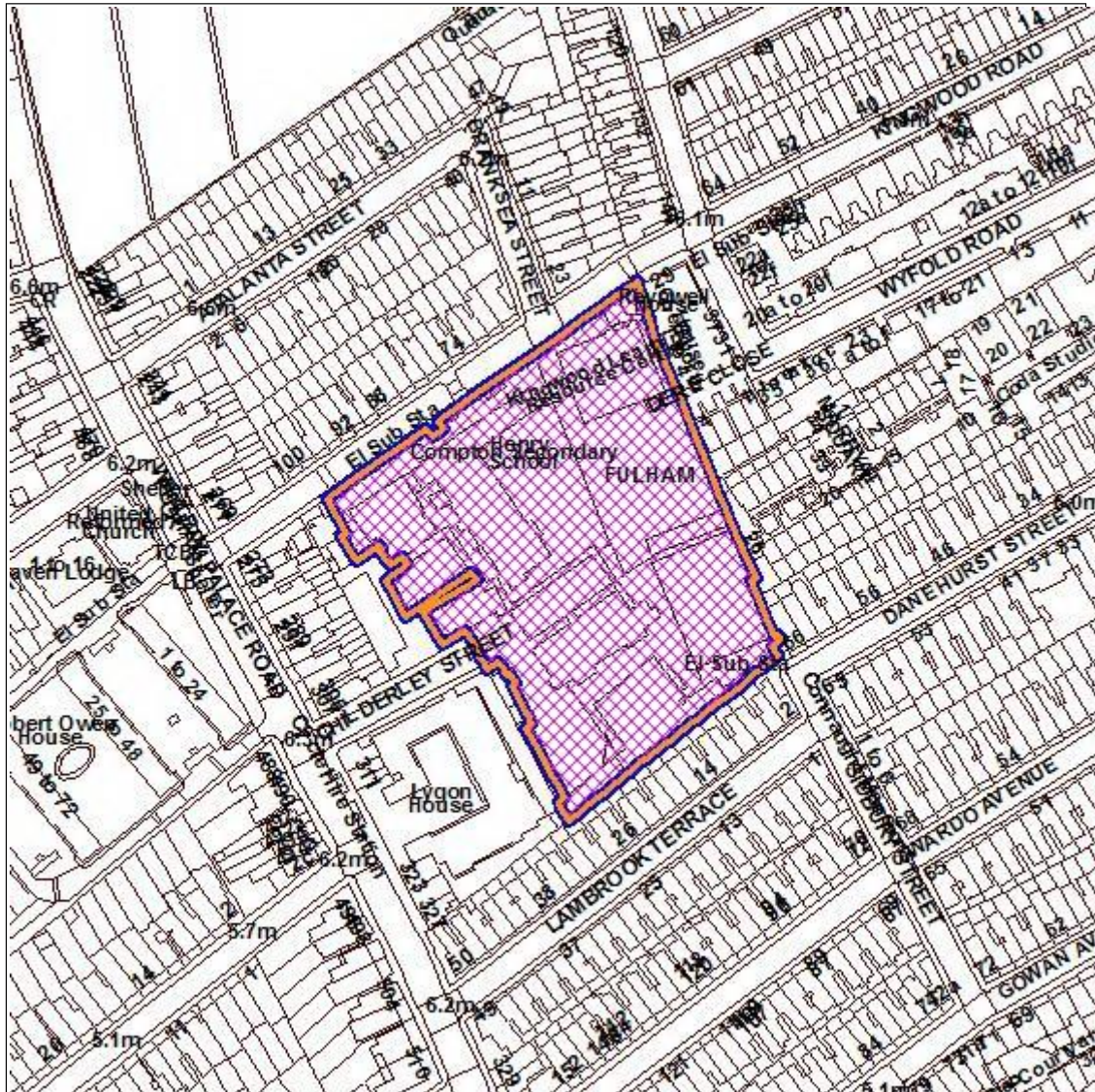


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Ward: Munster

SITE ADDRESS:

**Fulham Cross Academy Kingwood Road London SW6 6SN**



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For identification purposes only - do not scale.

**Reg. No:**  
2023/02123/LBC

**Case Officer:**  
Tom Scriven

**Date Valid:**  
15.09.2023

**Conservation Area:**

**Committee Date:**  
13.02.2024

Officer Recommendation:

1. That the Committee resolve that the Director of Planning and Property be authorised to listed building consent subject to the conditions listed below.
2. That the Committee resolve that the Director of Planning and Property, after consultation with the Head of Law 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.

1) Time Limit

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

Condition required to be imposed by Section 18(1) (a) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended by section 91 of the Planning and Compensation Act 2004).

2) Approved Plans

The development hereby permitted shall be carried out in complete accordance with the following approved drawing numbers, other than where those details are altered pursuant to the conditions of this planning permission:

Demolition Plan - SRP1040 NOV 03 00 D A PL08 Rev P01

GA Building Plan Existing & Proposed EFAA - SRP1040 NOV 02 00 D A PL13 Rev P02

General Arrangement External Works Plan 1 – SRP1040-TER-XX-XX-D-L-2001 Rev P10

General Arrangement External Works Plan 1 – SRP1040-TER-XX-XX-D-L-2002 Rev P10

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

3) Materials – Existing Building

Repairs to the elevations of the existing buildings, including any works of making good shall be carried out in materials to match the elevation to which the works relate.

Where new brickwork is required, this should match the existing in terms of colour, texture and bond of the original brickwork in the elevation to which it relates and a sample panel should be constructed on site for review by the local planning authority prior to approval. The development shall be carried out in accordance with the approved details.

To ensure a satisfactory external appearance, in accordance with Policies DC1, DC4 and DC8 of the Local Plan (2018).

#### 4) Materials - Details

Prior to the commencement of the relevant works detailed drawings of:

- All new windows and doors to be provided to existing buildings at 1:20, 1:5 and 1:1 scale and detailed drawings of all new boundary treatments
- Walls and fences at min 1:20

Shall be submitted and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

To ensure a satisfactory external appearance, in accordance with Policies DC1, DC4 and DC8 of the Local Plan (2018).

#### 5) No cleaning – Listed Building

No cleaning of listed buildings on site, other than nebulous water spray, is authorised by this permission.

To ensure the appearance of the Listed Building is not damaged by cleaning works, in accordance with Policy DC8 of the Local Plan (2018).

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

The principle of development with regards to the provision of an enhanced school facility is considered to be acceptable. The proposal is acceptable in visual terms and the less than substantial harm to the significance of the nearby heritage assets would be outweighed by the public benefits of the proposal. Subject to conditions the proposal would not result in unacceptable impacts upon the amenities of neighbouring residential properties. Highways, transportation and environmental matters including energy and sustainability, flood risk, air quality and land contamination have also been satisfactorily addressed and will be subject to conditions. In these respects, the proposals comply with the relevant policies of the NPPF (2021), the London Plan (2021), the Local Plan (2018) and the relevant Key Principles within the Planning Guidance Supplementary Planning Document (2018).

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

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

Application form received: 11th August 2023  
Drawing Nos: see above

**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>
Historic England London Region	10.10.23
Crime Prevention Design Advisor - Hammersmith	12.10.23
Historic England London Region	02.10.23
Health And Safety Executive Fire Safety	22.09.23

**Neighbour Comments:**

<b>Letters from:</b>	<b>Dated:</b>
Level 4 Clockwork Building 45 Beavor Lane London W6 9AR	25.09.23

## **1.0 SITE DESCRIPTION**

- 1.1 The application relates to Fulham Cross Academy School located to the south of Kingwood Road. The application site contains of a suite of buildings which amalgamates two historic school sites, Kingwood Road School and Childerley Street School. Kingwood Road School. These two schools subsequently became Henry Compton Secondary School and then as Fulham College Boys School before becoming part of the Fulham Cross Academy Trust.
- 1.2 On the opposite side of Kingwood Road is a two storey Victorian terrace, to the south the site backs onto terraced properties which face on to Lambrook Terrace. To the east of the site are residential dwellings on Wyfold Road, Marryat Square and Danehurst Street. To the west of the site are residential properties facing onto Fulham Palace Road and the Childerley Education Centre.
- 1.3 There are a number of statutorily listed buildings, curtilage listed structures and locally listed buildings of merit on site along with some more modern buildings. The site contains the following designated and non-designated heritage assets:

### Designated heritage assets:

- Kingwood Road block- Grade II listed- an impressive late 19<sup>th</sup> Century red and stock brick Board School with stone dressings and wooden turrets;
- Childerley Centre- single storey stock brick Grade II curtilage listed, built late 19<sup>th</sup> Century as part of the Kingwood Road school complex;
- Remains of boundary wall to Kingwood School- Grade II curtilage listed.

### Non-designated heritage assets:

- Caretaker's Cottage- 2 storey stock brick lodge with grey roof tiles- locally listed building of merit;
- Childerley Street School Block- 1904 stock brick with rusticated red brick window detailing- locally listed building of merit;
- Blocks I and J –single storey stock brick outbuildings formerly part of the Childerley Street School- locally listed buildings of merit;
- Childerley Street School's boundary wall- locally listed building of merit.

- 1.4 The site is also located in Flood Zone 2.

## **2.0 RELEVANT PLANNING HISTORY**

- 2.1 There is an extensive planning history on the site, the most relevant recent planning applications are as follows:

- 2000/01357/FUL - Construction of a two storey building comprising approximately 1500 square metres to provide a New Technology facility, City Learning Centre and associated services and external works to include felling of some trees to the front boundary. – Approved.

- 2003/00886/FR3 - Resurfacing of existing playground to form games area; erection of 3 metre high fence around resurfaced area. – Approved.
- 2008/02931/FR3 – Alterations to provide new entrance doors and canopy above to the Kingswood Administration building. – Approved.
- 2008/03699/FR3 – Erection of a single-storey building adjoining the southern boundary of the school site, for use as a drama suite. – Approved.
- 2012/02534/LBC - Part demolition of one section of existing wall; part removal of brick and installation of metal balustrade in section of existing wall within the curtilage of Henry Compton Campus. – Approved.
- 2012/02535/FUL - Part demolition of one section of existing wall; part removal of brick and installation of metal balustrade in section of existing wall within the curtilage of Henry Compton Campus. – Approved.
- 2012/02588/FUL - Erection of weldmesh fence and polycarbonate sheeting around part of side and rear elevation of technology block including the replacement of the existing window with folding doors at ground floor level to the side elevation. – Approved.
- 2013/03131/FUL - Replacement of 134 no. single glazed timber windows with double glazed timber windows to all elevations of the Childerley Building; replacement of 2 no. timber doors with new timber doors to the southern elevation of the Childerley Building. – Approved.
- 2013/04776/FUL - Removal of part of boundary wall and fence for the installation of a new pupil entrance gate from pavement on Childerley Street; erection of new fence and an entrance gate along the Science Block to Dining Hall; erection of new fence and two entrance gates from Childerley Building to Old Drama Block. – Approved.
- 2013/04777/LBC - Removal of part of boundary wall and fence for the installation of a new pupil entrance gate from pavement on Childerley Street; erection of new fence and an entrance gate along the Science Block to Dining Hall; erection of new fence and two entrance gates from Childerley Building to Old Drama Block. – Approved.
- 2018/00383/FUL - Demolition of existing science block and erection of a replacement three storey science building. – Approved.
- 2018/00384/LBC - Demolition of existing science block and erection of a replacement Science Building, together with proposed refurbishment of Listed Kingwood Building. – Approved.

- 2019/02384/FUL - External alterations including replacement windows, replacement roofing materials, insulation and, improving the structural stability of the gables. – Approved.
- 2019/02385/LBC - Internal alterations, including re-wiring, new doors and new partitions and external alterations including replacement windows, replacement roofing materials, insulation and, improving the structural stability of the gables. – Approved.
- 2020/01058/LBC - Installation of cladding panels to ceilings and downstand beams in classrooms on the east side of the Kingwood Road block at ground, first and second floor levels. – Approved.
- 2020/01777/LBC - Internal alterations and re-configuration of general admin office to include: remove the existing partition walls and re-locate the office space to the western side of the area adjacent to the outside wall and installation of new partition walls, internal doors and window; associated internal alterations. – Approved.
- 2020/01920/FUL - Replacement of 2no existing timber framed single glazed rooflights with new aluminium framed power coated double glazed rooflights to Block A. – Approved.
- 2020/01921/LBC - Replacement of 2no existing timber framed single glazed rooflights with new aluminium framed power coated double glazed rooflights to Block A. – Approved.

## **Preapplication Engagement**

2.2 In 2021 and 2023, pre-application advice was sought for the demolition of existing buildings and the erection of a new sports hall, catering facilities and associated ancillary works. Officers advised on the following key issues:

- land use was acceptable in principle.
- impact upon Grade II Listed Building need to be carefully considered particularly the views from Wyfold Road
- a full assessment of residential amenity (privacy, outlook, and daylight and sunlight)
- loss of category A trees and need for this to be fully justified
- Community use of sports hall
- Clarity on landscaping proposals and replacement planting.

## **3.0 PROPOSAL**

3.1 The proposal involves the following elements:-

- Demolition of three existing buildings including sports and dining blocks (EFA-C, EFA-D and EFA-E)
- Re-modelling and refurbishment to remaining blocks (EFA-A, EFA-B, EFA-I & EFA-J)

- Construction of a new building containing a sports and school dining hall (EFA-L) with associated facilities
- Alteration to the historic boundary wall within the site
- Landscaping and ancillary works.
- Works to the listed building (block EFA-A) to include reinstatement of western elevation following the demolition of block EFA-D and connecting canopy, addition of new timber entrance door to match existing doors in the listed building, making good works to the exterior
- Erection of 2.4m high weldmesh fencing and gate to west and south of the listed building.

3.2 There is an associated LBC application related to these works (2023/02123/LBC) which will also be considered in this report. This consists of an:

"Application for listed building consent for works to the Grade II listed Kingwood Road building (Block EFA-A), to include reinstatement of part of the western elevation following the demolition of Block EFA-D and connecting canopy, addition of new timber entrance door to match existing doors in the listed building alongside alterations to create a step free access and making good works to the exterior; and removal of a small section of historic boundary wall to the east of Block EFA-A."

## **4.0 PUBLICITY AND CONSULTATIONS**

### **Preapplication Consultation**

4.1 The applicant's Statement of Community Involvement (July 2023) sets out the pre-application engagement and the provides a summary of the responses received. A leaflet was distributed regarding the proposals the week commencing the 26<sup>th</sup> June 2023. A public consultation event was also held which was attended by 30 people. The majority of respondents were supportive of the scheme. There were no specific objections raised, however there were comments regarding traffic impacts of the development, impacts of the construction work on neighbours and the community use of the facilities.

### **Statutory Consultation**

4.2 The planning application was publicised by site and press notices together with 342 notification letters sent to neighbouring properties.

4.3 In response, 4 objections were received, the concerns raised can be summarised as follows:

- Impact upon character/heritage
- Loss of trees
- Trees on Kingwood Road should not be removed
- Subsidence from removal of trees and potential damage to neighbouring properties
- Impact upon wildlife
- Impact upon climate change



- Impact upon neighbouring amenity including loss of light, loss of privacy
- Pollution from construction work

#### Officer Response to Consultation

- 4.4 The impact upon the street scene and character of the area as well as heritage assets are fully considered in the relevant sections of the report. The matters relating to residential amenity (loss of light, outlook, privacy, noise and disturbance) are also considered within the report.
- 4.5 Disturbance and pollution from construction works would be 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 The impact of the loss of the two trees to be removed and associated climate and ecological impacts are also assessed within the relevant section of the report. There are no trees to be removed along Kingwood Road.
- 4.7 Matters relating to subsidence from removal of trees and any associated damage would be a civil matter between the parties concerned. It would be for the applicant to ensure that the removal of trees does not result in a structural impact upon neighbouring buildings. Notwithstanding this, the phase 2 ground investigation by Geosphere Environmental (report number 6523,GI/GROUND/SG,JD/18-08-22/V2) section 7.3.1 covers ground desiccation. The closest Borehole and Window Sampling to the eastern boundary of the site, BH02 and WS06 respectively have classified the soil as sandy GRAVEL to 8.8m in BH02 and gravelly SAND in WS06 at 5m (which was the end of the exploratory hole). Therefore, the removal of any trees is unlikely to have an impact on the surrounding foundations.

#### Statutory Consultees

- 4.8 Health & Safety Executive – No comment, application does not relate to a relevant building.
- 4.9 Historic England – No comment, for the LPA to determine.
- 4.10 Sport England – No objection subject to community use agreement.
- 4.11 The Metropolitan Police (Designing Out Crime Officer) – No objection subject to advice provided regarding Secured by Design measures.

#### **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.

#### National Planning Policy Framework (2023)

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 considerations material to the assessment of this application can be summarised as follows:

- a) Principle of the development, Education, Community uses, sports pitch impact
- b) Design and heritage impact
- c) Landscaping and arboriculture
- d) The impact of the proposal upon the existing amenity of neighbouring residents

- d) Highways / parking
- f) Ecology and Biodiversity
- g) Environmental issue including Air Quality and Flood Risk
- h) Energy and Sustainability
- i) Flood Risk and Drainage
- j) Other Matters

## 7.0 PRINCIPLE OF DEVELOPMENT

### Education

7.1 Paragraph 99 of the NPPF states that 'The Government attaches great importance to ensuring that a sufficient choice of school places is available to meet the needs of existing and new communities. Local planning authorities should take a proactive, positive and collaborative approach to meeting this requirement, and to development that will widen choice in education. They should:

- a) give great weight to the need to create, expand or alter schools; and
- b) to work with schools' promoters to identify and resolve key planning issues before applications are submitted.

7.2 The London Plan (2021) promotes the development of social infrastructure (Policy S1) as well as the provision of further educational facilities (Policy S3) to meet the demands of London's growing population.

7.3 Policy CF1 of the Local Plan states that the Council will seek to improve school provision through the improvement and / or expansion of primary and secondary schools. It also seeks to improve the range of leisure, recreation and sports uses through enhancing existing facilities wherever possible.

7.4 The proposal is for the demolition of three existing teaching blocks (EFA-C, EFA-D and EFA-E), the refurbishment of existing teaching blocks and the construction of a new building containing a sports hall and catering facilities alongside landscaping and ancillary works. The existing sports hall, located in Block EFAD, is small, in a poor condition and the drawings indicate that this block will be demolished. The proposed sports hall, therefore, would be a replacement for the current sports hall, albeit the proposed sports hall will be larger than the existing. In terms of wider community need, Sport England's Facility Planning Model (FPM) indicates there is unmet demand for sports halls within the London Borough of Hammersmith and Fulham and the site itself is located within one of the higher areas of unmet sports hall demand within the south of the borough. This does suggest that there is a need for larger sports hall, made available for community use in this location. As such it is considered the refurbishment of the existing building along with the new building will improve the overall quality of facilities on site including for sports which will be beneficial to both pupils and the wider community.

7.5 The Council's Education department were consulted on the application and raised no objection. Overall, the development would not result in the loss of any

school places or school facilities, but conversely would significantly improve on the existing provision.

7.6 Given the above, it is considered that the development would represent the improvement and enhancement of existing educational facilities, and therefore would be acceptable in principle in line with Policy S1 and S3 of the London Plan and Policy CF1 of the Local Plan.

#### Impact on Sports Pitches or Playing Fields

7.7 Paragraph 103 of the NPPF states that open space and sports fields should not be built upon unless it complies with a set number of circumstances. Sport England's Playing Fields Policy highlights that they would oppose to development that would lead to the loss of, or prejudice the use of, all or any part of a playing field or land that has been used as a playing field unless it meets with one of five exceptions.

7.8 It is considered that the hard play area where the proposed building is to be located would not constitute a playing field as defined by Sport England. Sport England were consulted on the proposals whilst they noted the reduction in the size of the playground they considered that the benefits of a new, purpose-built sports facility would outweigh any harm, especially as this is to be available for community use. As such it is considered that the proposal would not result in the loss of a playing field and would provide benefits in terms of supporting improvements to existing sport and physical activity provision. Therefore, the proposal would comply with paragraph 103 of the NPPF.

#### Community Use

7.9 The school currently provides a range of facilities that are available outside of school hours for use by the community. The proposal seeks to demolish three existing teaching blocks which contain a range of facilities (including sports hall) that are currently included in the community offer. The replacement building will provide a new sports hall, fitness suite, changing rooms, theatre space and canteen / dining hall that represent a significant enhancement on the existing offer. Following completion of the development, the school will offer the following facilities for community use:

- Sports hall and sports facilities including MUGA, fitness suite and changing rooms.
- A theatre and performing arts area.
- Canteen and dining hall.

7.10 The school has two existing community use agreements in place for use of its facilities by local sports groups and residents. It is anticipated that the development will maintain and significantly enhance the existing provision through the delivery of new and improved facilities. A draft community use agreement has been provided as part of the application to demonstrate that these facilities will be made available to the community. Sport England were consulted on this agreement and were generally satisfied with the approach

although a final detailed agreement including the cost of the facilities would need to be secured via condition.

## 8.0 DESIGN AND HERITAGE IMPACT

- 8.1 The 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.
- 8.2 Local Plan Policy DC1 Built Environment states that all development within the borough should create a high-quality urban environment that respects and enhances its townscape context and heritage assets.
- 8.3 Policy DC2 Design of New Build states that new build development will be permitted if it is of a high standard of design and compatible with the scale and character of existing development and its setting. All proposals must be designed to respect: a. the historical context and townscape setting of the site, and its sense of place; b. the scale, mass, form and grain of surrounding development and connections to it; c. the relationship of the proposed development to the existing townscape, including the local street pattern, local landmarks and the skyline; d. the local design context, including the prevailing rhythm and articulation of frontages, local building materials and colour, and locally distinctive architectural detailing, and thereby promote and reinforce local distinctiveness; e. good neighbourliness and the principles of residential amenity; f. the local landscape context and where appropriate should provide high quality landscaping and public realm with good permeability; g. sustainability objectives; including adaptation to, and mitigation of, the effects of climate change; h. the principles of accessible and inclusive design; and i. principles of Secured by Design.
- 8.4 The proposed sports and dining hall building would be predominantly two storey in scale with a maximum height of approximately 12.3m towards the southern end and a parapet height of 10.5m across the majority of the remainder of the building, although this parapet is omitted on the eastern side resulting in a height of approximately 9.4m where it is closest to the eastern boundary. There is also a small single storey element to the west side of the building with a height of 5.2m. The ground floor comprises a mixture of red and buff brick, similar to the school's new science block, with metal cladding above in three shades of grey.
- 8.5 The site is located within a residential area with predominantly two storey properties to the north, south and immediate west of the site. To the east of the site is a mix of two storey properties and larger blocks of flats between three and storeys in height. Within the school site there is a mix of building scales, however the propensity is towards larger scale buildings between two and four storeys in height with the Grade II Listed Kingwood Building and the Locally Listed Childerley Street School block (EFAB) presenting particularly dominant features in a central location on the site.

- 8.6 The building would be located towards the east boundary of the school site and would be separated from the north and south boundaries by the sixth form block (EFAF) and the MUGA pitch respectively. Whilst it would be of a reasonably large scale it would be set back from the predominant street scene along Kingwood Road. There would still be views of the building from this direction, however there would be significant screening from surrounding buildings and the scale and more modern design would reflect the nearby sixth form block. There would be some long views of the building from Wyfold Road and Sidbury Street. However, the building would be sited a reasonable distance from both of these roads and would be viewed in the context of the other large buildings on site. In this context it is considered that the building is of a suitable scale and design and would not adversely impact upon the street scene or the general character of the area.
- 8.7 In addition to the above, the approach to the refurbishment of the remaining blocks (EFA-A, EFA-B, EFA-I & EFA-J), comprising the Grade II listed Kingwood Block (Block EFA-A) three Local Buildings of Merit (EFA-B, EFA-I and EFA-J) would utilise material treatment applied to the exterior of the buildings matching the existing buildings. The proposed works to the inside and outside of the buildings are minor and will have no significant material impact on the street scene or character of the surrounding area.
- 8.8 Overall, taking the above into account, it is considered that the proposal meets and exceeds the requirements of local design policies alongside the objectives set out within the NPPF.

## Heritage

- 8.9 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.16, s.66 and s.72 duties of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the requirements set out in the NPPF.
- 8.10 S.66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that: 'In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.'
- 8.11 S.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.'

- 8.12 The National Planning Policy Framework (NPPF) came into effect on 27 March 2012 and was most recently revised in 2021 and is a material consideration in planning decisions. The NPPF, as supported by the Planning Practice Guidance (PPG), sets out national planning policies and how these are expected to be applied.
- 8.13 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.
- 8.14 Para 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 be 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.
- 8.15 Para 201 of the NPPF states that: Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.
- 8.16 Para 203 of the NPPF states that: In determining applications, local planning authorities should take account of: a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and c) the desirability of new development making a positive contribution to local character and distinctiveness.
- 8.17 Para 205 of the NPPF states that: When considering the impact of a 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.
- 8.18 Para 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. Substantial harm to or loss of: a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional; b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and

II\* listed buildings, grade I and II\* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.

- 8.19 Para 207 of the NPPF states that: Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply: a) the nature of the heritage asset prevents all reasonable uses of the site; and b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and d) the harm or loss is outweighed by the benefit of bringing the site back into use.
- 8.20 Para 208 of the NPPF states that: Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.
- 8.21 The NPPF makes a clear distinction between the approach to be taken in decision-making where the proposed development would affect the significance of designated heritage assets (listed buildings, conservation areas, Registered Parks and Gardens) and where it would affect the significance of non designated heritage assets (buildings of local historic and architectural importance).
- 8.22 The NPPF also makes a clear distinction between the approach to be taken in decision-making where the proposed development would result in 'substantial' harm and where it would result in 'less than substantial' harm.
- 8.23 Case law indicates that following the approach set out in the NPPF will normally be enough to satisfy the statutory tests. However, when carrying out the balancing exercise in paragraphs 208 and 209, it is important to recognise that the statutory provisions require the decision maker to give great weight to the desirability of preserving designated heritage assets and/or their setting.
- 8.24 The Planning Practice Guidance notes which accompany the NPPF remind us that it is the degree of harm to the asset's significance rather than the scale of the development that is to be assessed.
- 8.25 The scheme would impact heritage assets indirectly, namely through impacts on setting. These impacts are considered separately in the report below.
- 8.26 In the first instance, the assessment to be made is whether the development within the setting of a designated heritage asset will cause harm to that designated heritage asset or its setting. If no harm is caused, there is no need to undertake a balancing exercise. If harm would be caused, it is necessary to assess the magnitude of that harm before going to apply the balancing test as set out in paragraphs 208 and 209 of the NPPF as appropriate.



- 8.27 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.
- 8.28 Policy HC1 of the London Plan (Heritage conservation and growth) advises that development proposals affecting heritage assets, and their settings, should conserve their significance, by being sympathetic to the assets' significance and appreciation within their surroundings. The cumulative impacts of incremental change from development on heritage assets and their settings should also be actively managed. Development proposals should avoid harm and identify enhancement opportunities by integrating heritage considerations early on in the design process.
- 8.29 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.
- 8.30 Local Plan (2018) Policy DC1 Built Environment states that all development within the borough should create a high-quality urban environment that respects and enhances its townscape context and heritage assets.
- 8.31 Policy DC8 Heritage and Conservation states that the council will conserve the significance of the borough's historic environment by protecting, restoring and enhancing its heritage assets. These 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. When determining applications affecting heritage assets, the council will apply the following principles: a. the presumption will be in favour of the conservation, restoration and enhancement of heritage assets, and proposals should secure the long term future of heritage assets. The more significant the designated heritage asset, the greater the presumption should be in favour of its conservation; b. 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; c. applications should conserve the setting of, make a positive contribution to, or reveal the significance of the heritage asset. The presence of heritage assets should inform high quality design within their setting; d. applications affecting non-designated heritage assets (buildings and artefacts of local importance and interest) will be determined having regard to the scale and impact of any harm or loss and the significance of the heritage asset in accordance with paragraph 135 of the National Planning Policy Framework; e. particular regard will be given to matters of scale, height, massing, alignment, materials and use; f. where changes of use are proposed for heritage assets, the proposed use, and any alterations that are required resulting from the proposed use should be consistent with the aims of conservation of the asset's significance, including securing its optimum viable use; g. applications should include a description of the significance of the asset

concerned and an assessment of the impact of the proposal upon it or its setting which should be carried out with the assistance of a suitably qualified person. The extent of the requirement should be proportionate to the nature and level of the asset's significance. Where archaeological remains of national significance may be affected applications should also be supported by an archaeological field evaluation; h. proposals which involve substantial harm, or less than substantial harm to the significance of a heritage asset will be refused unless it can be demonstrated that they meet the criteria specified in paragraph 133 and 134 of the National Planning Policy Framework; i. where a heritage asset cannot be retained in its entirety or when a change of use is proposed, the developer should ensure that a suitably qualified person carries out an analysis (including photographic surveys) of its design and significance, in order to record and advance the understanding of heritage in the borough. The extent of the requirement should be proportionate to the nature and level of the asset's significance; j. the proposal respects the principles of accessible and inclusive design; k. where measures to mitigate the effects of climate change are proposed, the applicants will be required to demonstrate how they have considered the significance of the heritage asset and tailored their proposals accordingly; l. expert advice will be required to address the need to evaluate and conserve archaeological remains, and to advise on the appropriate mitigation measures in cases where excavation is justified; and m. securing the future of heritage assets at risk identified on Historic England's national register, as part of a positive strategy for the historic environment.

8.32 The Council's Supplementary Planning Guidance SPD (2018) is relevant, in particular Key Principles AH1 (Information Requirements for applications for consent affecting heritage assets) AH2 (Protection of Heritage Assets) and BM2 (Proposals affecting buildings of merit). 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.

8.33 The application site comprises a cluster of buildings forming the Fulham Cross Academy school; this complex amalgamates two historic school sites (Kingwood Road School and Childerley Street School), originally separated by the continuation of Childerley Street running west to east. Childerley Street is now truncated with a modern sports block in its place, diminishing the legibility of the original street pattern and the layout of the two separate school sites. There are a number of statutorily listed buildings, curtilage listed structures and locally listed buildings of merit on site and some modern buildings which severely compromise the setting of both designated and undesignated heritage assets.

8.34 The site contains the following designated and non-designated heritage assets:

Designated heritage assets:

- Kingwood Road block- Grade II listed- an impressive late 19<sup>th</sup> Century red and stock brick Board School with stone dressings and wooden turrets;
- Childerley Centre- single storey stock brick Grade II curtilage listed, built late 19<sup>th</sup> Century as part of the Kingwood Road school complex;
- Remains of boundary wall to Kingwood School- Grade II curtilage listed.

### Non-designated heritage assets:

- Caretaker's Cottage- 2 storey stock brick lodge with grey roof tiles- locally listed building of merit;
- Childerley Street School Block- 1904 stock brick with rusticated red brick window detailing- locally listed building of merit;
- Blocks I and J –single storey stock brick outbuildings formerly part of the Childerley Street School- locally listed buildings of merit;
- Childerley Street School's boundary wall- locally listed building of merit.

8.35 The application proposes the following:

- Demolition of three existing modern buildings on site (referred to as EFA-C, EFA-D and EFA-E in the site plans);
- Remodelling and refurbishment of remaining blocks (referred to as EFA-A, EFA-B, EFA-I & EFA-J);
- Addition of photovoltaic panels to Block EFA-F;
- Erection of a new sports and school dining hall (EFA-L);
- Alterations to boundary treatments, including the curtilage listed boundary wall located to the southern edge of the site;
- Landscaping works, including the removal of 2 Category A trees.

8.36 In addition, works to the Grade II listed Kingwood Road block and curtilage listed Childerley centre are proposed following the demolition of the above-mentioned connecting modern blocks- these works comprise:

- Reinstatement of the western elevation of the Kingwood Road block following the demolition of Block EFA-D and connecting canopy;
- Addition of a timber entrance door to the Kingwood Road block to match existing doors in the listed building;
- Making good works to both buildings;
- Erection of a 2.4m mesh fence and gate to west and south of the Kingwood Road block.

### Demolition of modern buildings on site:

8.37 The Grade II listed Kingwood Road block was designed with its principal elevation to be viewed along Kingwood Road, however the erection of the existing modern gym and assembly hall has obscured this view, severely undermining its setting and removing its visual and spatial relationship with the adjacent Childerley Centre which was built at the same time. The demolition of these modern blocks would result in a positive impact on the setting of the host building, opening up intended views of the principal elevation and restoring the relationship between the two listed buildings. The demolition of the existing dining room block would also be beneficial as it would restore the legibility of the original plot layout of the site and open up views of the Childerley Street school block from within the site, enhancing the setting of both the statutorily listed buildings to the north and the locally listed buildings to the south.

8.38 The full extent of works required to the face of the historic buildings will not be known until removal works are undertaken. However, the principle of removing the canopy and adjoining buildings is acceptable and would improve the visual appearance of the remaining buildings. In order to ensure that these works are carried out in an appropriate manner and the elevations of the remaining buildings suitably reinstated a condition will be imposed securing an appropriate methodology for these works.

#### New sports and dining room block

8.39 The proposal seeks to erect a new sports and dining room block which would be highly visible from Wyfold Road, obscuring views west of the red brick lower part of the Kingwood Road block whilst retaining long views of the turret. It is noted however that this view has only existed since approximately 2010, as historically Branksea Street continued south across the site and was fronted by a row of terraced houses with the employment exchange behind fronting Wyfold Road. These buildings would have blocked the view of the Kingwood Road block from Wyfold Road. During pre-application negotiations, the upper building mass was reconfigured to minimise the visual impact from Wyfold Road

8.40 Whilst the new sports block will be visible from this view, the height and massing of the proposed building is appropriate in its context and will be viewed in the context of it being a modern and separate school building on a functioning school site. The materiality and tones of brickwork and cladding provide a complementary material palette with the building mass broken up by the cladding composition and vertical grooves. Whilst it is noted that there would be some harm to setting caused by closing up the currently open view of the school from Wyfold Road, as this part of the building was never intended to be seen from the public realm, the works would not undermine the overall significance of the listed building and the harm caused would therefore be less than substantial.

8.41 The following paragraphs of the NPPF should be taken into consideration:

*Para 96. Planning policies and decisions should aim to achieve healthy, inclusive and safe places which:*

*(c) enable and support healthy lifestyles, especially where this would address identified local health and well-being needs – for example through the provision of safe and accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts that encourage walking and cycling.*

*Para 99. It is important that a sufficient choice of school places is available to meet the needs of existing and new communities. Local planning authorities should take a proactive, positive and collaborative approach to meeting this requirement, and to development that will widen choice in education. They should:*

*(a) give great weight to the need to create, expand or alter schools through the preparation of plans and decisions on applications.*

## Works to boundary treatments

8.42 The proposal seeks to erect a section of fencing west and south of the Kingwood Road block to match the existing. Whilst it is noted that this would result in some degree of visual separation between the Kingwood Block and Childerley Centre, this would be significantly less than in the current configuration and would be a temporary and reversible boundary treatment, fully justified for the security of the school site as defined by DofE requirements. Details of these boundary treatments should be secured via condition to ensure they are as low and visually permeable as possible within the security requirements, but in principle it is considered that overall, their installation would not cause harm to the setting of either the designated or non-designated assets on site.

8.43 The proposal also includes the removal of a small section of curtilage listed boundary wall to the east of Block A. It is noted that this wall is already modified and brick pavers will be set flush into the new surfacing to retain the legibility of the original location. Whilst causing some degree of less than substantial harm through the loss of historic building fabric, it is also noted that the changes are relatively minimal and fully justified in the context of the proposed building alignment and alternative options testing.

## Conclusion

8.44 The proposal would result in less than substantial harm to designated heritage assets through the removal of a small piece of curtilage wall and through the impact of the new sports block on the setting of the Grade II listed Kingwood Road block in views from Wyfold Road. In accordance with paragraph 208 of the NPPF, this harm should be considered against the heritage benefits and other public benefits of the overall scheme, these include the retained optimum viable use of the heritage asset, the proposed use of the new sports block as a school and community facility. The location of the new block is justified based on the constraints of the site and the need to preserve the setting of the heritage assets. Furthermore, the positive impact on views and plot legibility created by the demolition of the modern buildings on site is considered to represent an enhancement of the designated heritage and a clear heritage benefit of the scheme. It is considered for these reasons that on heritage and design grounds, the proposed works would comply with Sections 16 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, the NPPF, the London Plan (2021), Local Plan Policies DC1, DC2 and DC8 and Key Principles AH2 and BM2 of the Hammersmith and Fulham Planning SPD.

## Archaeology

8.45 The site lies adjacent to, but not within, an Archaeological Potential Area. The Heritage Appraisal (Wessex Archaeology, June 2022) prepared at feasibility stage provides a summary of the archaeological context of the site. The report identifies that as the site has been developed on several occasions, buried archaeological remains may have been impacted particularly in the location of former buildings. The areas with the greatest potential to have surviving

archaeology would therefore be playground areas excluding the footprint of former structures.

8.46 Previous investigations completed in the northwest corner only identified modern drains and a modern brick wall that was presumed to be related to the adjacent housing which suggests that further evidence is unlikely to exist on the site. In this regard, it is unlikely that the development would have any impact on below ground archaeology in accordance with Policy HC1 of the London Plan.

#### Secured by Design

8.47 London Plan Policy D11, Local Plan Policy DC1 and SPD "Sustainable Design and Construction" Key Principles requires new developments to respect the principles of Secured by Design and to ensure that proposals create a safe, secure, and appropriately accessible environment where crime and disorder and the fear of crime do not undermine quality of life or community cohesion. The Met Police were consulted on the proposal and they confirmed that consultation was carried out prior to this application. Discussion took place on how Secured by Design (SBD) principles could be incorporated into the layout and design of this development. Having given due consideration to the design it is possible for the new building containing a sports and school dining hall to achieve an SBD award once complete. On this basis it is considered that the proposal will create a safe, secure and appropriately accessible environment. An informative will be included in relation to achieving an SPD award.

## 9.0 LANDSCAPING AND ARBORICULTURE

### Loss of Trees

9.1 Policy G7 of the London Plan further states that development proposals should ensure that, wherever possible, existing trees of value are retained. If planning permission is granted that necessitates the removal of trees there should be adequate replacement based on the existing value of the benefits of the trees removed. Policy OS5 of the Local Plan states that the Council will seek retention of existing trees and provision of new trees on development sites. The background text (Paragraph 10.17) highlights that the loss of trees nearly always results in deterioration of ecological value and environmental character of an area and will not be acceptable without good cause.

9.2 The proposal includes for the removal of two Category A trees T4 and T5 (London Plane), which currently grow in a raised area next to the MUGA. The construction of the new building, associated level changes and working space required are such that the retention of the trees is not feasible. Further to pre-application feedback, alternative options have been explored for the position of the building to see if there is any possibility for these trees to be retained whilst still delivering the much-needed replacement facilities; however, the chosen location is the only appropriate solution for the following reasons:

- There are no alternative locations on the site that would be suitable or capable of catering for a new building of this size whilst also keeping the existing facilities

to be replaced operational during construction. The overall scale of the building has been minimised as much as possible; however, because of the intended use of the building and facilities contained within which need to accord with relevant guidance and space standards, cannot be reduced any further.

- Alternative options in the north eastern corner have been tested; however, movement of the building north would result in a significant increased adverse impact on neighbouring occupiers in terms of daylight, sunlight and outlook.
- Alternative locations for the development would result seek to reduce the level of enhancement to the setting of the heritage asset, reducing the positive impact on views and plot legibility created by the demolition of the modern buildings.
- Movement of the building further north would result in negative impacts to T1 and T2 that would put the longevity of the trees at risk. As a result, T1, T2, T4 and T5 could be harmed. By comparison, the chosen location results in the loss of a lesser number of trees.
- Movement to the north would also reduce the fire separation gap between the building and the 6th form block. The building would also interfere with the emergency access which would mean that emergency vehicles could not move through the site.

9.3 In terms of replacement trees and landscaping 41 new trees are to be planted (representing a net addition of 39) and improvements have been made to the soft landscaped areas. As a result the development shows a substantial gain in biodiversity alongside an improvement on the Urban Greening Factor. This demonstrates that the loss of the trees would not result in deterioration of ecological value or environmental character.

9.4 The above demonstrates that the loss of the trees is absolutely necessary for the development to take place and for new and enhanced school facilities to be provided as supported by Paragraph 95 of the NPPF. Alternative options have been tested at design stage and have been shown to be unviable. Therefore, without the loss of T4 and T5, the substantial wider public benefit through the provision of enhanced facilities cannot be delivered. As such, it is considered, on balance, that the loss of the trees in order to facilitate the proposal would be acceptable.

9.5 The remaining trees are to be retained on site, however the works will result in some impact to the root protection areas of two London Plane trees closest to the sports hall (T1 and T2). The arboricultural report submitted outlines that the retention of T1 and T2 is feasible providing due care and attention is taken during construction works, with an acceptance that some root loss will occur. This has been reviewed by the Council's Tree Officer who has raised no objection subject to suitable conditions regarding tree protection.

## 10.0 AMENITY OF NEIGHBOURING RESIDENTS

10.1 Local Plan Policy HO11 states that proposals for extensions will be considered acceptable where it can be demonstrated that there is no detrimental impact on:

- Privacy enjoyed by neighbours in adjoining properties;
- Daylight and sunlight to rooms in adjoining properties;
- Outlook from windows in adjoining properties; and

10.4 Policies DC1 and DC4 require all proposals for new builds and extensions to be formulated to respect the principles of good neighbourliness. Planning Guidance SPD Housing Key Principles 6, 7 and 8 support Local Plan Policy HO11 and set out a more detailed means of assessment.

10.5 The proposed block is located on the eastern side of the site whereby the building will directly abut neighbouring residential properties on Dere Close, Wyfold Road and Marryat Square. The nearest residential neighbours are 27 Marryat Square, 1-4 Dere Close and 31-37 Wyfold Road.

#### Outlook

10.6 In relation to the relatively new build block to the north of Dere Close at 31-37 Wyfold Road the proposal would be offset from the rear elevation of this building. As a result the proposed building would be approximately 19m from the nearest windows which in conjunction with the offset from this building would ensure that there would not be a significant impact upon the outlook from these windows.

10.7 The neighbours at 1-4 Dere Close benefit from windows in the front and rear elevation which are oriented perpendicular to the proposed building. Given this orientation of these windows away from the proposed building the outlook would not be significantly impacted.

10.8 The neighbours at 27-32 Marryat Square are again oriented perpendicular to the proposal. However, they are offset towards the south side of the proposed building and as a result the proposal would be visible from the rear facing windows of these neighbours. There is an existing wall along the boundary between these neighbours on the site which does have a similar height to first floor windows at approximately 4.2m. The proposed building would run parallel to this boundary wall retaining a separation distance of approximately 2.3m with a height of some 4.8m above the boundary wall. Given its height and proximity to the boundary the proposal would be visible from the rear windows of these neighbours. However, the outlook from these windows is already impacted by the existing tall wall to the side and rear of the rear amenity space. In addition the primary outlook directly to the rear would remain unimpeded. Therefore, in this instance, on balance it is considered the impact upon the outlook of these neighbours would fall within acceptable limits.

10.9 Overall, the development would not have an unacceptable impact in terms of outlook and sense of enclosure to adjacent existing properties and would accord with Policies DC1, DC4 and HO11 of the Local Plan (2018).

#### Daylight and Sunlight

10.10 The Council has regard to the guidance set out in Building Research Establishments' (BRE) Report 2022 "Site Layout Planning for Daylight and Sunlight - A guide to good practice". This guidance is used as aid to prevent and/or minimise the impact of a new development on the availability of daylight and sunlight in the environs of the site. Although it provides numerical guidelines,



these should be interpreted flexibly because natural lighting is only one of many factors in site layout design.

- 10.11 Vertical Sky Component (VSC) - VSC is a measure of the direct skylight reaching a point from an overcast sky. It is the ratio of the illuminance at a point on a given vertical plane to the illuminance at a point on a horizontal plane due to an unobstructed sky. For existing buildings, the BRE guideline is based on the loss of VSC at a point at the centre of a window, on the outer plane of the wall. The BRE guidelines state that if the VSC at the centre of a window is less than 27%, and it is less than 0.8 times its former value (i.e. the proportional reduction is greater than 20%), then the reduction in skylight will be noticeable, and the existing building may be adversely affected.
- 10.12 No-Sky Line (NSL) - NSL is a measure of the distribution of daylight within a room. It maps out the region within a room where light can penetrate directly from the sky, and therefore accounts for the size of and number of windows by simple geometry. The BRE suggest that the area of the working plane within a room that can receive direct skylight should not be reduced to less than 0.8 times its former value (i.e., the proportional reduction in area should not be greater than 20%).
- 10.13 Annual Probable Sunlight Hours (APSH) - In relation to sunlight, the BRE recommends that the APSH received at a given window in the proposed case should be at least 25% of the total available, including at least 5% in winter. Where the proposed values fall short of these, and the absolute loss is greater than 4%, then the proposed values should not be less than 0.8 times their previous value in each period (i.e., the proportional reductions should not be greater than 20%).
- 10.14 In terms of VSC and NSL there would be some impact upon neighbouring properties due to the existing level of openness on this part of the site. However, with regards to the neighbours at 1-4 Dere Close, 31-37 Wyfold Road, 29 Kingswood Road and 28-32 Marryat Square all these properties meet the targets for VSC and daylight distribution. Therefore it is considered that these properties would continue to benefit from adequate daylight and sunlight.
- 10.15 With regards to the neighbour at 27 Marryat Square there is one window at first floor level which would retain 75% of its VSC, marginally below the target value of 80%. However, this window does retain very good levels of daylight distribution (99%). As such it is considered that the property will continue to benefit from suitable levels of daylight and sunlight and the proposal would not significantly impact upon the amenity of occupiers in this regard.
- 10.16 In relation to overshadowing the impact on sunlight amenity to the rear gardens of neighbours to the north of the site has been assessed. This is through the BRE 2 Hour Sun on Ground test. The analysis demonstrates that all surrounding properties, with the exception of 1-4 Dere Close, meet the BRE Guidelines target values for sunlight amenity. The ground floor amenity spaces at 1-4 Dere Close, retain 79% of their existing sunlight, slightly below the recommended 80% as per the BRE Guidelines. However, the amenity space at

1-4 Dere Close will remain well lit overall, the surrounding walls are considerably taller than normal which impacts upon the overall result. Therefore, the conclusion is that given the minor breach of the guidance and the overall retained sunlight levels the impact upon the amenity of these neighbours would remain within acceptable limits.

10.17 Overall, it is considered that Daylight and Sunlight report demonstrates that the proposals would not result in a significant loss of light to surrounding neighbours who would still have sufficient access to daylight and sunlight complying with Policies DC1, DC4 and HO11 of the Local Plan (2018).

#### Privacy

10.18 The proposed building would not include any windows in the east elevation which directly faces neighbouring properties. There would be windows located in the north and south elevations, however these are perpendicular to neighbouring properties and do not directly overlook windows or private amenity space. As such it is considered that the proposed building would not result in a significant loss of privacy to neighbouring properties.

10.19 The removal of the existing buildings towards the west of the site would open up some additional views from the main Kingwood Road building. However, any such views would still be at

10.20 Overall, the proposal would not result in a significant loss of privacy or overlooking. In this regard the proposed development complies with Policies DC1, DC4 and HO11 of the Local Plan (2018).

#### Lighting

10.21 The building will include external artificial lighting. A lighting strategy was submitted with the application which would ensure that any impact upon neighbours would be limited. On this basis the proposal would not unacceptably impact upon neighbours in this regard.

#### Alteration to boundary treatment

10.22 The proposed boundary treatment to the western side of the Kingwood Road Block comprises a 2.4m close board timber fence. Given this would replace the flank wall of the existing building and be adjacent to the non-residential Childerley Centre it would not significantly impact upon the amenity of the neighbours beyond with regards to loss of light or outlook.

#### Noise and Disturbance

10.23 Policy CC11 and HO11 relate to noise and neighbouring amenity and require all development to ensure that there is no undue detriment to the general amenities enjoyed by existing surrounding occupiers, particularly those of residential properties.

10.24 The proposal does include facilities in the form of the sports and dining hall and external hard play area which could generate additional noise and disturbance during both school and community use. With regards to the use of these areas the Council's Environmental Protection Officer considered that the submitted noise assessment demonstrated that this would not result in a significant impact upon neighbouring amenity. This would be subject to conditions in relation to the noise levels generated and restrictions on the hours of use to ensure that activities and people accessing the site does not take place at unsociable hours. On this basis it is considered that the use of these areas would not unacceptably impact upon neighbouring amenity with regards to noise.

10.25 The proposal does include plant and equipment to serve the proposed building including external plant and kitchen facilities. A noise impact assessment and ventilation and extraction statement has been submitted with the application which demonstrates that these elements will not adversely impact upon neighbouring amenity with regards to noise or odour. The compliance with these documents and implementation of suitable mitigation will be secured by condition. On this basis, the proposal is in accordance with Policies CC11 and CC13 of the Local Plan and Key Principle NN4 of the Planning Guidance SPD.

## 11.0 HIGHWAYS AND TRANSPORTATION

11.1 The NPPF has an overriding sustainability pillar and that applications for development should ensure that appropriate opportunities to promote sustainable transport modes are taken and that safe and suitable access to sites can be achieved. Paragraph 114 states that where any significant impacts from the development on the transport network (in terms of capacity and congestion), or on highway safety, can be cost effectively mitigated to an acceptable degree. Paragraph 115 states development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual impacts on the road network would be severe. Paragraph 117 states all developments that will generate significant amounts of movement should be required to provide a travel plan, and should also be supported by a transport statement or transport assessment so that the likely impacts of the proposal can be assessed.

11.2 Policies T1-T7 of the London Plan set out that all development should make the most effective use of land, reflecting connectivity and accessibility by existing and future public transport, walking and cycling routes, and ensure that any impacts on London's transport networks and supporting infrastructure are mitigated. These policies also provide cycle and parking standards.

11.3 Policy T6 of the London Plan sets out that where sites are redeveloped, parking provision should reflect the current approach and not be re-provided at previous levels where this exceeds the standards set out in this policy. Some flexibility may be applied where retail sites are redeveloped outside of town centres in areas which are not well served by public transport, particularly in outer London.

11.4 Local Plan Policy T1 sets out the Council's intention to 'work with strategic partners to improve transport provision, accessibility and air quality in the

borough, by improving and increasing the opportunities for cycling and walking, and by improving connections for bus services, underground, national and regional rail'.

- 11.5 Local Plan Policy T2 relates to transport assessments and travel plans and states "All development proposals would be assessed for their contribution to traffic generation and their impact on congestion, particularly on bus routes and on the primary route network".
- 11.6 Local Plan Policies T3, T4, T5 and T7 relate to opportunities for cycling and walking, vehicle parking standards, blue badge holders parking and construction logistics.
- 11.7 The above policies are supported by Key Principles TR1 -TR4, TR7, TR21 and TR27 of the Planning Guidance SPD.
- 11.8 Local Plan Policy CC7 sets out the requirements for all new developments to provide suitable facilities for the management of waste. Planning Guidance SPD Key Principles WM1, WM2, WM4, WM6, WM7 and WM11 are also applicable which seek appropriate storage and collection arrangements for refuse and recycling.
- 11.9 The proposals are in general accordance with the above policies a Transport Statement, Travel Plan, Outline Delivery Servicing Plan, and Outline Demolition and Construction Logistics Plan have been prepared to support the planning application.

#### Trip generation

- 11.10 The application is for a new sports facility within the existing school grounds. The new sports facility is primary to replace and upgrade the existing facility on-site. As part of the works to accommodate the new sports facility a number of ancillary changes are also proposed, including the demolition of existing buildings that are noted as beyond repair. Taking into consideration that the new sports facility is a replacement for an existing facility, there are no changes in the number of pupils or staff. This has been set out in the submitted Transport Statement, which provides analysis around staff car parking and a trip generation exercise for the existing 79 staff members. This identified that 19 percent of staff arrived to the site by private car, equating to 15 members of staff. The existing school ground provides on-site car parking, totally in the region of 32 on-site car parking spaces in two locations, which are being retained and are unchanged as a result of this application. In terms of the community use, due to the scale of this and that it primarily intended for local use with trips to be undertaken on foot and public transport, no trip generation has been provided which is accepted. The submitted Transport Statement and Transport Note are considered representative and acceptable and indicates that the majority of trips to be generated at the site will be by public transport and active travel. On this basis the Highway Officer raised no objection to the proposal.

#### Car parking

11.11 Policy T6 of the London Plan sets out that where sites are redeveloped, parking provision should reflect the current approach and not be re-provided at previous levels where this exceeds the standards set out in this policy. Some flexibility may be applied where retail sites are redeveloped outside of town centres in areas which are not well served by public transport, particularly in outer London.

11.12 The site has a PTAL score of 3 using Transport for London's methodology, indicating that it has a moderate public transport accessibility. The Council's Highways Team have assessed the proposal in relation to car parking and have confirmed that because the application site has a PTAL 3 rating and the proposals are not changing the number of pupils or staff, the existing number of staff car parking spaces is appropriate. However, it is noted that the landscape proposals, would remove three spaces adjacent to block EFA-A, and these would not be replaced elsewhere, this reduces the overall level of on-site staff car parking spaces to 29. It is also recognised that the school grounds are utilised by Fulham Football Club, in providing a facility for members of the football club to park on-site during home match games. The new sports facility will be located on an area of hardstanding that has been known to be used to support this function. The new sports hall will remove this area, and it will no longer be available for car parking. As the use of the site by Fulham Football Club for car parking on match days, does not directly form part of this application, no re-provision of land for match day parking will be provided. It has been confirmed that the remaining areas of hardstanding, currently used by the football club, are sufficient to accommodate match day car parking demand. The access arrangements for this function will remain as existing, via the two site entrances currently used, the main site access on Kingwood Road and the secondary service access on Childerley Street. This ensures that the smaller 'staff car park' access on Kingwood Road will remain closed on match days, as per the existing arrangements. On this basis the proposal would not increase parking demand/stress within the locality of the application site.

### Cycle Parking

11.13 London Plan Policies T2 Healthy Streets and T5 Cycling (Table 10.2 and Figure 10.3) set out the need to provide suitable on-site cycle storage for a development. Initially it was noted that the existing school cycle parking facilities would be sufficient in relation to the new sports facility use. However, to provide an improved facility to support the ancillary community use and continue to promote sustainable travel, a new 10-space covered cycle storage facility will be provided. Therefore, the proposed storage arrangements are considered to be appropriate and a condition will be imposed requiring the implementation of the new cycle store.

### Waste Collection

11.14 Local Plan Policy CC7 states that new developments, including conversions should aim to minimise waste and should provide convenient facilities for future use. Adequate refuse storage is required for this development in accordance

with Refuse Department's policies stated in the Local Plan 2018 and Planning guidance SPD 2018. An updated waste storage approach has been set out to support the increased demand that the new sports facility would generate, a new storage facility is provided on the Kingwood Road boundary, close to the sixth form entrance and a new enlarged waste collection area is proposed on the Childerley Street boundary, where servicing access is taken into the site. A condition will be imposed requiring the implementation and maintenance of this store and to ensure that waste bins are not left out on the highway beyond collection day.

#### Delivery Servicing Plan

11.15 The information submitted within the outline Delivery and Servicing Plan (DSP) provides baseline information for the proposed development. In order to ensure suitable delivery and servicing arrangements, a condition will be attached requiring the submission of an updated detailed Delivery and Servicing Plan including baseline delivery and servicing trips, objectives, targets and measures. The DSP will need to be in accordance with Transport for London's latest guidance on Delivery and Servicing Plans.

#### Outline Construction Logistics Plan

11.16 The main impact of the development in highway terms would be at the site setup and construction stages. There will also be an impact during demolition of existing buildings, which would take place following the construction of the new facility to enable pupils to be moved across. In accordance with Local Plan Policy T7 and Planning Guidance SPD Key Principle TR21 an outline Demolition and Construction Logistics Plan has been submitted. This has been reviewed and a number of areas have been noted that will need to set out in detail within a detailed Logistics Plan, these include ensuring all vehicles arrive and leave the site in forwards gear, the size of vehicles is reviewed to ensure that these can access the site with minimal impact around school operational times.

11.17 The submitted outline CLP has provided a level of information to indicate the approach being considered so that the construction of the proposed development is not likely to have a significant impact on the local highway network. However, a detailed Construction Logistics Plan will be secured by a condition.

#### 12.0 ECOLOGY

12.1 The proposal would include a number of elements to improve ecology and biodiversity on the site. Comments from Ecology Officers were taken on board, ensuring that the minimum Urban Greening Factor of 0.3 required for predominantly commercial developments. In addition to this the proposal would result in a biodiversity net gain of 56%, this does indicate that the proposal would be taking significant positive steps to improve biodiversity within the site. There are a variety of habitats included in the project which includes retained trees and a focus on planting native species which is beneficial for wildlife. The Ecology Officer was consulted on the application and raised no objection to the proposals subject to the inclusion of conditions in relation to the implementation of the

landscaping scheme and suitable management. On the basis of these conditions the proposal is considered to be acceptable with regards to ecological impacts in accordance with Policy OS5 of the Local Plan.

### 13. ENVIRONMENTAL MATTERS

#### Flood risk

- 13.1 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'.
- 13.2 London Plan Policy SI 12 states that development proposals should ensure that flood risk is minimised and mitigated, and that residual risk is addressed. Policy SI 13 sets out the same requirement and additionally states that proposals for impermeable paving should be refused and that drainage should be designed and implemented to address water efficiency, water quality, biodiversity and recreation.
- 13.3 Local Plan Policy CC2 requires major developments to implement sustainable design and construction measures, including making the most efficient use of water. Local Plan Policy CC3 requires that new development is required to reduce the use of water and to minimise current and future flood risk. This is supported by Policy CC4 which seeks that developments manage surface water run-off and requires all major developments to implement SuDS and to provide a sustainable drainage strategy.
- 13.4 The SuDs, and Flood Risk and Water Efficiency Chapters of the Planning Guidance SPD support the above.
- 13.5 Given the large range and extent of flood risks in the borough, the Council has applied the Sequential Test and concluded that, subject to proposals satisfying the requirements of the Exception Test and the provision of an adequate Flood Risk Assessment, all parts of the borough are considered as potentially suitable for development. The application is accompanied by a Flood Risk Assessment (FRA). The FRA identifies that the site is in the Environment Agency's Flood Zone 1 and 2. With regards to surface water flooding, the site is also considered to be low risk with the surrounding streets being more susceptible than the site to ponding of water in a major storm event. No basement levels are proposed, so groundwater and internal sewer flooding via surcharging sewers are low risk, although it is noted that the FRA says there have been issues reported associated with the existing sewers on site.
- 13.6 A new building is proposed on the site for use as a sports hall and dining area. Other existing buildings are earmarked for demolition and others for refurbishment works. Some new landscaping and external play space will also be provided. The FRA recommends that where possible that the finished floor levels should be raised 150mm above the general site to help protect against ingress of flood water. These measures along with flood proofing will be secured by

condition which will ensure that the development would be acceptable with regards to flood risk.

13.7 A Surface Water Drainage Strategy has also been submitted; this outlines the proposed sustainable drainage measures. The main features are the living roof, rainwater harvesting measures, attenuation tank, “over the edge” drainage, soft landscaping and permeable paving with flow of surface water attenuated. These measures allow the discharge rate of surface water to the sewers to be reduced to 2 l/s. All drainage connections and SuDS features to be retained and maintained in line with manufacturer/installer requirements.

13.8 The implementation of the flood risk mitigation measures and sustainable drainage measures will be secured by a condition. On this basis, officers consider that the proposed development would not detrimentally impact on flood risk or surface water run-off and would be in accordance with the policies CC2, CC3 and CC4 of the Local Plan.

#### Air Quality

13.9 London Plan Policy SI1 states that development proposals should not lead to deterioration of existing poor air quality, create any new areas that exceed air quality limits or create unacceptable risk of high levels of exposure to poor air quality.

13.10 Local Plan Policies CC1 and CC10 seeks to reduce potential adverse air quality impacts arising from new developments and sets out several requirements. These are supported by Planning Guidance SPD Key Principles AQ1 to AQ5.

13.11 The development site is within the borough wide Air Quality Management Area (AQMA) and an area of existing poor air quality due to the road traffic emissions from Fulham Palace Road (A219). On this basis, the Council's Environmental Quality officer has considered the proposal and has recommended conditions relating the submission of an dust management plan for during the works, a ventilation strategy and details of the installation of Zero Emission /Air Source Heat Pumps or Electric Boilers for space heating and hot water, details of induction stoves, ultra low emission strategy, aerobic food digester, zero emission delivery hub, restriction on car parking, electric vehicle charging points and restriction on delivery times.

13.12 A ventilation strategy was submitted with the application for the proposed building. The Environmental Quality Officer did request further information regarding the ventilation strategy for the remainder of the school including the fixing shut of windows. This would not be reasonable as the proposal does not impact upon pupil numbers or the ventilation of pre-existing buildings therefore it isn't increasing receptors or altering the ventilation of these areas. As such this requirement would not be reasonable. The implementation of the ventilation strategy in the new building will be secured via condition.



- 13.13 In terms of demolition and construction works a demolition and construction dust management plan will be required. This will be secured by condition and will ensure that air quality would not be adversely impacted by the works on the site. Similarly details of zero emission heating for the proposed building will be secured via condition along with the installation of the aerobic food digester.
- 13.14 Given the scale of the proposal it is considered that conditions relating to induction stoves and delivery hubs would not be necessary. The parking arrangements would not be altered as part of the proposal and it would not be reasonable to restrict parking beyond the existing situation or require electric vehicle parking. The number and type of vehicular movements to and from the site would not be altered as a result of the development as the proposal is to replace existing facilities on site. Therefore it would not be reasonable to impose a condition in relation to an ultra low emission strategy.
- 13.15 On the basis of the above conditions it is considered that the proposed development would not detrimentally impact on Air Quality and would be in accordance with the policies cited above.

#### Land Contamination

- 13.16 Paragraph 180 of the NPPF states that the planning system should contribute to and enhance the natural and local environment by remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.
- 13.17 Local Plan Policy CC4 states that the Council will support the remediation of contaminated land and that it will take measures to minimise the potential harm of contaminated sites and ensure that mitigation measures are put in place. Policy CC9 requires a site assessment and a report on its findings for developments on or near sites known to be (or where there is reason to believe they may be) contaminated. Development will be refused 'unless practicable and effective measures are to be taken to treat, contain or control any contamination'. Any permission will require that any agreed measures with the council to assess and abate risks to human health or the wider environment are carried out as the first step of the development.
- 13.18 Key principles LC 1-6 of the Planning Guidance SPD identify the key principles informing the processes for engaging with the council on, and assessing, phasing and granting applications for planning permission on contaminated land. The latter principle provides that planning conditions can be used to ensure that development does not commence until conditions have been discharged.
- 13.19 Potentially contaminative land uses, past or present, are understood to occur at, or near to, this site. In order to ensure that no unacceptable risks are caused to humans, controlled waters, or the wider environment during and following the development works conditions would be attached covering the assessment and remediation of contaminated land. On this basis the proposal is considered to comply with Policy CC4 of the Local Plan.

## 14 Energy and Sustainability

- 14.1 The NPPF states that development proposals are expected to comply with local requirements and should take account of landform, layout, building orientation, massing and landscaping to minimise energy consumption and to increase the use and supply of renewable and low carbon energy.
- 14.2 London Plan Policy SI2 seeks to extend the extant requirement on residential development to non-residential development to meet zero carbon targets. It maintains the expectation that a minimum reduction of 35% beyond Building Regulations to be met on site (10% or 15% of which should be achieved through energy efficiency for residential development, and non-residential development). Where it is clearly demonstrated that the zero-carbon target cannot be met on site, the shortfall should be provided through a cash in lieu contribution to the borough's carbon offset fund, or off-site provided an alternative proposal has been identified and delivery is certain.
- 14.3 London Plan Policy SI4 seeks to minimise internal heat gain and the impacts of urban heat island effect through design, layout, orientation and materials. An energy strategy should demonstrate how development proposals will reduce potential for overheating and reliance on air conditioning systems in accordance with a hierarchy that prioritises the minimisation of internal heat generation through energy efficient design and reductions to the amount of heat entering a building.
- 14.4 Local Plan Policy CC1 requires major developments to implement energy conservation measures by implementing the London Plan sustainable energy policies and meeting associated CO<sub>2</sub> reduction target and demonstrating that a series of measures have been taken to reduce the expected energy demand and CO<sub>2</sub> emissions. It requires the use of on-site energy generation to further reduce CO<sub>2</sub> emissions where feasible. Policy CC2 seeks to ensure the implementation of sustainable design and construction measures by implementing the London Plan sustainable design and construction policies. These are supported by Key Principles set out in the Energy and Sustainable Design Construction Chapters of the Planning Guidance SPD.
- 14.5 An Energy Strategy Report has been provided with the application. The proposed redevelopment of the site is a mix of providing a new building (to consolidate and replace demolished buildings) and refurbishment of other buildings that are being retained. The Energy Strategy has been developed in line with the London Plan Energy Hierarchy to provide a design which makes use of daylighting and passive solar gains where possible and incorporates high levels of insulation beyond the Building Regulation minimum requirements. Energy efficient lighting is also proposed with local controls as well as heat recovery on the ventilation system. Renewable energy generation is proposed in the form of Air Source Heat Pumps and solar PV panels. The assessment shows there is significant reliance on the renewable energy generation element of the strategy to reduce CO<sub>2</sub> emissions and a Net Zero Carbon in Operation level is achieved which is a DfE requirement.

14.6 In terms of refurbishment works, it is stated in the Report that main services such as heating and hot water are to remain as they are although new lighting is to be installed. This would provide an opportunity to install energy saving light fittings. The performance of the new build element of the proposals falls short on the London Plan energy efficiency target which is acknowledged by the GLA to be challenging to meet. This is due to the target being set with reference to the 2013 Building Regulations which have since been updated in 2021, raising the baseline that the energy efficiency percentage improvements are measured against, and therefore making it harder to achieve 10/15% improvements against the more stringent Building Regulation requirements. However, the building makes up for this through the on-site renewables (Heat Pumps and PVs) to the extent that it is possible to generate more energy than the building uses and therefore it is able to offset all of its CO<sub>2</sub> emissions to zero. The London Plan overall CO<sub>2</sub> reduction target is therefore met and there is no requirement to make any payment in lieu to offset any carbon emissions.

14.7 A School-specific Sustainable Estate Strategy has been submitted with the application. As with the Energy Strategy this primarily focuses on the new build element of the proposals only and not the other parts of the scheme. The Sustainability Strategy covers much of the same ground as the Energy Strategy although it does include additional information on using passive design measures to manage overheating, which are welcomed. Sustainability issues such as landscaping and ecology, pollution reduction, flood risk and drainage and transport are also covered in separate assessment reports and mitigation measures included where required.

14.8 The implementation of the energy efficiency and low/zero emission measures outlined in the Sustainability and Energy Statement will be secured by a condition. The proposals accord with policies CC1 and CC2 of the Local Plan.

## 15.0 ECONOMIC DEVELOPMENT

15.1 Local Plan policy E4 sets out that the council will require the provision of appropriate employment and training initiatives for local people of all abilities in the construction of major developments. In this instance, whilst the proposal does constitute a major development the overall scale of the works is somewhat limited and relate to a publicly funded school. Therefore, in this instance it is considered appropriate to impose a condition requiring the following:

- at least 10% to the total number of people employed on the construction of the development are local (H&F) residents, including:
  - 2 of these jobs to be apprenticeships
  - An Employment and Skills Plan agreed with the council to deliver these targets
  - 10% of the build cost to be spent on businesses based in Hammersmith & Fulham
- A local supply chain procurement delivery plan agreed with the council to deliver this target.

15.2 Subject to a suitable condition it is considered that the development would contribute towards employment and economic development within the Borough.

## 16.0 CONCLUSION

- 16.1 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.
- 16.2 In the assessment of the application regard has been given to the National Planning Policy Framework (2021), London Plan (2021), and Local Plan (2018) policies as well as relevant guidance.
- 16.3 The NPPF requires that any harm to the significance of designated heritage assets, including their settings needs to be fully justified. In this instance harm has been identified through the removal of a small piece of curtilage wall and through the impact of the new sports block on the setting of the Grade II listed Kingwood Road block in views from Wyfold Road. This harm is considered to be less than substantial and needs to be weighed against the public benefits of the proposal.
- 16.4 The proposals will improve the legibility of the site and subsequent setting and visual appreciation of the Grade II listed building through the demolition of modern teaching blocks. Refurbishment works would reinstate the original appearance of the building on the northern side, restoring its original architectural interest and enhancing the setting of the listed building. These elements of the proposal are considered to represent heritage benefits and an enhancement to the setting of heritage asset.
- 16.5 The Local Buildings of Merit will be enhanced through refurbishment and through the loss of modern blocks. Block EFA-B in particular will be re-instated and its original symmetry restored. The works will enhance the group value of the designated and non-designated heritage assets.
- 16.6 The proposal would provide enhanced and improved sports and facilities at the school.
- 16.7 The proposals will secure viable long-term use of buildings on the site that could otherwise fall into a dilapidated state of repair.
- 16.8 The proposals will increase the level of soft landscape on the site which will benefit the site in terms of biodiversity, ecology and visual amenity.
- 16.9 The development will enhance the legibility of the site through the removal of modernised buildings that do not positively contribute to the setting of the site as existing.
- 16.10 The proposals will provide high-quality facilities available to the community, including sporting uses, which in turn will deliver community health and wellbeing benefits.

16.11 The development will deliver environmental benefits in sustainability and energy, delivering a new building that will be Net Zero Carbon in Operation.

16.12 It is therefore considered that the identified less than substantial harm to the significance of the heritage assets would be outweighed by the public benefits of the proposal and is therefore acceptable in this regard.

16.13 In summary, the principle of development has been justified. The proposal is acceptable in visual terms and with regards to the impact upon heritage assets. Subject to conditions the proposal would not result in unacceptable impacts upon the amenities of neighbouring residential properties. Highways, transportation and environmental matters including energy and sustainability, ecology, flood risk, air quality and land contamination have also been satisfactorily addressed and will be subject to conditions. In these respects, the proposals comply with the relevant policies of the NPPF (2023), the London Plan (2021), the Local Plan (2018) and the relevant Key Principles within the Planning Guidance Supplementary Planning Document (2018).

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

## 17.0 RECOMMENDATION

17.1 Grant listed building consent.