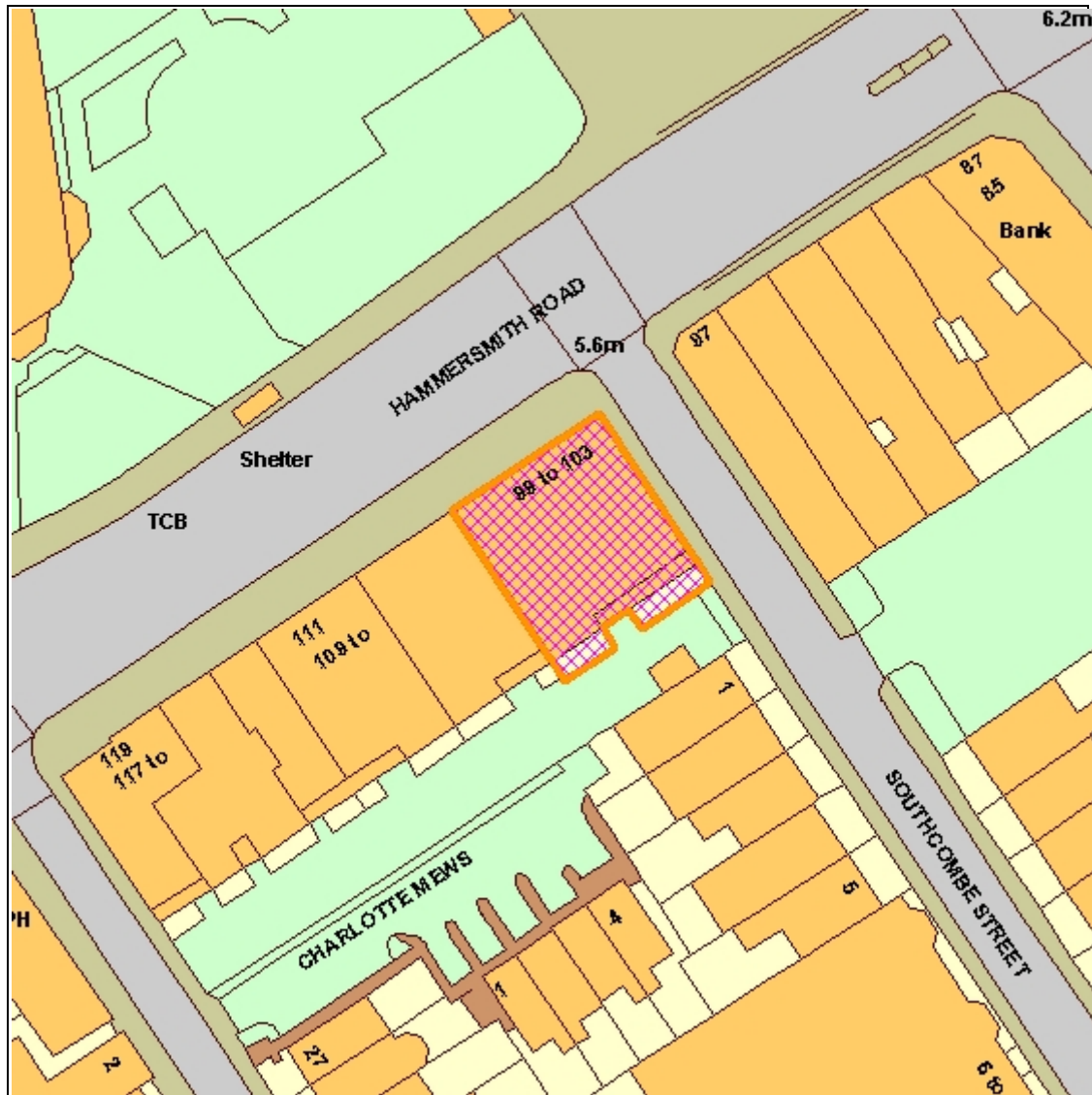


Ward: Avonmore

Site Address:

Roberts House 99 - 103 Hammersmith Road London W14 0QH



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For identification purposes only - do not scale.

Reg. No:
2023/01034/LBC

Case Officer:
Richard Kealey

Date Valid:
25.04.2023

Conservation Area:
Constraint Name: Dorcas Estate Conservation Area - Number 18

Committee Date:
04.06.2024

Applicant:

Picton UK REIT SPV No.2 Limited
Stanford Building 27A Floral Street London WC2E 9EZ

Description:

Change of use of the first, second and third floor levels from offices (Class E) into 4 x 2 bedroom and 2 x 3 bedroom self-contained flats (Class C3); removal of existing frame and installation of ventilation grille at ground floor level to south eastern elevation; erection of a bin store at the side of the enclosed brick storage to rear courtyard; internal alterations to include installation of secondary glazing to windows at first, second and third floor levels to north eastern and south eastern elevations; installation of secondary glazing to windows at third floor level and replacement of existing secondary glazing with new secondary glazing to windows at second floor level to north western elevation; creation of partition walls in connection with the formation of new habitable rooms, bathrooms and kitchens for the new residential units; creation of cycle storage at ground floor level and new aovs at basement level (Amended site address).
Drg Nos: See Condition 2.

Application Type:

Listed Building Consent

Officer Recommendation:

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

Conditions:

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

PL.010, PL.011, PL.015, PL.016, PL.017, PL.018.

Approved documents:

Handforth Heritage Noted dated March 2023.

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

- 3) The development hereby approved shall be carried out and completed in accordance with the materials (including colour and finish) specified on the drawings hereby approved. The development shall be permanently retained in accordance with the approved details. Any works of making good to existing elevations shall be carried out in materials to match the elevation to which the works relate.

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

- 4) Notwithstanding condition 3, prior to commencement of the relevant part of the works, details of the following external facing materials (including manufacturer's specifications, photographs and/ or a physical sample) shall be submitted to, and approved in writing by the Council:

- 1) Full details of the Automatic Opening Vents, including manufacturers specifications, and report from a fire specialist;
- 2) Details of the secondary glazing, including 1:5 details, (including plan, elevation and section), a report and method statement for their installation and how existing historic fabric will be impacted;
- 3) Details, including material samples, for the proposed bin store

The development shall be carried out and completed in accordance with the approved details. The development shall be permanently retained in accordance with the approved details. Any works of making good to existing elevations shall be carried out in materials to match the elevation to which the works relate.

To ensure a satisfactory external appearance and to preserve the special architectural or historic interest of the building, in accordance with Policies DC1, DC4 and DC8 of the Local Plan (2018).

- 5) All new works, and works of making good to the retained fabric, whether internal or external, shall be finished to match the original work with regard to the methods used and to material, colour, texture and profile, and in the case of brickwork, facebond and pointing, unless shown otherwise on the drawings or other documentation hereby approved or required by any condition(s) attached to this consent.

In order to safeguard the special architectural or historic interest of the building, in accordance with Policies DC1, DC4, DC6 and DC8 of the Local Plan (2018) and Key Principles of the Planning Guidance Supplementary Planning Document (2018).

Justification for Approving the Application:

- 1) It is considered that works would serve to preserve the significance of the listed building and the setting of adjacent listed buildings and the character and appearance of the wider conservation area, in accordance with s.16, 66 and s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, the NPPF (2023), the London Plan (2021), Policies DC4 and DC8 of the Local Plan (2018) and Key Principles AH2 and CAG3 of the Planning Guidance SPD (2018).

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

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

Application form received: 24th April 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:

Comments from:	Dated:
Historic England London Region	02.05.23
Crime Prevention Design Advisor - Hammersmith	12.05.23

Neighbour Comments:

Letters from:	Dated:
F45 Kensington Olympia Lower Ground Floor, 103 Hammersmith Road London W14 0QH	15.05.23

See full report under application ref 2023/01033/FUL which covers listed building consent.

