Within the Surrounding Area

- 2.38. Although not within the application site itself, there is a relevant development near to the application site that are considered relevant.

L-Yard

- 2.39. L-Yard is accessed from Blythe Road and is located between the Maclise Road MSCP and West Hall. Although it is historically part of the Olympia site, it is not within the application boundary and sits outside of the applicant's ownership.
- 2.40. 2018/02319/FUL and 2018/02320/LBC – application withdrawn 7th November 2018. Proposal was for the erection of two additional floors; formation of a roof terrace at roof level; basement excavation, erection of a lift enclosure at ground floor level; erection of cycle and refuse storage and landscaping in connection with change of use from a Gymnasium (Class D2) to a Hotel (Class C1) with an ancillary bar/restaurant at ground floor level.
- 2.41. 2006/01537/FUL (with 2006/01597/CAC and 2006/01596/LBC) – permission granted 26th September 2006 for the change of use of a four storey workshop within the Olympia complex to a health and fitness club (Class D2) and offices (Class B1) and associated internal and external alterations including the demolition of an existing storage shed.
- 2.42. 2019/01752/FUL and 2019/01753/LBC – planning permission and Listed Building Consent granted 9th August 2019 for the erection of a goods lift on the north elevation of Grand Hall; demolition of brick wall on L Yard frontage to Beaconsfield Terrace Road; erection of a single storey building in L Yard to provide switch and meter room and alterations to door openings to single storey side extension on north elevation of Grand Hall.
- 2.43. 2019/03302/FUL and 2019/03303/LBC – planning permission and Listed Building Consent granted 15th January 2020 for the demolition of small building and ductwork in L-Yard attached to the north elevation of the Grade II listed Grand Hall.

66 Hammersmith Road

- 2.44. 2017/04752/FUL was granted in November 2019 for the demolition of the existing building and erection of a building of up to 8 storeys in height comprising 17,486 sqm of new Class B1 office floorspace (including 904sqm of affordable workspace/studio space), 850sqm of Class A1/A3/D2 flexible retail/restaurant/gym floorspace, new public realm, plant, car parking, cycle parking and associated works.

3. PROPOSAL

3.1. The application comprises a s73 minor material amendment to the full planning permission granted subject to legal agreement under reference 2020/01048/VAR granted 7 January 2021.

3.2. The application seeks a minor-material amendment to various conditions of planning permission ref. 20/01048/VAR granted 7 January 2021 to allow for an optional alternative development in respect of the MSCP building associated with 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.

3.3. The amendments sought are to the following conditions:

- Introduction of a 'Phase 5' to condition 1
- Amendment to Phase 3b to include the demolition of MSCP only
- Condition 2 updated to include the most recently approved drawings list
- Introduction of '(excluding Phase 5 in the event that the alternative MSCP development is permitted and implemented)' to conditions 3, 4, 5, 6, 7, 8, 9, 10, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 32, 33, 34, 35, 36, 37, 38, 40, 41, 43, 46, 48, 50, 51, 52, 56, 57, 58, 60, 61, 62, 63, 65, 70, 79, 82
- Introduction of 'If the 'alternative MSCP development' is implemented, no submission in respect of Phase 5 is required.' to condition 16, 17, 31, 42
- Introduction of 'and (unless the alternative MSCP development is permitted and implemented) Phase 5' to condition 47, 53, 81
- Introduction of 'or 70,167 sqm GIA in the event the 'alternative MSCP development' is implemented.' To condition 54

3.4. Additionally, the below listed conditions will be amended to require compliance with details approved under various discharge of conditions applications. These applications have been granted since the decision was issued for 2020/010408/VAR.

- Conditions 5, 7, 8, 9, 10, 19, 20, 26, 27, 28, 29, 30, 33, 34, 35, 36, 38, 43, 47, 57, 58, 60, 61, 70, 82

3.5. It will further be necessary to amend the legal agreement through a deed of variation. This will allow for a mechanism to be included that would require the Applicant to notify the Council as to which MSCP development they will implement, if permission is granted for the alternative scheme. If the Masterplan Consent is to be implemented at MSCP, then the consent (if granted) for the alternative scheme would fall away and be rendered unimplementable. If the alternative scheme is to be implemented then the MSCP development consented under the Masterplan, with the exception of demolition, would no longer be implantable. Furthermore, the legal agreement will be amended to allow for the provision of the community floorspace within Central Hall to instead be provided within MSCP if the alternative development is implemented.

3.6. In order to cater for the proposed alternative development of the MSCP building, it is necessary for corresponding amendments to the Olympia Masterplan Development permission to be made at the same time, so

that both the permission granted pursuant to application ref: 2021/04167/FUL and 2021/04168/LBC (if consented, and in respect of the MSCP site only) and the Olympia Masterplan Planning Permission (in respect of the remainder of the Olympia Masterplan Site) could be implemented consistently with each other.

- 3.7. This S73 application is 'regulatory' in purpose. In addition to enabling the alternative development proposed by applications ref: 2021/04167/FUL and 2021/04168/LBC to be implemented alongside the remainder of the approved Olympia Masterplan Development, it preserves the ability to implement instead the works which were originally approved at the MSCP Site under the Olympia Masterplan Planning Permission.
- 3.8. In summary, the net result of the various amendments to the Olympia Masterplan Permission described above is to allow for either:
 - (a) the works which were originally approved at MSCP to be implemented in accordance with all relevant conditions attached to the Olympia Masterplan Planning Permission (as amended); or
 - (b) the optional alternative development which is the subject of application ref. 2021/04167/FUL to be implemented at the MSCP Site, if granted, in conjunction with the remainder of the consented Olympia Masterplan Development at the remainder of the Olympia Masterplan Site.
- 3.9. The definitions at the start of the Masterplan Planning Permission such that the currently authorised development in respect of the MSCP is extracted from the existing Phase 3 (specifically, Sub-Phase 3b), with the exception of demolition, and placed in a new 'Phase 5'. Phase 5 would, therefore, only be relevant and applicable in the event that the Drop-In is not permitted and implemented and the development of the MSCP proceeds as already permitted pursuant to the Masterplan Planning Permission.
- 3.10. By creating a new 'Phase 5' and amending the wording of the conditions to acknowledge that 'Phase 5' may not come forward (if the Drop-In is permitted and implemented), it is possible for all of the conditions to be complied with whether the MSCP is developed pursuant to the Masterplan Planning Permission or the Drop-In.
- 3.11. No changes are proposed by this application to the Masterplan development as approved. The mix and quantum of uses would remain the same. This application seeks only amendments to the phasing and the requisite amendments to conditions and the legal agreement set out above.

3.12. In support of the planning application the applicant has submitted the following documents. This list should be read in conjunction with the approved documents listed under ref. 2021/04166/VAR.

- Covering Letter;
- Site Location Plan;
- Proposed Site Plan;
- Proposed East & West Elevation MSCP
- Proposed North Elevation MSCP
- Proposed South Elevation MSCP
- 2018 Environmental Statement Volume 1: Main Environmental Statement
- 2018 Environmental Statement Volume 2: Heritage, Townscape and Visual Effect Assessment
- 2018 Environmental Statement Volume 3: Technical Appendices
- 2020 ES Volume 1: Main Environmental Statement
- 2020 Environmental Statement Volume 2: Heritage, Townscape and Visual Effect Assessment
- 2021 ES Addendum Volumes 1 and 3 December 2021
- 2021 ES Addendum Volume 2: Built Heritage, Townscape and Visual Effect Assessment December 2021
- 2021 ES Non-Technical Summary December 2021
- Town Planning Statement dated December 2021 prepared by Gerald Eve

4. PUBLICITY AND CONSULTATIONS

Consultation Responses

Greater London Authority (GLA)

- 4.1. The Mayor of London has responded that the proposal raises no new strategic issues and as such has directed that under article 5(2) of the Order above, the Mayor of London does not need to be consulted further on this application and the Council may, therefore, proceed to determine the application without further reference to the GLA. As such should planning permission be granted, this application would not need to be referred to the Mayor of London for Stage 2 prior to the issue of any decision notice.
- 4.2. Metropolitan Police (Design out Crime) - no objections
- 4.3. Historic England – no comments
- 4.4. Historic England Archaeology (GLAAS) - no objections
- 4.5. British Airports Authority - no objections
- 4.6. London Underground – no comment

- 4.7. Transport for London – no comments in relation to this application (comments provided relate to ref. 2021/04167/FUL)

4.8. Royal Borough of Kensington & Chelsea (RBKC) – no objection

Residents and Amenity Groups

- 4.9. The application was advertised by way of site notices posted around the site (dated 16.02.2022) and press notice (dated 16.02.2022). An expiry date for comments of 09.03.2022 was given.
- 4.10. Neighbour notification letters, covering both the LBC and full application, were sent to 3,559 properties on 08.02.2022. An expiry date for comments of 10.03.2022 was given.
- 4.11. A total of three comments were received, each objecting to the application. Each of the objections received had also been submitted against ref. 2021/04167/FUL and related either to the alternative MSCP proposal or to the already consented Olympia Masterplan. Objections made against the alternative MSCP proposal are reported in the committee report for ref. 2021/804167/FUL.

5. PLANNING POLICY FRAMEWORK

- 5.1. 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.
- 5.2. 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).
- 5.3. In this instance 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)

- 5.4. The NPPF (2021) 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.
- 5.5. 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.

The London Plan

- 5.6. 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

- 5.7. The Council adopted the 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. ENVIRONMENTAL IMPACT ASSESSMENT

- 6.1. An Environmental Impact Assessment (EIA) has been undertaken and an Environmental Statement (ES) Addendum has been submitted by the applicant under the Town and Country Planning (Environmental Impact Assessment) Regulations 2017. The 2018 ES, the 2020 ES Addendum and the 2021 ES Addendum are to be read alongside each other and together comprise the ES for the redevelopment proposals.
- 6.2. The ES Addendum acknowledges that the alternative MSCP development, if consented, would come forward in the context of the wider Olympia Masterplan. The ES Addendum accordingly addresses any likely significant environmental effects of the revised proposal for MSCP in the wider redevelopment context – i.e. the Masterplan, Olympia Way development and the ‘drop-in’ for MSCP, in addition to any other nearby committed schemes.
- 6.3. The 2021 ES Addendum provides an alternative scenario whereby the alternative MSCP scheme is permitted and implemented, along with the remainder of the Masterplan Consent and the Olympia Way development. The assessment and conclusions of the 2021 ES Addendum, including any likely significant environmental impacts, are presented in the committee report for ref. 2021/04167/FUL. To summarise, the 2021 ES Addendum concludes that there would be some isolated additional impacts in relation to overshadowing of neighbouring amenity spaces should the alternative MSCP development be permitted and implemented. However, the delivery of the school would likely provide beneficial effects relating to the provision of a secondary school and subsequent increase in capacity for existing

demand in the local area, alongside the established benefits of the masterplan.

- 6.4. The 2020 ES addendum presented two scenarios - where both this application and the outline application for Olympia Way (ref. 2018/03102/OUT) were taken into account to assess the development of the Olympia Estate as a whole and where the Masterplan site is developed in isolation. An assessment of the likely significant impacts was undertaken and discussed in the committee report for ref. 2020/01048/VAR.
- 6.5. The amendment sought by this application is procedural in nature, amending the phasing and wording of the conditions to reflect this. Although the phasing would be amended, the construction timetable would remain as previously reported within the ES. No additional uses would be introduced as a result of this application and no changes are proposed to the development to be delivered. Accordingly, the conclusions reached in the 2018 ES, as amended by the 2020 ES Addendum for the two scenarios would not be altered. There would be no change to the likely significant effects of the development, nor would there be any change to the significant beneficial effects.

7. PLANNING CONSIDERATIONS

Procedural Matters

- 7.1. This application seeks amendments to the approved Masterplan Consent through the submission of a s73 application. The applicant can apply for an amendment to the extant scheme permission, under S73 of the Town and Country Planning Act (As Amended). Section 73 of the Act can be used, amongst other things, to approve amendments to an existing planning permission by amending a condition (or conditions) upon which the permission was granted. In law, a section 73 application results in the grant of a new planning permission affecting the same site that is subject to the relevant amended conditions.
- 7.2. The National Planning Practice Guidance states that a minor material amendment is likely to include any amendment whose scale and/or nature results in a development which is not substantially different from the one which has been approved. Relevant and recent case law on this matter indicates that the section 73 route can be applied to determine amendments which do not result in a "fundamental" change to an approved development.
- 7.3. The proposals do not seek to amend the description of development, which cannot be secured by way of an application under s73. It is proposed that the description of development of the Masterplan Consent is dealt with through s96a. A separate application, ref. 2021/04165/NMAT, has been submitted to the LPA which seeks to

amend part e) of the description of development. This would amend the description as indicated in bold and underlined:

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 **(which may not be carried out and completed if the alternative MSCP development is permitted).**"

- 7.4. It is necessary to establish whether the proposed amendments can be dealt with through a s73 application. The legal test, established by case law, is that amendments to planning permission can be permitted via s73 where they do not constitute a "fundamental" change to the approved development. The amendments proposed would not result in any change to the mix of quantum of uses within the extant consent, nor would it result in any changes to the built form of the development as approved. The amendments are procedural in nature to allow for an optional alternative scheme to be implemented, if consented, on one part of the site. The alternative development is subject to a separate application, ref. 2021/04167/FUL and 2021/04168/LBC, under which the acceptability of the alternative MSCP uses will be assessed. As such, it can be concluded that the amendments sought under this s73 application would not constitute a fundamental change to the extant consent. Officers are therefore satisfied that the amendments can be dealt with using s73 of the Act.

Planning Assessment

- 7.5. The main planning considerations in the assessment of this application are:
- Acceptability of Revised Phasing
 - Amendments to Conditions

Land Use

- 7.6. The Masterplan Development was judged to be acceptable by the Council in accordance with the development plan and other relevant material considerations following the grant of the extant planning permission 2020/01048/VAR dated 7 January 2021.
- 7.7. This application seeks minor material amendments to the consented scheme and as such the assessment does not involve revisiting the principle of the consented development or the issues covered by the original application except where they are relevant to the amendments and the changes to the development plan and any new material considerations.
- 7.8. This application proposes amendments to a number of conditions attached to planning permission ref 2020/01048/VAR in order to introduce an additional Phase 5 to the scheme. Accordingly, it is

considered that the main issues of the application relate to the acceptability of the introduction of an additional phase and associated revised condition wording and whether the approach to amend the conditions is acceptable. There would be no changes to the land uses as approved under the Masterplan Consent as a result of this s73 application. The acceptability of the land uses proposed by the alternative MSCP development will be assessed under application ref. 2021/04167/FUL and is not a matter for consideration in determining this s73 application.

Acceptability of Revised Phasing

7.9. The application proposes the introduction of a Phase 5 to condition 1. This is sought to separate development at the site of the MSCP into its own phase. The MSCP development is currently included in the existing Phase 3 (specifically, Sub-Phase 3b). Demolition works at MSCP have been implemented and completed under the Masterplan Consent and it is therefore proposed that these works remain within Sub-Phase 3b.

7.10. The definitions listed on the Masterplan Consent decision notice would be amended to define the development within each phase. Phase 5 would be defined as:

“the works formerly comprised in Phase 3 (in particular, Sub-Phase 3b) including: • modifications to the existing structure and construction of new floors above or new Hotel and Co-working offices
[Phase 5 is only applicable in the event that “the alternative MSCP development” is not permitted and implemented.]”

7.11. Phase 3 would be defined as:

“the works including; Sub-Phase 3a • Piling and construction of a logistics area within the ground floor and basement within G Gate as well as a new build theatre above; Sub-Phase 3b • Partial demolition of the MSCP building”

7.12. By creating a new ‘Phase 5’ and amending the wording of the conditions to acknowledge that ‘Phase 5’ may not come forward (if the Drop-In alternative proposal at MSCP is permitted and implemented), it is possible for all of the conditions to be complied with whether the MSCP is developed pursuant to the Masterplan Planning Permission or the Drop-In.

7.13. The proposed introduction of a Phase 5 would not materially impact the overall masterplan scheme and would do not alter the conclusions reached in the consideration of the extant planning permission. The delivery of the MSCP works would, as demonstrated within the ES Addendum, not be amended by the revisions to the phasing. As such, the proposed amendments to the phasing would be considered acceptable.

Amendments to Conditions

- 7.14. By creating a new 'Phase 5 and amending the wording of the conditions to acknowledge that 'Phase 5' may not come forward (if the Drop-In is permitted and implemented), it is possible for all of the conditions to be complied with whether the MSCP is developed pursuant to the Masterplan Planning Permission or the Drop-In application.
- 7.15. For instance, for certain conditions, there are details remaining to be discharged in respect of the existing MSCP proposals. In these instances, the conditions have been amended to provide that: if the 'alternative MSCP development' is implemented, no submission in respect of Phase 5 is required.
- 7.16. For certain conditions, there are requirements to carry out 'the development' in accordance with approved details. In these instances, the conditions have been amended to exclude Phase 5, as follows:

"The development (excluding Phase 5 in the event that the alternative MSCP development is permitted and implemented) shall be carried out in accordance with...."

This is because the MSCP would be governed by the alternative development consent (if granted) in such circumstances and subject to the conditions attached to that permission.

- 7.17. The proposed amendments to the conditions are procedural in nature and would not fundamentally change the overall masterplan scheme and would do not alter the conclusions reached in the consideration of the extant planning permission. The amendments proposed are therefore considered acceptable.

Planning Obligations

- 7.18. The Masterplan planning permission was approved subject to a section 106 legal agreement which has been subject to a subsequent deed of variation pursuant to the extant consent (ref. 2020/01048/VAR). In approving a s73 application, the LPA would be issuing a new planning permission which necessitates a further deed of variation.
- 7.19. The legal agreement will further include a mechanism to ensure that only the Masterplan Consent or the Alternative MSCP Development can be implemented. This will prevent a mix and match approach to the MSCP uses permitted by the Masterplan and proposed by the drop-in application. The applicant will be required to notify the Council of which MSCP development is to be implemented. Upon notification, the mechanism within the legal agreement will prevent the Applicant from implementing the remaining consent insofar as it relates to MSCP.

7.20. The Masterplan Consent secured 1,107sqm of community floorspace within Central Hall to be made available between 5-11pm on weekdays and 8am – 12pm on weekends. If the alternative MSCP development proposed by the drop-in application is approved and implemented, this floorspace would instead be provided within the school. The quantum of community floorspace would be reduced to 898sqm and the school theatre could not be made available on weekends owing to the BRIT School's weekend education programme. However, the school theatre would allow for community groups to have access to a high quality space with state of the art facilities for the performing arts. The space would also be flexible, allowing for it to be used for a full variety of community uses. Despite the reduction in floorspace and hours of access, officers consider that on balance the alternative community offer would be acceptable. The provision of, and access to, theatre equipment is considered to be a betterment upon the offer secured under the Masterplan consent. Should permission be granted for the drop-in application (ref. 2021/04167/FUL), a mechanism will be included in the deed of variation that will allow for the removal of the community floorspace obligation within Central Hall only if the alternative MSCP development is implemented.

7.21. All other heads of terms secured under 2020/01048/VAR and 2018/03100/FUL would continue to apply.

8. CONCLUSION

8.1. 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.

8.2. In the assessment of the application regard has been given to the NPPF, London Plan, and Local Plan policies as well as guidance. It is considered that the proposal is acceptable in land use terms and the principle of introducing an additional phase. It is further considered that the amendments proposed would not result in a fundamental change to the extant permission and can therefore be dealt with under s73 of the Act.

8.3. The proposed amendments would not alter the conclusions reached in the assessment and subsequent granting of the extant consent. The Olympia Masterplan would continue to deliver substantial public benefits and there would be no additional harm to any heritage asset as a result of this application. Officers support the proposed development in line with the recommendations at the start of the report.