

**Ward:** Fulham Reach

**Site Address:**

9 Thames Reach 80 Rainville Road London W6 9HS



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**Reg. No:**  
2023/02527/FUL

**Date valid:**  
29.09.2023

**Committee Date:**  
16.01.2024

**Case Officer:**  
Hasna Miah

**Conservation Area:**  
Conservation Area – Number 39

**Applicant:**

Mr R Price

co Agent co Agent co Agent DT11 0PH

**Description:**

Erection of a sun room following the removal of observatory over part of the existing upper roof terrace; erection of an additional floor over part of the existing lower roof terrace, and replacement of existing bathroom roof and glazing on top of the lower roof terrace; associated upgrade works and alterations.

Drg. Nos:

Revised drawings received 14.12.2023:

PL02 [REV A]

PL05 [REV A]

PL06 [REV A]

PL07 [REV A]

**Application type:**

Full Detailed Planning Application

**Officer Recommendation:**

1. That the Committee resolve that the Director of Planning and Property be authorised to grant permission subject to the conditions listed below.
2. That the Committee resolve that the Director of Planning and Property, after consultation with the Assistant Director Legal Services and the Chair of the Planning and Development Control Committee be authorised to make any minor changes to the proposed conditions, which may include the variation, addition or deletion of conditions, any such changes shall be within their discretion.

**Conditions:****1. Time limit:**

The development hereby permitted shall not commence later than the expiration of 3 years beginning with the date of this planning permission.

Reason: Condition required to be imposed by section 91(1)(a) of the Town and Country Planning Act 1990 (as amended by section 51 of the Planning and Compulsory Purchase Act 2004).

**2. Approved drawings:**

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

Revised drawings received 14.12.2023:

- PL02 [REV A]
- PL05 [REV A]
- PL06 [REV A]
- PL07 [REV A]

Reason: To ensure full compliance with the planning application hereby approved and to prevent harm arising through deviations from the approved plans, in accordance with Policies DC1, DC2 and DC8 of the Local Plan (2018).

### **3. Materials:**

Notwithstanding the details specified on the drawings hereby approved, the development shall not commence (save for works of site clearance and demolition of existing buildings) until particulars and samples (where appropriate) of all the materials to be used in all external faces of the buildings; including details of colour, composition and texture of the glazing, the colour, composition and texture of any metal and stone work; details of all surface windows; roof surfaces; opening and glazing styles and all external hard surfaces including paving, have been submitted and approved in writing by the Local Planning Authority. A sample panel showing the external materials as appropriate shall also be erected onsite for the Council's inspection prior to commencement of the works. 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).

### **4. Water tanks**

No water tanks, water tank enclosures or other structures shall be erected upon the roofs of the extensions hereby permitted.

Reason: It is considered that such structures would seriously detract from the appearance of the building, contrary to Policies DC4 and DC8 of the Local Plan (2018).

### **5. Construction Management Plan and Construction Logistics Plan:**

A Construction Logistics Plan and a Construction Management Plan shall be submitted to, and approved in writing by the Council. The details shall include the numbers, size and routes of construction vehicles and how it will be managed to ensure that highway network will not be blocked during the construction stage and details of other matters relating to traffic management to be agreed with the Network Management and the Permit Coordinators of the council shall also be

submitted. Approved details shall be implemented throughout the project period and any changes to the document must be reported back to the council's planning and highways department.

Reason: To ensure that appropriate steps are taken to limit the impact of the proposed demolition and construction works on the operation of the public highway, the amenities of local residents and the area generally in accordance with The Local Plan 2018 Policy T7 and SPD Key Principle TR21.

**Justification for Approving the Application:**

1. Design and heritage:

It is considered that the proposal would be of an acceptable design and visual appearance that would not detract from the application building, the street scene or townscape character of this section of the river frontage. The proposals would not result in harm to the character and appearance of the Fulham Reach Conservation Area, or to the setting of the Crabtree Conservation Area. The development would therefore be acceptable given due regard to section 72 of the Planning (Listed Buildings and Conservation areas) Act 1990 and in accordance with the NPPF (2023), relevant London Plan (2021) policies, Local Plan policies DC1, DC4 and DC8 (2018) and Key Principles CAG2 and CAG3 of the Planning Guidance Supplementary Planning Document (2018).

2. Residential amenity and impact on neighbouring properties:

The impact of the proposed development upon neighbouring occupiers is considered to be acceptable with regards to noise and impacts on overlooking and outlook. In this regard the development would respect the principles of good neighbourliness. The development would therefore be acceptable in accordance with policy 7.15 of the London Plan (2021), policies CC11, CC13 and DC4 of the Local Plan (2018) and Key principles HS6 and HS7 of the Planning Guidance Supplementary Planning Document (2018).

3. 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 agrees to the addition of the conditions.

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

**All Background Papers held by case officer named above:**

Application form received: 28th September 2023  
Drawing Nos: See Condition 2

**Policy Documents:** National Planning Policy Framework (NPPF) 2023  
The London Plan 2021  
LBHF - Local Plan 2018  
LBHF - Planning Guidance Supplementary Planning Document 2018

### **Consultation Comments:**

<b>Comments from:</b>	<b>Dated:</b>
Environment Agency - Planning Liaison	26.10.23
Port of London Authority	10.10.23
Port of London Authority	03.01.24

### **Neighbour Comments:**

<b>Letters from:</b>	<b>Dated:</b>
3 Thames Reach 80 Rainville Rd London W6 9HS	04.01.24
6 Thames Reach 80 Rainville Rd London W6 9HS	05.01.24
6 Thames Reach 80 Rainville Rd London W6 9HS	31.10.23
Flat 17 Thames Reach 80 Rainville Rd London W6 9TA	23.10.23
Flat 17 Thames Reach 80 Rainville Rd London W6 9TA	23.10.23
5 Thames Reach 80 Rainville Road London W6 9HS	30.10.23
3 Thames Reach 80 Rainville Road London W6 9HS	25.10.23
8 Thames Reach 80 Rainville Road London W6 9HS	01.11.23
7 Thames Reach 80 Rainville Road London W6 9HS	03/10/23
12 Thames Reach 80 Rainville Road London W6 9HS	31.10.23
Flat 21 Thames Reach 80 Rainville Road London W6 9HS	30.10.23
7 Thames Reach 80 Rainville Road London W6 9HS	23.10.23
20 Thames Reach Block C 80 Rainville Rd London W6 9HS	30.10.23
Flat 17 Thames Reach 80 Rainville Rd London W6 9TA	23.10.23
Flat 17 Thames Reach 80 Rainville Road London W6 9HS	26.10.23

## **1.0 SITE DESCRIPTION, RELEVANT HISTORY AND PROPOSALS**

- 1.1 The application site relates to the two-bedroom top floor flat on the southern-most eastern building of three apartment blocks that form part of the 5-storey Thames Reach development. The site is bounded to the north-west by King Henrys Reach, to the south-west by the River Thames and river towpath, to the north-east by Rainville and Colwith Road, of which predominantly comprise residential properties and to the south-east by Thames Wharf.
- 1.2 The site has a Public Transport Accessibility Level (PTAL) of 0 (where 0 is the lowest and 6 is the highest), indicating particularly poor PTAL, although it should be noted that the area immediately towards the north-west of the site fronting Rainville and Colwith Road benefits from a PTAL rating of 4.

- 1.3 The site is also located within the Fulham Reach Conservation Area and is also adjacent to the Crabtree Conservation Area. The site is situated within a Flood Risk Zone 3 and is in close proximity to the River Thames.

## **2.0 RELEVANT PLANNING HISTORY**

- 2.1 The relevant planning history is set out below:

- 2.2 In 1987, planning permission was granted (ref. 1987/00923/FUL) for the conversion of Flat 9 to two self-contained two-bedroom flats.
- 2.3 In 1992, planning permission was granted (ref. 1992/00786/FUL) for the renewal of the 1987 planning permission for the conversion of Flat 9 to two self-contained two-bedroom flats.
- 2.4 In 2023, officers provided the applicant with a positive pre-application response for a new and replacement extensions to the lower and upper terrace at roof levels.

Officers raised no objections to the replacement structure in the upper roof terrace which included a slightly enlarged footprint. Similarly, the new extension on the lower terrace to provide an additional bedroom together with its associated enclosed, glazed corridor and external staircase was considered acceptable. Overall, the extensions were considered sympathetic and complementary to the existing building, as well as the surroundings. Furthermore, the proposed siting and the separation distance between neighbouring buildings, would cause no undue impact on the residential amenity of neighbouring properties.

## **3.0 PROPOSAL**

- 3.1 The current proposal involves the erection of a sun room, following the removal of observatory over part of the existing upper roof terrace, the erection of an additional floor over part of the existing lower roof terrace, the replacement of the existing bathroom roof and glazing on top of the lower roof terrace, as well as the associated upgrade works and alterations.
- 3.2 The proposals have been amended during the course of consideration. The footprint of the proposed extension to the lower roof terrace has been reduced and setback; the amended proposals now match the submissions considered at pre-application stage.

## **4.0 PUBLICITY AND CONSULTATIONS**

- 4.1 The planning application has been subject to two rounds of public consultation. The original submissions were publicised by site and press notices, together with 35 individual notification letters to neighbouring properties.
- 4.2 In response, 12 objections were received, as well as an additional response

neither objecting nor supporting the proposal. The concerns raised can be summarised as follows:

- Setting a precedent
- Heavy, bulky structure
- Noise, disturbance and dust as a result of building works
- Potential strain on existing communal services
- Disruption to neighbouring buildings
- Inadequate Heritage Statement/in Planning Statement
- Harm to heritage assets; impacts to character/appearance of the building and conservation area
- No public benefit
- Potential breach of lease covenant due to intervention
- Dishonesty regarding approval from former architects

#### Officer response

4.3 Regarding precedent of development, each planning application is considered on its own merits and previous planning decisions are a material consideration. The impacts on the character and appearance of the building as well as heritage assets are fully considered in the relevant sections of the report.

4.4 Based on site visits and other data held by the Council officers are satisfied that sufficient information has been provided to carry out a planning and heritage assessment.

4.5 Disturbance caused by temporary construction works is controlled by separate Environmental Health legislation. Notwithstanding this, conditions will be imposed requiring the submission of a Construction Management Plan and Construction Logistics Plan to ensure that the works are carried out in an appropriate manner and any disturbance is kept to a minimum.

4.6 Matters relating to breaches of lease covenants constitute private legal matters between the interested parties and is not a material planning consideration.

#### Statutory consultees

4.7 The Environmental Agency raise no objections, subject to informatives.

4.8 The Port of London Authority raise no objections.

#### Second round of consultation

4.9 Following the submission of amended plans which included a smaller extension with a reduced footprint and mass, the application was subject to a second round of consultation. The application was publicised by site and press notices, together with 35 individual notification letters to neighbouring properties.

4.10 In response, 2 objections were received, raising the same issues as outlined in the first round of consultation. The only additional issues raised after the second consultation can be summarised as follows:

- Lack of comparison and explanation of design
- Not in accordance with Policy DC8 of the Local Plan (2018)

4.11 Regarding the lack of comparison and explanation of the amended design, this does not constitute a material planning consideration.

4.12 Matters relating to heritage and conservation as per Policy DC8 of the Council's Local Plan (2018) are addressed within the 'Design and heritage' section of this report.

## **5.0 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) and the Local Plan (2018). A number of strategic and local supplementary planning guidance and other documents are also material to the determination of the application.

### **The National Planning Policy Framework**

5.4 The National Planning Policy Framework (NPPF) came into effect on 27 March 2012 and was most recently revised in 2023 and is a material consideration in planning decisions. The NPPF, as supported by the Planning Practice Guidance (PPG), sets out national planning policies and how these are expected to be applied.

5.5 The NPPF does not change the statutory status of the development plan as the starting point for decision making. Proposed development that accords with an up-to-date Local Plan should be approved and proposed development that conflicts should be refused unless other material considerations indicate otherwise.

### **London Plan**

5.6 The London Plan was published in March 2021. It sets out the overall strategic plan for London and a fully integrated economic, environmental, transport and social framework for the development of the Capital over the next 20-25 years. It

forms part of the development plan for Hammersmith and Fulham

## Local Plan

5.7 The Council adopted the current 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.

## 6.0 PLANNING ASSESSMENT

6.1 The main planning considerations in the assessment of this application can be summarised as follows:

- Impact on the character and appearance of the host building, Fulham Reach Conservation Area and the adjacent Crabtree Conservation Area
- Residential amenity of neighbouring occupiers

## DESIGN AND HERITAGE

### Height, massing and design

6.2 The National Planning Policy Framework (NPPF 2023) recognises that creation of high-quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

6.3 London Plan Policy D3 (Optimising site capacity through the design-led approach) states that, in terms of quality and character, development proposals should "respond to the existing character of a place by identifying the special and valued features and characteristics that are unique to the locality and respect, enhance and utilise the heritage assets and architectural features that contribute towards the local character; and be of high quality, with architecture that pays attention to detail, and gives thorough consideration to the practicality of use, flexibility, safety and building lifespan through appropriate construction methods and the use of attractive, robust materials which weather and mature well".

6.4 Policy DC1 of the Local Plan (2018) DC1 states that all development within the borough, should create a high-quality urban environment that respects its townscape context and heritage assets. There should be an approach to accessible and inclusive urban design that demonstrates how good design, quality public realm, landscaping and land use can be integrated to help regenerate places.

6.5 Policy DC4 of the Local Plan states that the Council will require a high standard of design in all alterations and extensions to existing buildings. In particular, design in all alterations and extensions should be:

- compatible with the scale and character of existing development, neighbouring properties and their setting;
- successfully integrated into the architectural design of the existing building; and
- subservient and should never dominate the parent building in bulk, scale, materials or design.

6.6 Policy DC7 of the Local Plan (Views and Landmarks) goes on to state, 'Local views afforded by the open nature of the borough's riverfront are important in determining the character of each stretch of the riverside.'

6.7 Policy DC8 of the Local Plan builds on the policies mentioned above, to ensure that the council will conserve the significance of the borough's historic environment by protecting, restoring and enhancing its heritage assets. The Council's heritage assets include listed buildings, conservation areas, historic parks and gardens, the scheduled monument of Fulham Palace Moated site, unscheduled archaeological remains and buildings and features of local interest. Policy DC8 also outlines a list of principles that are applicable when determining applications affecting heritage assets.

6.8 Local Plan RTC3 (Design and Appearance of Development within the Thames Policy Area) asserts that development within the Thames Policy Area should respects the riverside, including the foreshore, context and heritage assets, an is of a high standard of accessible and inclusive design, and maintain o enhances the quality of the built, natural and historic environment.

6.9 The Council's Supplementary Planning Guidance SPD (2018) is relevant, in particular Key Principle CAG2 and CAG3. These Key Principles provide guidance which seeks to ensure that heritage assets are conserved in a manner appropriate to their significance in accordance with the NPPF.

6.10 The application site forms part of the Thames Reach development on the Hammersmith waterfront, consisting of 3 blocks of which are divided into two tall buildings joined by a bridging middle piece. The buildings can be appreciated in full elevation from the river and the riverside walkway on the opposite bank of the Thames.

Replacement pod on the upper roof level

6.11 The existing oval pod on the upper terrace is used as an observatory and is set in from the south-east boundary with Thames Wharf. It is proposed to replace this structure with a similar, slightly wider structure of the same height. The replacement observatory would incorporate a solid roof whilst the main body of the structure itself would emulate the existing structures' design and materiality. The replacement observatory would be enclosed by a lightweight bottom hung glass windbreak, similar to the existing. Materially, the structure would still be glazed and lightweight and would not dominate the original building, remaining sympathetic to the style and design of the Thames Reach development.

6.12 The Council would usually seek to resist development, unless the roofline of the

application terrace has been significantly impaired by an established pattern of development at roof level. In this instance, existing building already has roof-top additions and similar extensions have been approved at neighbouring properties including No 24 (Ref. 2009/01506/FUL) and No 25 (Ref. 2019/03091/FUL) Thames Reach. The scale of the proposed replacement pavilion structure at upper roof level would not be out of keeping with the existing roof structures and the approved roof top extensions at No's. 24 and 25.

#### New extension on lower roof terrace

- 6.13 The proposed extension to the lower roof terrace would provide a bedroom suite, bathroom and a dressing area. The new structure would be lightweight with full height glazing to match the existing structures at roof level and would have a dimension of approximately 10.3m x 4.0m (spanning across approximately 38sqm), retaining some open space from its elevations. The height of the new structure would not exceed that of the observatory.
- 6.14 The proposal would have a curved capsule-shaped pod design and would be no higher than existing structures already occupying the roof form of this building. and the proposal would include a set back from the building edges to reduce its visual prominence in a similar manner to the existing structures at roof level. This element would replicate and would complement the curved form of the existing pod extension and its replacement on the upper roof terrace. The new structure would be glazed and lightweight and complement the high quality of the main building form. Given the scale and set-back of the proposals, the scheme is not considered to visually dominate the original building or its setting. This element would appear subservient and sympathetic to the previously approved structures at No's. 24 and 25.

#### Minor Repair Works

- 6.15 The Council's Climate Change SPD was approved in 2023 and amongst other things it recognises that developments need to be designed and built to provide adequate ventilation and avoid causing overheating in the summer. For existing buildings, there are retrofitting measures that should be considered to help improve air flow and keep over-heating to a minimum. Key Principle KPC5 relates to Householder and Minor Developments and requires applicants to: assess ventilation provision and overheating risks and include mitigation measures where necessary; use building design to improve ventilation and reduce the risk of overheating; include passive ventilation measures as the priority and manage overheating without having to rely on energy intensive mechanical air conditioning systems.
- 6.16 No. 9 Thames Reach is split into single-height and double-height volumes with a glazed, steel-framed pavilion structure on each of its split-level roof terraces. The lower structure contains a bathroom whilst the upper structure contains an observatory. By virtue of their extensively glazed walls and roofs, these structures suffer from excessive heat gain in summer and heat loss in winter. Differential movement has resulted in failure of joints between the steel frame

and glass block walls of the bathroom structure and the exposure of the roof terraces to prevailing winds makes them generally unusable. To provide a more thermally efficient building fabric, it is proposed to replace the existing glazed roof of the lower structure containing the bathroom with a new Zinc clad insulated roof that would incorporate adiating powder coated aluminium fins when viewed internally. It is also proposed to replace some of the existing failed glass blockwork and junctions with 2 crittal style window openings to allow cross flow ventilation into the existing space, as well as restore the existing steel structural members.

- 6.17 The Council's Urban Design and Conservation Team objected to original submissions and raise no objections to the amended design which are regarded as more sympathetic and acceptable to preserve the design quality of the original development.
- 6.18 Overall, it is considered that the proposed new and replacement extensions would be of an appropriate scale and appearance that would appear sympathetic and not out of keeping with the existing development, or the surrounding site. The proposal would respect existing wider development at Thames Reach. the street scene, the Fulham Reach Conservation Area and views across the river and the proposal would accord with Policies DC1, DC4, DC7, DC8 and RTC3 of the Local Plan.

#### Heritage

- 6.19 The Planning (Listed Buildings and Conservation Areas) Act 1990 sets out the principal statutory duties which must be considered in the determination of any application affecting listed buildings or conservation areas. It is key to the assessment of these applications that the decision making process is based on the understanding of specific duties in relation to listed buildings and Conservation Areas required by the relevant legislation, particularly the s.72 duties of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the requirements set out in the NPPF.
- 6.20 Section 72 of the above Act states in relation to Conservation Areas that:  
'In the exercise, with respect to any buildings or other land in a conservation area, of any functions under or by virtue of any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.'
- 6.21 Section 16 of the NPPF (Conserving and enhancing the historic environment) notes under Paragraph 195 of the NPPF states that 'Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to of Outstanding Universal Value. These assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations'.
- 6.22 Paragraph 203 of the NPPF states that 'Plans should set out a positive strategy

for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. This strategy should take into account: a) the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation; b) the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring; c) the desirability of new development making a positive contribution to local character and distinctiveness; and d) opportunities to draw on the contribution made by the historic environment to the character of a place’.

6.23 Paragraph 205 of the NPPF states that: 'When considering the impact of proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.'

6.24 Paragraph 206 of the NPPF states that: 'Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.'

6.25 Policy 7.8 of the London Plan relates to Heritage Assets and Archaeology and states that development affecting heritage assets and their setting should conserve their significance by being sympathetic to their form, scale, materials and architectural detail.

6.26 Policy DC8 of the Local Plan (2018) relates to heritage and conservation, and states that the Council will conserve the significance of the borough's historic environment by protecting, restoring and enhancing its heritage assets. Applications affecting designated heritage assets, including alterations and extensions to buildings, will only be permitted if the significance of the heritage asset is conserved or enhanced, and applications should conserve the setting of, make a positive contribution to, or reveal the significance of heritage assets.

6.27 The application site is situated within the Fulham Reach Conservation Area and is also adjacent to the Crabtree Conservation Area. Fulham Reach was designated in 1991, at this time the Thames Reach development had been completed. As outlined within the Fulham Reach Conservation Area profile, 'The main feature within the conservation area, and the principal elements in defining its character, are the river itself, the riverbank and views along and across the Thames'. The river frontage section of the Conservation Area was noted to have a varied form and mixed-use character, including introduction more modern developments.

6.28 During officer negotiations the design has been refined to ensure that the top floor is recessive and its scale was reduced to so that it does not dominate the roof top and key views from the river corridor. The revised development would only be visible from long range views and would appear modest when considered against the backdrop of the existing buildings. Given that the

revisions complement and have a sympathetic design to the host property, it is considered that the overall character and appearance of the Fulham Reach Conservation Area would be preserved and as such it is not considered that harm to the significance of the Fulham Reach Conservation Area. Similarly, considering the impacts upon the setting of the Crabtree Conservation Area, the rooftop extensions would have very limited intervisibility within views from this conservation area. The existing Thames Reach development is of a contrasting character and scale to the Victorian character and significance of the Crabtree Conservation Area. Consequently, it is not considered that given the modest scale of proposals, there would be any negative impact or harm to the setting of this heritage asset. The proposal is acceptable given due regard to section 72 of the Planning (Listed Buildings and Conservation areas) Act 1990 and in accordance with the relevant sections of the National Planning Policy Framework (2023) relating to heritage and conservation, Policy 7.8 of the London Plan (2021) and Policies DC1, DC4, DC7, DC8 and RTC3 of the Local Plan (2018).

## **RESIDENTIAL AMENITY**

- 6.29 Local Plan Policy HO11 states that extensions will be considered acceptable where it can be demonstrated that there is no detrimental impact upon the amenities enjoyed by neighbouring properties to include privacy, daylight and sunlight, and outlook.

### **Outlook**

- 6.30 'Planning Guidance' SPD Key Principle HS6 notes that the proximity of a development can have an overbearing and dominating effect detrimental to the amenities of adjoining residential occupiers. Although it is dependent upon the proximity and scale of the proposed development, a general standard can be adopted by reference to a line produced at an angle of 45 degrees from a point at ground level or at 2m on the rear curtilage. On-site judgement will be a determining factor if any part of the proposed building extends beyond these lines.

- 6.31 The application site is bounded to the north-west by King Henrys Reach, to the south-west by the River Thames and river towpath and to the south-east by Thames Wharf. There are no windows serving residential properties at either of these elevations. The closest affected residential properties lie to the north-east by Rainville and Colwith Road, and those properties are situated over 18m away; given the existing separation distance, the confinement of the proposal to roof level and the existing outlook from habitable room windows along Rainville and Colwith Road, the proposal would not result in any undue loss of outlook. The proposal accords with SPD Key Principle HS6.

### **Privacy**

- 6.32 Key Principle HS7 (iii) states that 'Any new windows should be positioned at least 18 metres from existing habitable room windows. This will be measured by an arc of 60 degrees taken from the centre of the proposed new window to

ensure there is no loss of privacy'. Given the closest affected residential properties at Rainville and Colwith Road are over 18m away, the proposal would not result in an undue loss of privacy. The proposal complies with Key Principle HS7 (iii) of the SPD.

#### Noise and disturbance

- 6.33 Local Plan Policy CC11 states that noise and vibration sensitive development should be located in the most appropriate locations and protected against existing and proposed sources of noise and vibration through careful design, layout and use of materials, and by ensuring adequate insulation of the building.
- 6.34 In this instance, the proposed extensions would reduce the scale of the existing outside terrace areas and overall, the proposals would not give rise to undue noise and disturbance.
- 6.35 A Construction Management Plan and Construction Logistics Plan would be secured by condition. In addition, an informative would be attached construction and demolition works.
- 6.36 Overall, the proposal is not considered to result in a detrimental impact upon the amenities of neighbouring properties in relation to loss of privacy, overlooking and noise and disturbance and would accord with Policies CC11, HO11, HS6 and HS7 of the SPD (2018).

#### TRANSPORT AND HIGHWAYS

- 6.37 Policy T7 of the Local Plan (2018) outlines that 'All construction, demolition, utilities and major logistic activities within the borough will be required to work with the council in developing the scope and impact of their operations. In order to mitigate the impact of any additional traffic or potential disruption to the network, careful planning and co-ordination with the council is required to ensure the smooth operation of the highway network'.
- 6.38 A construction logistics plan will be secured by condition and given the nature and scale of the temporary works, it is not considered that the proposals will give rise to significant impacts on transport and highways. The proposal accords with Policy T7 of the Local Plan (2018).

#### Flood Risk

- 6.39 The NPPF states that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk, but where development is necessary, making it safe without increasing flood risk elsewhere. This is echoed within London Plan Policy SI 12.
- 6.40 Local Plan Policy CC3 requires that new development reduce the use of water and be designed to take account of increasing risks of flooding. Policy CC4 states that new development would be expected to manage surface water run off by implementing a range of measures, such as sustainable drainage

systems (SuDs) where feasible and the use of water efficient fittings and appliances.

- 6.41 The application site lies within the Environment Agency's Flood Zone 3. The proposal has been reviewed by the Council's Environmental Policy team of whom note that the main element of the works are limited to roof terrace level and as such, flood risk is not a significant issue and the submission of a Flood Risk Assessment is not required to be provided in this instance. Notwithstanding this, an informative will be attached in relation to new fixtures and fittings.

## **7.0 CONCLUSION**

- 7.1 The proposed replacement pod, new pod extension and alterations would be sympathetic to the existing building and the surrounding area, Furthermore, the proposal respects the street scene, and would not result in any harm to character or appearance of the Fulham Reach Conservation Area, or to the setting of the adjacent Crabtree Conservation Area, views across the river and existing developments at Thames Reach. The proposal would not have any undue impacts residential amenity impacts on neighbouring property.

## **8.0 RECOMMENDATION**

- 8.1 Grant permission subject to conditions.