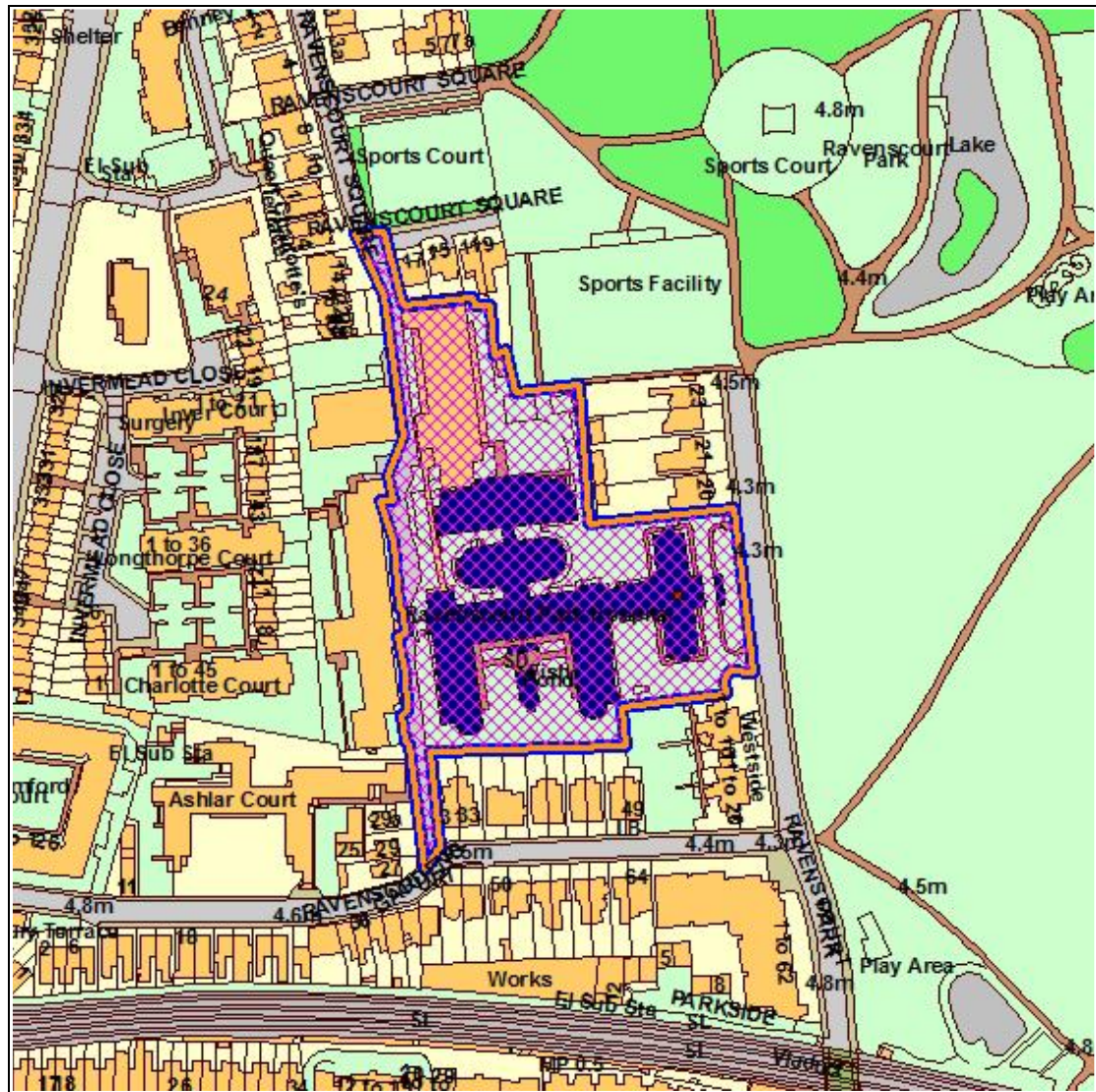

Ward: Ravenscourt

Site Address:

Ravenscourt Park Hospital, Ravenscourt Park, London W6 0TU



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For identification purposes only - do not scale.

Reg. No:

2023/03130/LBC

Case Officer:

Sinead Winship-David
Jesenska Oezdalga

Date Valid:

30.11.2023

Conservation Area:

Ravenscourt And Starch Green Conservation Area
- Number 8

Committee Date:

30.07.2025

Applicant:

Ravenscourt (Stamford) Property Limited, C / O TT Group
C/o Agent

Description:

Part demolition, part extension and alteration of the existing buildings and structures, change of use of the existing buildings and the erection of a new building including provision of a basement, to provide residential units (Use Class C3) and associated ancillary communal floorspace, a Care Home (Use Class C2) and flexible non-residential floorspace (Classes E, F1 and F2), together with associated roof top installations and structures, private and communal amenity space, landscaping, access, refuse storage, parking and associated works.

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 (as amended or varied in accordance with (2) 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 changes to the conditions listed below, which may include the amendment, addition or deletion of conditions.

Conditions:

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

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

- 2) The works hereby granted consent shall be carried out and completed in accordance with the following approved documents and drawings:
 - 2210-SPP-RCZ-B1-DR-A-95-1001 REV: P03 - Masterplan - Demolition Level B1 Floor Plan
 - 2210-SPP-RCZ-0G-DR-A-95-1002 REV: P04 - Masterplan - Demolition Level 0G Floor Plan

- 2210-SPP-RCZ-01-DR-A-95-1003 REV: P02 - Masterplan - Demolition Level 01 Floor Plan
- 2210-SPP-RCZ-02-DR-A-95-1004 REV: P02 - Masterplan - Demolition Level 02 Floor Plan
- 2210-SPP-RCZ-03-DR-A-95-1005 REV: P03 - Masterplan - Demolition Level 03 Floor Plan
- 2210-SPP-RCZ-04-DR-A-95-1006 REV: P03 - Masterplan - Demolition Level 04 Floor Plan
- 2210-SPP-RCZ-05-DR-A-95-1007 REV: P03 - Masterplan - Demolition Level 05 Floor Plan
- 2210-SPP-RCZ-0R-DR-A-95-1008 REV: P03 - Masterplan - Demolition Roof Plan
- 2210-SPP-RCZ-ZZ-DR-A-95-2001 REV: PO3 - Masterplan - Demolition Section 01 & 02
- 2210-SPP-RCZ-ZZ-DR-A-95-2002 REV: PO2 - Masterplan - Demolition Section 03
- 2210-SPP-RCZ-ZZ-DR-A-95-3001 REV: PO2 - Masterplan - Demolition East & South Elevations
- 2210-SPP-RCZ-ZZ-DR-A-95-3002 REV: P03 - Masterplan - Demolition West & North Elevations
- 2210-SPP-RCZ-ZZ-DR-A-00-0020 REV: PO5 - Masterplan - Proposed Site Plan
- 2210-SPP-RCZ-B1-DR-A-20-1001 REV: P03 - Masterplan - Proposed Level B1 Floor Plan
- 2210-SPP-RCZ-0G-DR-A-20-1002 REV: P04 - Masterplan - Proposed Level 0G Floor Plan
- 2210-SPP-RCZ-01-DR-A-20-1003 REV: P04 - Masterplan - Proposed Level 01 Floor Plan
- 2210-SPP-RCZ-02-DR-A-20-1004 REV: P04 - Masterplan - Proposed Level 02 Floor Plan
- 2210-SPP-RCZ-03-DR-A-20-1005 REV: P05 - Masterplan - Proposed Level 03 Floor Plan
- 2210-SPP-RCZ-04-DR-A-20-1006 REV: P05 - Masterplan - Proposed Level 04 Floor Plan
- 2210-SPP-RCZ-05-DR-A-20-1007 REV: P05 - Masterplan - Proposed Level 05 Floor Plan
- 2210-SPP-RCZ-0R-DR-A-20-1008 REV: P05 - Masterplan - Proposed Roof Plan
- 2210-SPP-RCZ-ZZ-DR-A-25-3001 REV: P05 - Masterplan - Proposed East & South Elevations
- 2210-SPP-RCZ-ZZ-DR-A-25-3002 REV: P05 - Masterplan - Proposed West & North Elevations
- 2210-SPP-RCZ-ZZ-DR-A-26-2001 REV: P04 - Masterplan - Proposed Section 01 & 02

- 2210-SPP-RCZ-ZZ-DR-A-26-2002 REV: P04 - Masterplan - Proposed Section 03
- 2210-SPP-RCZ-ZZ-DR-A-97-4001 REV: P02 - Masterplan - Proposed Gates - Sheet 01
- 2210-SPP-RCZ-ZZ-DR-A-97-4002 REV: P02 - Masterplan - Proposed Gates - Sheet 02
- 2210-SPP-RCZ-ZZ-DR-A-97-4003 REV: PO1 - Masterplan - Proposed Gates - Sheet 03
- 2210-SPP-RCZ-ZZ-DR-A-97-4004 REV: PO2 - Masterplan - Proposed Gates - Sheet 04
- 2210-SPP-RCZ-ZZ-DR-A-97-4005 REV: PO1 - Masterplan - Proposed Gates - Sheet 05
- 2210-SPP-RCZ-ZZ-DR-A-98-4001 REV: PO1 - Masterplan - Proposed Lamp Post
- 2210-SPP-RCA-0G-DR-A-95-1001 REV: P02 - RCA - Demolition Level 0G Floor Plan
- 2210-SPP-RCA-01-DR-A-95-1002 REV: PO1 - RCA - Demolition Level 01 Floor Plan
- 2210-SPP-RCA-1M-DR-A-95-1003 REV: PO1 - RCA - Demolition Level 1M Floor Plan
- 2210-SPP-RCA-02-DR-A-95-1004 REV: P02 - RCA - Demolition Level 02 Floor Plan
- 2210-SPP-RCA-03-DR-A-95-1005 REV: P02 - RCA - Demolition Level 03 Floor Plan
- 2210-SPP-RCA-RF-DR-A-95-1006 REV: P02 - RCA - Demolition Roof Plan
- 2210-SPP-RCA-ZZ-DR-A-95-2001 REV: P03 - RCA - Demolition Section 01
- 2210-SPP-RCA-ZZ-DR-A-95-2002 REV: P02 - RCA - Demolition Section 02
- 2210-SPP-RCA-ZZ-DR-A-95-3001 REV: P02 - RCA - Demolition East Elevations
- 2210-SPP-RCA-ZZ-DR-A-95-3002 REV: P02 - RCA - Demolition South Elevation
- 2210-SPP-RCA-ZZ-DR-A-95-3003 REV: P02 - RCA - Demolition West Elevation
- 2210-SPP-RCA-ZZ-DR-A-95-3004 REV: P02 - RCA - Demolition North Elevation
- 2210-SPP-RCA-0G-DR-A-20-1001 REV: P03 - RCA - Proposed Level 0G Floor Plan
- 2210-SPP-RCA-01-DR-A-20-1002 REV: P02 - RCA - Proposed Level 01 Floor Plan
- 2210-SPP-RCA-1M-DR-A-20-1003 REV: P02 - RCA - Proposed Level 1M Floor Plan
- 2210-SPP-RCA-02-DR-A-20-1004 REV: P03 - RCA - Proposed Level 02 Floor Plan
- 2210-SPP-RCA-03-DR-A-20-1005 REV: P03 - RCA - Proposed Level 03 Floor Plan

- 2210-SPP-RCA-0R-DR-A-20-1006 REV: P03 - RCA - Proposed Roof Plan
- 2210-SPP-RCA-ZZ-DR-A-25-3001 REV: P02 - RCA - Proposed East Elevation
- 2210-SPP-RCA-ZZ-DR-A-25-3002 REV: P03 - RCA - Proposed South Elevation
- 2210-SPP-RCA-ZZ-DR-A-25-3003 REV: P03 - RCA - Proposed West Elevation
- 2210-SPP-RCA-ZZ-DR-A-25-3004 REV: P02 - RCA - Proposed North Elevation
- 2210-SPP-RCA-ZZ-DR-A-26-2001 REV: P03 - RCA - Proposed Section 01
- 2210-SPP-RCA-ZZ-DR-A-26-2002 REV: P02 - RCA - Proposed Section 02
- 2210-SPP-RCA-ZZ-DR-A-26-2003 REV: P03 - RCA - Proposed Section 03 & 04
- 2210-SPP-RCB-B1-DR-A-95-1001 REV: P01 - RCB - Demolition Level B1 Floor Plan - Part 1
- 2210-SPP-RCB-B1-DR-A-95-1002 REV: P01 - RCB - Demolition Level B1 Floor Plan - Part 2
- 2210-SPP-RCB-0G-DR-A-95-1003 REV: P01 - RCB - Demolition Level 0G Floor Plan - Part 1
- 2210-SPP-RCB-0G-DR-A-95-1004 REV: P02 - RCB - Demolition Level 0G Floor Plan - Part 2
- 2210-SPP-RCB-01-DR-A-95-1005 REV: P01 - RCB - Demolition Level 01 Floor Plan - Part 1
- 2210-SPP-RCB-01-DR-A-95-1006 REV: P02 - RCB - Demolition Level 01 Floor Plan - Part 2
- 2210-SPP-RCB-02-DR-A-95-1007 REV: P01 - RCB - Demolition Level 02 Floor Plan - Part 1
- 2210-SPP-RCB-02-DR-A-95-1008 REV: P02 - RCB - Demolition Level 02 Floor Plan - Part 2
- 2210-SPP-RCB-03-DR-A-95-1009 REV: P01 - RCB - Demolition Level 03 Floor Plan - Part 1
- 2210-SPP-RCB-03-DR-A-95-1010 REV: P02 - RCB - Demolition Level 03 Floor Plan - Part 2
- 2210-SPP-RCB-04-DR-A-95-1011 REV: P01 - RCB - Demolition Level 04 Floor Plan - Part 1
- 2210-SPP-RCB-04-DR-A-95-1012 REV: P02 - RCB - Demolition Level 04 Floor Plan - Part 2
- 2210-SPP-RCB-05-DR-A-95-1013 REV: P01 - RCB - Demolition Level 05 Floor Plan - Part 1
- 2210-SPP-RCB-05-DR-A-95-1014 REV: P02 - RCB - Demolition Level 05 Floor Plan - Part 2
- 2210-SPP-RCB-RF-DR-A-95-1015 REV: P01 - RCB - Demolition Roof Plan - Part 1
- 2210-SPP-RCB-RF-DR-A-95-1016 REV: P02 - RCB - Demolition Roof Plan - Part 2

- 2210-SPP-RCB-ZZ-DR-A-95-2001 REV: P01 - RCB - Demolition Section 01
- 2210-SPP-RCB-ZZ-DR-A-95-2002 REV: P01 - RCB - Demolition Section 02
- 2210-SPP-RCB-ZZ-DR-A-95-2003 REV: P01 - RCB - Demolition Section 03
- 2210-SPP-RCB-ZZ-DR-A-95-3001 REV: P01 - RCB - Demolition East Elevation
- 2210-SPP-RCB-ZZ-DR-A-95-3002 REV: P01 - RCB - Demolition South Elevation
- 2210-SPP-RCB-ZZ-DR-A-95-3003 REV: P02 - RCB - Demolition West Elevation
- 2210-SPP-RCB-ZZ-DR-A-95-3004 REV: P02 - RCB - Demolition North Elevation
- 2210-SPP-RCB-B1-DR-A-20-1001 REV: P01 - RCB - Proposed Level B1 Floor Plan - Part 1
- 2210-SPP-RCB-B1-DR-A-20-1002 REV: P01 - RCB - Proposed Level B1 Floor Plan - Part 2
- 2210-SPP-RCB-0G-DR-A-20-1003 REV: P03 - RCB - Proposed Level 0G Floor Plan - Part 1
- 2210-SPP-RCB-0G-DR-A-20-1004 REV: P04 - RCB - Proposed Level 0G Floor Plan - Part 2
- 2210-SPP-RCB-01-DR-A-20-1005 REV: P03 - RCB - Proposed Level 01 Floor Plan - Part 1
- 2210-SPP-RCB-01-DR-A-20-1006 REV: P04 - RCB - Proposed Level 01 Floor Plan - Part 2
- 2210-SPP-RCB-02-DR-A-20-1007 REV: P03 - RCB - Proposed Level 02 Floor Plan - Part 1
- 2210-SPP-RCB-02-DR-A-20-1008 REV: P04 - RCB - Proposed Level 02 Floor Plan - Part 2
- 2210-SPP-RCB-03-DR-A-20-1009 REV: P03 - RCB - Proposed Level 03 Floor Plan - Part 1
- 2210-SPP-RCB-03-DR-A-20-1010 REV: P04 - RCB - Proposed Level 03 Floor Plan - Part 2
- 2210-SPP-RCB-04-DR-A-20-1011 REV: P03 - RCB - Proposed Level 04 Floor Plan - Part 1
- 2210-SPP-RCB-04-DR-A-20-1012 REV: P04 - RCB - Proposed Level 04 Floor Plan - Part 2
- 2210-SPP-RCB-05-DR-A-20-1013 REV: P03 - RCB - Proposed Level 05 Floor Plan - Part 1
- 2210-SPP-RCB-05-DR-A-20-1014 REV: P04 - RCB - Proposed Level 05 Floor Plan - Part 2
- 2210-SPP-RCB-RF-DR-A-20-1015 REV: P03 - RCB - Proposed Roof Plan - Part 1
- 2210-SPP-RCB-RF-DR-A-20-1016 REV: P03 - RCB - Proposed Roof Plan - Part 2
- 2210-SPP-RCB-ZZ-DR-A-21-2001 REV: P01- RCB - Proposed External Wall Details - Sheet 01

- 2210-SPP-RCB-ZZ-DR-A-21-2002 REV: P01 - RCB - Proposed External Wall Details - Sheet 02
- 2210-SPP-RCB-ZZ-DR-A-21-2003 REV: P01 - RCB - Proposed External Wall Details - Sheet 03
- 2210-SPP-RCB-ZZ-DR-A-22-4001 REV: P01 - RCB - Proposed Typical Internal Crittall Enclosure
- 2210-SPP-RCB-ZZ-DR-A-25-3001 REV: P03 - RCB - Proposed East Elevation
- 2210-SPP-RCB-ZZ-DR-A-25-3002 REV: P02 - RCB - Proposed South Elevation
- 2210-SPP-RCB-ZZ-DR-A-25-3003 REV: P03 - RCB - Proposed West Elevation
- 2210-SPP-RCB-ZZ-DR-A-25-3004 REV: P01 - RCB - Proposed North Elevation
- 2210-SPP-RCB-ZZ-DR-A-26-2001 REV: P02 - RCB - Proposed Section 01
- 2210-SPP-RCB-ZZ-DR-A-26-2002 REV: P02 - RCB - Proposed Section 02
- 2210-SPP-RCB-ZZ-DR-A-26-2003 REV: P03 - RCB - Proposed Section 03
- 2210-SPP-RCB-ZZ-DR-A-26-2004 REV: P02 - RCB - Proposed Section 04
- 2210-SPP-RCB-ZZ-DR-A-26-2005 REV: P02 - RCB - Proposed Section 05
- 2210-SPP-RCB-ZZ-DR-A-70-3006 REV: P01 - RCB - Proposed Room Elevations - B-01 APT 05
- 2210-SPP-RCB-ZZ-DR-A-70-3010 REV: P01 - RCB - Proposed Typical Flat Entrances - Level 0G
- 2210-SPP-RCB-ZZ-DR-A-70-3011 REV: P01 - RCB - Proposed Typical Flat Entrances - Levels 01-03
- 2210-SPP-RCB-ZZ-DR-A-70-3012 REV: P01 - RCB - Proposed Typical Flat Entrances - Level 04
- 2210-SPP-RCB-ZZ-DR-A-90-4001 REV: P02 - RCB - Proposed Typical Terrace Planter
- 2210-SPP-RCB-ZZ-DR-A-90-4002 REV: P01 - RCB - Proposed Typical Terrace Details
- 2210-SPP-RCB-0G-DR-A-90-4005 REV: P01 - RCB - Proposed Typical Private Garden Access - Sheet 01
- 2210-SPP-RCB-0G-DR-A-90-4006 REV: P01 - RCB - Proposed Typical Private Garden Access - Sheet 02
- 2210-SPP-RCB-0G-DR-A-90-4010 REV: P01 - RCB - Proposed Main Garden Entrance
- 2210-SPP-RCB-0G-DR-A-90-4011 REV: P01 - RCB - Proposed Typical Main External Entrance to Flats
- 2210-SPP-RCC-B1-DR-A-95-1001 REV: P02 - RCC - Demolition Level B1 Floor Plan
- 2210-SPP-RCC-0G-DR-A-95-1002 REV: P03- RCC - Demolition Level 0G Floor Plan
- 2210-SPP-RCC-01-DR-A-95-1003 REV: P02 - RCC - Demolition Level 01 Floor Plan

- 2210-SPP-RCC-02-DR-A-95-1004 REV: P02 - RCC - Demolition Level 02 Floor Plan
- 2210-SPP-RCC-03-DR-A-95-1005 REV: P02 - RCC - Demolition Level 03 Floor Plan
- 2210-SPP-RCC-04-DR-A-95-1006 REV: P02 - RCC - Demolition Level 04 Floor Plan
- 2210-SPP-RCC-RF-DR-A-95-1007 REV: P02 - RCC - Demolition Roof Plan
- 2210-SPP-RCC-ZZ-DR-A-95-2001 REV: P01 - RCC - Demolition Section 01
- 2210-SPP-RCC-ZZ-DR-A-95-2002 REV: P02 - RCC - Demolition Section 02
- 2210-SPP-RCC-ZZ-DR-A-95-3001 REV: P02 - RCC - Demolition South Elevations
- 2210-SPP-RCC-ZZ-DR-A-95-3002 REV: P01 - RCC - Demolition East Elevations
- 2210-SPP-RCC-ZZ-DR-A-95-3003 REV: P02 - RCC - Demolition North Elevations
- 2210-SPP-RCC-ZZ-DR-A-95-3004 REV: P02 - RCC - Demolition West Elevations
- 2210-SPP-RCC-B1-DR-A-20-1001 REV: P03 - RCC - Proposed Level B1 Floor Plan
- 2210-SPP-RCC-0G-DR-A-20-1002 REV: P03 - RCC - Proposed Level 0G Floor Plan
- 2210-SPP-RCC-01-DR-A-20-1003 REV: P03 - RCC - Proposed Level 01 Floor Plan
- 2210-SPP-RCC-02-DR-A-20-1004 REV: P03 - RCC - Proposed Level 02 Floor Plan
- 2210-SPP-RCC-03-DR-A-20-1005 REV: P03 - RCC - Proposed Level 03 Floor Plan
- 2210-SPP-RCC-04-DR-A-20-1006 REV: P03 - RCC - Proposed Level 04 Floor Plan
- 2210-SPP-RCC-05-DR-A-20-1007 REV: P03 - RCC - Proposed Level 05 Floor Plan
- 2210-SPP-RCC-RF-DR-A-20-1008 REV: P03 - RCC - Proposed Roof Plan
- 2210-SPP-RCC-ZZ-DR-A-21-2001 REV: P01 - RCC - Proposed External Wall Details - Sheet 01
- 2210-SPP-RCC-ZZ-DR-A-21-2002 REV: P01 - RCC - Proposed External Wall Details - Sheet 02
- 2210-SPP-RCC-ZZ-DR-A-25-3001 REV: P03 - RCC - Proposed South Elevation
- 2210-SPP-RCC-ZZ-DR-A-25-3002 REV: P02 - RCC - Proposed East Elevation
- 2210-SPP-RCC-ZZ-DR-A-25-3003 REV: P03 - RCC - Proposed North Elevation
- 2210-SPP-RCC-ZZ-DR-A-25-3004 REV: P03 - RCC - Proposed West Elevation
- 2210-SPP-RCC-ZZ-DR-A-26-2001 REV: P03 - RCC - Proposed Section 01

- 2210-SPP-RCC-ZZ-DR-A-26-2002 REV: P03 - RCC - Proposed Section 02
- 2210-SPP-RCD-B1-DR-A-95-1001 REV: P02 - RCD - Demolition Level B1 Floor Plan
- 2210-SPP-RCD-0G-DR-A-95-1002 REV: P02 - RCD - Demolition Level 0G Floor Plan
- 2210-SPP-RCD-01-DR-A-95-1003 REV: P01 - RCD - Demolition Level 01 Floor Plan
- 2210-SPP-RCD-02-DR-A-95-1004 REV: P01 - RCD - Demolition Level 02 Floor Plan
- 2210-SPP-RCD-03-DR-A-95-1005 REV: P01 - RCD - Demolition Level 03 Floor Plan
- 2210-SPP-RCD-RF-DR-A-95-1006 REV: P01 - RCD - Demolition Roof Plan
- 2210-SPP-RCD-ZZ-DR-A-95-2001 REV: P02 - RCD - Demolition Section 01
- 2210-SPP-RCD-ZZ-DR-A-95-2002 REV: P02 - RCD - Demolition Section 02
- 2210-SPP-RCD-ZZ-DR-A-95-3001 REV: P01 - RCD - Demolition South Elevations
- 2210-SPP-RCD-ZZ-DR-A-95-3002 REV: P01 - RCD - Demolition East Elevations
- 2210-SPP-RCD-ZZ-DR-A-95-3003 REV: P01 - RCD - Demolition North Elevations
- 2210-SPP-RCD-ZZ-DR-A-95-3004 REV: P01 - RCD - Demolition West Elevations
- 2210-SPP-RCD-B1-DR-A-20-1001 REV: P02 - RCD - Proposed Level B1 Floor Plan
- 2210-SPP-RCD-0G-DR-A-20-1002 REV: P03 - RCD - Proposed Level 0G Floor Plan
- 2210-SPP-RCD-01-DR-A-20-1003 REV: P03 - RCD - Proposed Level 01 Floor Plan
- 2210-SPP-RCD-02-DR-A-20-1004 REV: P03 - RCD - Proposed Level 02 Floor Plan
- 2210-SPP-RCD-03-DR-A-20-1005 REV: P03 - RCD - Proposed Level 03 Floor Plan
- 2210-SPP-RCD-04-DR-A-20-1006 REV: P03 - RCD - Proposed Level 04 Floor Plan
- 2210-SPP-RCD-RF-DR-A-20-1007 REV: P03 - RCD - Proposed Roof Plan
- 2210-SPP-RCD-ZZ-DR-A-21-4001 REV: P01 - RCD - Proposed Facade Section 01 - Sheet 01
- 2210-SPP-RCD-ZZ-DR-A-21-4002 REV: P01 - RCD - Proposed Facade Section 01 - Sheet 02
- 2210-SPP-RCD-ZZ-DR-A-25-3001 REV: P02 - RCD - Proposed South Elevation
- 2210-SPP-RCD-ZZ-DR-A-25-3002 REV: P02 - RCD - Proposed East Elevation

- 2210-SPP-RCD-ZZ-DR-A-25-3003 REV: P02 - RCD - Proposed North Elevation
- 2210-SPP-RCD-ZZ-DR-A-25-3004 REV: P02 - RCD - Proposed West Elevation
- 2210-SPP-RCD-ZZ-DR-A-26-2001 REV: P02 - RCD - Proposed Section 01
- 2210-SPP-RCD-ZZ-DR-A-26-2002 REV: P02 - RCD - Proposed Section 02
- 2210-SPP-RCE-B1-DR-A-95-1001 REV: P01 - RCE - Demolition Level B1 Floor Plan
- 2210-SPP-RCE-0G-DR-A-95-1002 REV: P01 - RCE - Demolition Level 0G Floor Plan
- 2210-SPP-RCE-01-DR-A-95-1003 REV: P01 - RCE - Demolition Level 01 Floor Plan
- 2210-SPP-RCE-02-DR-A-95-1004 REV: P01 - RCE - Demolition Level 02 Floor Plan
- 2210-SPP-RCE-03-DR-A-95-1005 REV: P01 - RCE - Demolition Level 03 Floor Plan
- 2210-SPP-RCE-04-DR-A-95-1006 REV: P01 - RCE - Demolition Roof Plan
- 2210-SPP-RCE-ZZ-DR-A-95-2001 REV: P01 - RCE - Demolition Section 01
- 2210-SPP-RCE-ZZ-DR-A-95-2002 REV: P01 - RCE - Demolition Section 02
- 2210-SPP-RCE-ZZ-DR-A-95-3001 REV: P01 - RCE - Demolition South Elevations
- 2210-SPP-RCE-ZZ-DR-A-95-3002 REV: P01 - RCE - Demolition East Elevations
- 2210-SPP-RCE-ZZ-DR-A-95-3003 REV: P01 - RCE - Demolition North Elevations
- 2210-SPP-RCE-ZZ-DR-A-95-3004 REV: P01 - RCE - Demolition West Elevations
- 2210-SPP-RCE-B1-DR-A-20-1001 REV: P02 - RCE - Proposed Level B1 Floor Plan
- 2210-SPP-RCE-0G-DR-A-20-1002 REV: P03 - RCE - Proposed Level 0G Floor Plan
- 2210-SPP-RCE-01-DR-A-20-1003 REV: P03 - RCE - Proposed Level 01 Floor Plan
- 2210-SPP-RCE-02-DR-A-20-1004 REV: P03 - RCE - Proposed Level 02 Floor Plan
- 2210-SPP-RCE-03-DR-A-20-1005REV: P03 - RCE - Proposed Level 03 Floor Plan
- 2210-SPP-RCE-04-DR-A-20-1006 REV: P03 - RCE - Proposed Level 04 Floor Plan
- 2210-SPP-RCE-RF-DR-A-20-1007 REV: P05 - RCE - Proposed Roof Plan
- 2210-SPP-RCE-ZZ-DR-A-21-4001-S4-P01 REV: P03 - RCE - Proposed External Wall Details - Sheet 01
- 2210-SPP-RCE-ZZ-DR-A-21-4002-S4-P01 REV: P03 - RCE - Proposed External Wall Details - Sheet 02

- 2210-SPP-RCE-ZZ-DR-A-25-3001 REV: P04 - RCE - Proposed South Elevation
- 2210-SPP-RCE-ZZ-DR-A-25-3002 REV: P04 - RCE - Proposed East Elevation
- 2210-SPP-RCE-ZZ-DR-A-25-3003 REV: P04 - RCE - Proposed North Elevation
- 2210-SPP-RCE-ZZ-DR-A-25-3004 REV: P04 - RCE - Proposed West Elevation
- 2210-SPP-RCE-ZZ-DR-A-26-2001 REV: P05 - RCE - Proposed Section 01
- 2210-SPP-RCE-ZZ-DR-A-26-2002 REV: P04 - RCE - Proposed Section 02
- 2210-SPP-RC-XX-DS-A-XX-6002 REV: P01 - Schedule of Works - Listed Buildings
- 2210-SPP-RC-XX-DS-A-XX-6003 REV: P02 - Proposed Heritage Strategy
- 2210-SPP-RC-XX-DS-A-XX-6004 REV: P02 - Structural Information

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

- 3) Prior to commencement of relevant works within the relevant phase, a sample panel of new brickwork (identifying type, colour, bond, pointing style, mortar colour and mix) shall be erected on site in a location to be agreed in writing by the Local Planning Authority for the inspection of the Council's conservation officer and written approval of the Local Planning Authority. The relevant works to the listed building shall be carried out in accordance with the details as approved and thereafter permanently retained in this form.

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

- 4) Prior to commencement of the relevant works within the relevant phase, samples of all external materials as specified on the approved drawings shall be provided on site for the inspection of the Council's conservation officer and written approval of the Local Planning Authority. The relevant works to the listed building shall be carried out in accordance with the details as approved and thereafter permanently retained in this form.

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

- 5) Any replacement bricks shall match the existing bricks, post-cleaning, in colour, texture, size and pointing finish.

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

- 6) All new mortar to Blocks A, B, C and D shall be lime-based. Where a lime-based

mortar is not proposed, a sample of the alternative mortar shall be provided on site for the inspection of the Council's conservation officer and written approval of the Local Planning Authority. The relevant works to the listed building shall be carried out in accordance with the details as approved and thereafter permanently retained in this form.

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

- 7) Prior to commencement of relevant works within the relevant phase, details of new metal flagpole brackets shall be submitted to and approved in writing by the Local Planning Authority. The relevant works to the listed building shall be carried out in accordance with the details as approved and thereafter permanently retained in this form.

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

- 8) Prior to commencement of the development (excluding the demolition, asbestos removal, strip out and sub-station installation works), detailed drawings at a scale of not less than 1:20 in plan, section and elevation of all works, repairs and restoration to external elevations and roofs; and all junctions between the approved extensions and the listed building shall be submitted to and approved in writing by the Local Planning Authority. The relevant works to the listed building shall be carried out in accordance with the details as approved and thereafter permanently retained in this form.

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

- 9) Prior to the commencement of relevant works within the relevant phase, detailed drawings at a minimum scale of 1:5 showing the method of connection of the new glass balustrades and the existing balconies shall be submitted to and approved in writing by the Local Planning Authority. The relevant works to the listed building shall be carried out in accordance with the details as approved and thereafter permanently retained in this form.

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

- 10) No new or altered hoarding shall be erected on site until a scheme for temporary fencing and/or enclosure of the site, has been submitted to and approved in writing by the Local Planning Authority, and the temporary fencing and/or enclosure has been erected in accordance with the approved details. The temporary fencing and/or enclosure shall thereafter be retained for the duration of the demolition and building works in accordance with the approved details. No part of the temporary fencing and/or enclosure of the site shall be used for the display of advertisement hoardings, unless consent has been obtained from the

Local Planning Authority.

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

- 11) Prior to the commencement of relevant works within the relevant phase, detailed drawings at a scale of not less than 1:20 plan, section and elevation of all works, including repairs and restoration of external elevations and roofs shall be submitted to and approved in writing by the Local Planning Authority. The relevant works to the listed building shall be carried out in accordance with the details as approved and thereafter permanently retained in this form.

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

- 12) Prior to commencement of relevant works within the relevant phase, detailed drawings at a scale of not less than 1:20 in plan, section and elevation of all junctions between the approved extensions and the listed building shall be submitted to and approved in writing by the Local Planning Authority. The relevant works to the listed building shall be carried out in accordance with the details as approved and thereafter permanently retained in this form.

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

- 13) Prior to commencement of relevant works within the relevant phase, detailed drawings of the proposed new rooflights including materials, projection and manufacturers details shall be submitted to and approved in writing by the Local Planning Authority. The relevant works to the listed building shall be carried out in accordance with the details as approved and thereafter permanently retained in this form.

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

- 14) Prior to commencement of the development (excluding the demolition, asbestos removal, strip out and sub-station installation works) within the relevant phase (Blocks A and B only), details of replacement ceilings, where they are proposed to be fixed into the original fabric, shall be submitted to and approved in writing by the Local Planning Authority. The relevant works to the listed building shall be carried out in accordance with the details as approved and thereafter permanently retained in this form.

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

- 15) Prior to commencement of the development (excluding the demolition, asbestos

removal, strip out and sub-station installation works) within the relevant phase, detailed drawings at a minimum scale of 1:20 showing any new insulation not shown on the approved drawings shall be submitted to and approved in writing by the Local Planning Authority. The relevant works to the listed building shall be carried out in accordance with the details as approved and thereafter permanently retained in this form.

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

- 16) Prior to the commencement of relevant works within the relevant phase, details of all proposed external lighting, including number, location, height, design, appearance, materials and method of attachment to the listed building shall be submitted to and approved in writing by the Local Planning Authority. The relevant works to the listed building shall be carried out in accordance with the details as approved and thereafter permanently retained in this form.

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

- 17) Prior to commencement of the development (excluding the demolition, asbestos removal, strip out and sub-station installation works) within the relevant phase, details of all proposed soil stacks, plumbing, pipes, vents, chimneys or flues, ductwork, grilles, security alarms, lighting, cameras shall be submitted to and approved in writing by the Local Planning Authority. The relevant works to the listed building shall be carried out in accordance with the details as approved and thereafter permanently retained in this form.

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

- 18) Prior to commencement of the development (excluding the demolition, asbestos removal, strip out and sub-station installation works) within the relevant phase, details of all proposed air-conditioning units, ventilation fans, extraction equipment, air source heat pumps shall be submitted to and approved in writing by the Local Planning Authority. The relevant works to the listed building shall be carried out in accordance with the details as approved and thereafter permanently retained in this form.

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

- 19) Prior to commencement of relevant works within Block A and Block C, details of the cycle parking provision including the connection method to the fabric of the listed building and manufacturer's details shall be submitted to and approved in writing by the Local Planning Authority. The relevant works to the listed building shall be carried out in accordance with the details as approved and thereafter permanently retained in this form.

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

- 20) Prior to commencement of relevant works within the relevant phase, detailed drawings in plan, section and elevation at a scale of not less than 1:20 of the boundary walls, posts, gates, piers and direction and method of opening shall be submitted to and approved in writing by the Local Planning Authority. The relevant works to the listed building shall be carried out in accordance with the details as approved and thereafter permanently retained in this form.

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

- 21) Prior to commencement of relevant works within Block A, detailed drawings of the accessible entrance ramp in plan, section and elevation at a scale of not less than 1:20, including details of the junction with the façade of the listed building and samples of all external and surface materials of the ramp shall be submitted to and approved in writing by the Local Planning Authority. The relevant works to the listed building shall be carried out in accordance with the details as approved and thereafter permanently retained in this form.

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

- 22) A method statement of soft strip, protection of history fabric and schedule of artefacts to be retained or removed for safe storage shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of any works to the listed building. The works shall be carried out in full accordance with the approved details and all artefacts shall be reinstated in their identified location prior to the first occupation of the development.

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

- 23) (a) Details of the methodology of removal, protection and storage and strategy for reuse of the concrete, including those to the Gilbert Bayes statues shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of relevant works to the listed building.

(b) Details of the final strategy and methodology for the repair (if required) and/or reuse of the concrete, including those to the Gilbert Bayes statues, prepared by a suitably qualified specialist, shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of relevant works to the listed building. All works identified within the approved final strategy and methodology shall be undertaken prior to the occupation of the development and shall be permanently retained thereafter.

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

- 24) (a) Details of the methodology of removal, protection and storage of marble and a strategy for reuse of marble, including details of marble cleaning and repair and colour-matching by an experienced craftsman, shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of relevant works to the listed building.

(b) Details of the final strategy and methodology for the repair (if required) and/or reuse of marble and cleaning and repair, including colour-matching by an experienced craftsman, shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of relevant works to the listed building. All works identified within the approved final strategy and methodology shall be undertaken prior to the occupation of the development and shall be permanently retained thereafter.

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

- 25) (a) Details of the methodology of removal, protection and storage and strategy for reuse of metalwork (with historic railings to be retained and repaired in-situ unless replacement is agreed) to be carried out by suitably qualified specialists, shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of relevant works to the listed building.

(b) Details of the final strategy and methodology for the repair (if required) and/or reuse of metalwork, to be carried out by suitably qualified specialists, shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of relevant works to the listed building. All works identified within the approved final strategy and methodology shall be undertaken prior to the occupation of the development and shall be permanently retained thereafter.

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

- 26) (a) Details of the methodology of removal, protection and storage, and a strategy for reuse of the gold mosaic tiles, to be carried out by suitably qualified specialists, shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of relevant works to the listed building.

(b) Details of the final methodology and strategy for reuse of the gold mosaic tiles, to be carried out by suitably qualified specialists, shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of relevant works to the listed building. All works identified within the approved final strategy and methodology shall be undertaken prior to the occupation of the development and shall be permanently retained thereafter.

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

- 27) (a) Details of the methodology of removal, protection and storage and a strategy for reuse of balconies, including protection of gold mosaic columns and glass bricks; to be carried out by suitably qualified specialists, shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of relevant works to the listed building.

(b) Details of the final strategy and methodology for repair (if required) and/or reuse of the balconies, gold mosaic columns and glass bricks, to be carried out by suitably qualified specialists, shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of relevant works to the listed building. All works identified within the approved final strategy and methodology shall be undertaken prior to the occupation of the development and shall be permanently retained thereafter.

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

- 28) (a) Details of the methodology of removal, protection and storage and a strategy for reuse of floor and wall fabric, to be carried out by suitably qualified specialists, shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of relevant works to the listed building.

(b) Details of the final strategy and methodology for the Repair (if required) and/or Reuse of floor and wall fabric, to be carried out by suitably qualified specialists, shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of relevant works to the listed building. All works identified within the approved final strategy and methodology shall be undertaken prior to the occupation of the development and shall be permanently retained thereafter.

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

- 29) (a) Details of the methodology of removal, protection and storage and a strategy for the reuse of terrazzo, to be carried out by suitably qualified specialists, shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of relevant works to the listed building.

(b) Details of the final strategy and methodology for the Repair (if required) and/or Reuse of terrazzo, to be carried out by suitably qualified specialists, shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of relevant works to the listed building. All works identified within the approved final strategy and methodology shall be undertaken prior to the occupation of the development and shall be permanently retained thereafter.

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

Plan (2018).

- 30) (a) Details of the methodology of removal, protection and storage and a strategy for the reuse of glass blocks, to be carried out by suitably qualified specialists, shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of relevant works to the listed building.

(b) Details of the final strategy and methodology for the repair (if required) and/or reuse of glass blocks, to be carried out by suitably qualified specialists, shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of relevant works to the listed building. All works identified within the approved final strategy and methodology shall be undertaken prior to the occupation of the development and shall be permanently retained thereafter.

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

- 31) (a) Details of the methodology of removal, protection and storage and a strategy for the reuse of plaques, to be carried out by suitably qualified specialists, shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of relevant works to the listed building.

(b) Details of the final strategy and methodology for the repair (if required) and/or reuse of plaques, to be carried out by suitably qualified specialists, shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of relevant works to the listed building. All works identified within the approved final strategy and methodology shall be undertaken prior to the occupation of the development and shall be permanently retained thereafter.

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

- 32) (a) Details of the methodology of removal, protection and storage and a strategy for the reuse of brickwork, to be carried out by suitably qualified specialists, shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of relevant works to the listed building.

(b) Details of the final strategy and methodology for the repair (if required) and/or reuse of brickwork, to be carried out by suitably qualified specialists, shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of relevant works to the listed building. All works identified within the approved final strategy and methodology shall be undertaken prior to the occupation of the development and shall be permanently retained thereafter.

No brickwork cleaning is approved by this consent with the exception of a nebulous water spray. Any proposal for further cleaning should be accompanied by a report following an inspection by a suitably qualified specialist and shall be submitted to and approved in writing by the Local Planning Authority prior to relevant works being carried out. Any cleaning proposed shall involve minimal interventions to maintain the existing patina of age.

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

- 33) (a) Details of the methodology of removal, protection and storage and a strategy for the reuse of external landscape features, to be carried out by suitably qualified specialists, shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of relevant works to the listed building.

(b) Details of the final strategy and methodology for the repair (if required) and/or reuse of external landscape features, to be carried out by suitably qualified specialists, shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of relevant works to the listed building. All works identified within the approved final strategy and methodology shall be undertaken prior to the occupation of the development and shall be permanently retained thereafter.

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

- 34) (a) Details of the methodology of removal, protection and storage and a strategy for the reuse of fireplaces, to be carried out by suitably qualified specialists, shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of relevant works to the listed building.

(b) Details of the final strategy and methodology for the repair (if required) and/or reuse of fireplaces, to be carried out by suitably qualified specialists, shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of relevant works to the listed building. All works identified within the approved final strategy and methodology shall be undertaken prior to the occupation of the development and shall be permanently retained thereafter.

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

- 35) (a) Details of the methodology of removal, protection and storage and a strategy for the reuse of the wall tiles in the children's ward, 1951 column and original lighting columns, to be carried out by suitably qualified specialists, shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of relevant works to the listed building.

(b) Details of the final strategy and methodology for the repair (if required) and/or reuse of the wall tiles in the children's ward, 1951 column and original lighting columns, to be carried out by suitably qualified specialists, shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of relevant works to the listed building. All works identified within the approved final strategy and methodology shall be undertaken prior to the occupation of the development and shall be permanently retained thereafter.

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

- 36) Detailed drawings of each window type at a scale of not less than 1:20 in plan, section and elevation of all new, refurbished and replacement windows, including details of fenestration materials, frame and glazing bar profiles, opening style, subdivision and any other acoustic and environmental upgrades to existing windows shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of any works to the listed buildings (Blocks A, B, C and D), excluding the demolition, asbestos removal, strip out and sub-station installation works.

The relevant works to the listed building shall be carried out in accordance with the details as approved and thereafter permanently retained in this form.

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

- 37) The consent does not allow for any structural waterproofing interventions of the basement areas within the historic building. Should any subsequent works be found to be necessary during works, a structural engineer's report carried out by a suitably qualified built heritage professional must be submitted to and approved in writing by the Local Planning Authority. No such works shall be undertaken prior to the written approval of the Local Planning Authority. The relevant works to the listed building shall be carried out in accordance with the details as approved and thereafter permanently retained in this form.

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

- 38) Details of any new fire protection works found to be necessary during the course of works and not identified in the approved drawings, must be submitted to and approved in writing by the Local Planning Authority. Such works shall not commence prior to the written approval of the Local Planning Authority. The relevant works to the listed building shall be carried out in accordance with the details as approved and thereafter permanently retained in this form.

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

- 39) Prior to the commencement of relevant works to Blocks A, B, C and D, details of a signage strategy for the building, to include details of the number and location of signs including their materials, colour, fonts, method of illumination, and method of attachment to the building shall be submitted to and approved in writing by the Local Planning Authority. The relevant works to the listed building shall be carried out in accordance with the details as approved and thereafter permanently retained in this form.

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

- 40) Prior to the commencement of relevant works to Block A, details of a local history plaque, including the proposed size, shape, material, colour, lettering style and size, text and location for public display on the listed building shall be submitted to and approved in writing by the Local Planning Authority. The approved plaque shall be installed prior to the occupation of the development and shall be permanently retained thereafter.

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

- 41) (a) A signed building contract(s) for the demolition, asbestos removal, strip out and sub-station installation works of the site shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of works on site. The works shall be undertaken in full accordance with the approved contracts.

(b) A signed building contract(s) for the redevelopment of the site (excluding the demolition, asbestos removal, strip out and sub-station installation works) or the construction management agreement and the responsibilities for managing subcontracts or other formal construction agreements/instructions shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of works on site (excluding the demolition, asbestos removal, strip out and sub-station installation works). The works shall be undertaken in full accordance with the approved contracts.

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

- 42) Prior to the commencement of any works to the listed buildings, a method statement detailing the method of demolition and any remedial works, such as works of making good to historic fabric that may be required by the Council, shall be submitted to and approved in writing by the Local Planning Authority. The work shall be carried out in accordance with the approved drawings

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

- 43) Prior to the commencement of relevant works to each Listed Building, details including detailed drawings at a scale of not less than 1:20 in plan, section and elevation and material samples (where necessary) of all internal M&E servicing in each listed building shall be submitted to and approved in writing by the Local Planning Authority. The relevant works shall be implemented in accordance with the approved details prior to occupation of the relevant listed building and shall thereafter permanently retained.

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

Justification for Approving the Application:

It is considered that the proposals put forward a viable development which would secure a long-term sustainable use for the Grade II* listed former Royal Masonic Hospital site, which has been vacant since 2006 and is included on the Historic England, Heritage at Risk register. Demolition of modern blocks, (to the north of the site), which currently adversely impact the setting of the listed building would be removed and contextually appropriate, high quality, new buildings would be erected in their place providing assisted living care home and additional residential accommodation. The other retained buildings would be restored, amended, and extended through the introduction of high-quality extensions predominantly at roof level to facilitate their conversion to residential use. The most architecturally significant block fronting Ravenscourt Park would also be converted to community uses. Improved landscaping and publicly accessible spaces would also contribute to an improved and more accessible green setting, with sustainability maximised throughout the development. Less than substantial harm, to the low end of the range of less than substantial harm has been identified to the Grade II* Ravenscourt Park Hospital complex, and to the setting of Grade II, 11 Ravenscourt Square, the group of locally listed, (buildings of merit), (9,15 and 17 Ravenscourt Square). Less than substantial harm, to the low end of the range of less than substantial harm has been identified to the Ravenscourt and Starch Green Conservation Area. There are significant heritage and public benefits to the proposal which would outweigh the identified harm to heritage assets, including the full restoration of the host building, currently vacant on the heritage at risk register. The works are considered acceptable having regard to and applying the statutory provisions of Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 are in line with national guidance in the NPPF and strategic local policies on the historic environment and urban design. As such, the Proposed Development is considered acceptable having regard to the NPPF, Policies D3, D4, D6, D8, D9 and HC1 of the London Plan (2021) and Policies DC1, DC2, DC3, DC7, DC8 and DC9 of the Local Plan (2018).

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

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

Application form received: 29th November 2023

Drawing Nos: see condition 2

Policy documents: National Planning Policy Framework (NPPF) 2024

The London Plan 2021

LBHF - Local Plan 2018

LBHF – Planning Guidance Supplementary Planning Document

2018

Consultation Comments:

Comments from:

The Twentieth Century Society
Historic England London Region
Historic England London Region
National Amenity Societies and Theatre Trusts
Greater London Archaeology Advisory Service
Historic England London Region
Greater London Archaeology Advisory Service
The Hammersmith Society

Dated:

28.02.24
09.02.24
31.10.24
19.03.25
24.09.24
05.01.24
31.01.24
18.03.24

Neighbour Comments:

Letters from:

37B Ashchurch Park Villas London W12
15 Rylett Road London W12
Flat 3 Westside Ravenscourt Park W6
No Address Given
20 Ravenscourt Park London W6
21 Ravenscourt Park London W6
22 Ravenscourt Park London W6
23 Ravenscourt Park London W6
23 Ravenscourt Park London W6
47 Ravenscourt Gardens London W6
47 Ravenscourt Gardens London W6
47 Ravenscourt Gardens London W6
20 Ravenscourt Park London W6
23 Ravenscourt Park London W6
8 Findon Road London W12
Ashlar Court 21 Ravenscourt Park Gardens London W6
62 Ravenscourt Gardens London W6
62 Ravenscourt Gardens London W6
62 Ravenscourt Gardens London W6
2 Carthew Villas London W6
2 Carthew Villas London W6
3A Ravenscourt Square London W6
13 Wingate Road London W6
44 Ravenscourt Gardens London W6
Ashlar Court 21, Ravenscourt Park Gardens London W6
22 Ravenscourt Park London W6
20, 21, 22 and 23 Ravenscourt Park W6
20, 21, 22 and 23 Ravenscourt Park W6

Dated:

16.10.24
08.02.24
30.08.24
01.02.24
13.02.24
13.02.24
13.02.24
13.02.24
30.09.24
09.02.24
15.04.25
17.04.25
08.02.24
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07.02.24
08.02.24
08.10.24

Officer Report

For the joint Officer Report please refer to application reference **2023/03129/FUL**.