

Conservation Area:
Ravenscourt And Starch Green Conservation Area
- Number 8

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:

Full Detailed Planning Application

Officer Recommendation:

- 1) That the Committee resolve that the Director of Planning and Property be authorised to grant permission subject to the conditions listed below (as amended or varied in accordance with 2 below) and subject to the completion of a satisfactory legal agreement in accordance with 3 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.
- 3) 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 heads of terms of the legal agreement and finalise the legal agreement to deal with the matters set out in Section 24 of this report.

Conditions:**1) Time Limit**

The development hereby permitted shall not commence later than 3 years from the date of this decision.

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

2) Approved Drawings

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

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: P03 - Masterplan - Demolition Section 01 & 02
2210-SPP-RCZ-ZZ-DR-A-95-2002 REV: P02 - Masterplan - Demolition Section 03
2210-SPP-RCZ-ZZ-DR-A-95-3001 REV: P02 - 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: P05 - 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: P01 - Masterplan - Proposed Gates - Sheet 03

2210-SPP-RCZ-ZZ-DR-A-97-4004 REV: P02 - Masterplan - Proposed Gates - Sheet 04

2210-SPP-RCZ-ZZ-DR-A-97-4005 REV: P01 - Masterplan - Proposed Gates - Sheet 05

2210-SPP-RCZ-ZZ-DR-A-98-4001 REV: P01 - 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: P01 - RCA - Demolition Level 01 Floor Plan

2210-SPP-RCA-1M-DR-A-95-1003 REV: P01 - 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-20-1005 REV: 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: To ensure full compliance with the planning application hereby approved and to prevent harm arising through deviations from the approved plans, in accordance with D1, D2, D3, D4, D5, D7, D8, D9, D11, D12, D13, D14, HC1, HC3, HC4, G5 and G7 of the London Plan (2021) and Policies DC1, DC2, DC7 and DC8 of the Local Plan (2018)

3) Community Liaison Group

Prior to commencement of the development hereby permitted, a Community Liaison Group shall be established and maintained for the duration of the construction works hereby approved, having the purpose of:

- a. informing nearby residents and businesses of the building programme and progress of demolition and construction works for each phase of the development.
- b. informing nearby residents and businesses of appropriate mitigation measures being undertaken as part of each phase of the development.
- c. informing nearby residents and businesses of considerate methods of working such as working hours and site traffic.
- d. providing advanced notice of exceptional hours of work, if and when appropriate.
- e. providing nearby residents and businesses with an initial contact for information relating to the works and procedures for receiving/responding to comments or complaints regarding the development with the view of resolving any concerns that might arise.
- f. providing telephone contacts for nearby residents and businesses 24 hours daily throughout the works for the development; and
- g. producing a leaflet prior to the commencement of the development for distribution to nearby residents and businesses, identifying progress of the development and which shall include an invitation to register an interest in the Liaison Group.

The terms of reference for the Community Liaison Group shall be submitted to the Local Planning Authority for approval prior to commencement of any works on site.

The Community Liaison Group shall meet at least once every quarter until completion of the development.

Reason: To ensure satisfactory communication with residents, businesses, and local stakeholders throughout the construction of the development, in accordance with the Policies CC10, CC11, CC12, CC13, DC2, and T7 of the Local Plan (2018).

4) Phasing – initial/enabling works

Prior to commencement of the development hereby permitted, a phasing plan shall be submitted to and approved in writing by the Local Planning Authority. The details shall include an indicative programme for the demolition, asbestos removal, strip out and sub-station installation works. The works shall be undertaken in accordance with the approved details.

Reason: To ensure that works do not take place prematurely and to safeguard the special architectural or historic interest of the listed building in accordance with Policy DC8 of the Local Plan (2018).

5) Phasing – excluding initial/enabling works

Prior to commencement of the development hereby permitted (excluding demolition, asbestos removal and strip out), a phasing plan shall be submitted to and approved in writing by the Local Planning Authority. The details shall include an indicative programme for the delivery of each respective phase of the erection of Blocks E and F, extensions to Blocks B, C and D and public realm works.

The works in each phase shall be carried out in accordance with the approved programme. Prior to commencement of each subsequent phase of development, an updated phasing plan including details of site compounds and temporary hoardings shall be submitted and approved in writing by the Local Planning Authority.

Reason: To ensure that works do not take place prematurely and to safeguard the special architectural or historic interest of the listed building in accordance with Policy DC8 of the Local Plan (2018).

6) Demolition Management Plan

Prior to the commencement of the demolition phase of the development hereby permitted, a Demolition Management Plan (DMP) shall be submitted to and approved in writing, by the Local Planning Authority.

The DMP shall include:

- a. Details of location of site offices, ancillary buildings, plant, wheel-washing facilities, stacking bays and car parking.
- b. Storage of any skips.
- c. Oil and chemical storage.
- d. Membership of the Considerate Contractors Scheme and FORS Silver accreditation.
- e. Delivery locations and the proposed control measures and monitoring for noise, vibration, lighting, restriction of hours of work and all associated activities, audible beyond the site boundary to 0800-1800hrs Mondays to Fridays and 0800-1300 hrs on Saturdays and not on Sundays or Bank Holidays.
- f. Community sustainability and liaison to be carried prior to submission of the DMP

to inform development of the DMP approach. Details of engagement are to be submitted as an appendix to the DMP to identify concerns raised by residents and how these are addressed.

g. Details of the named person and contact responsible for advance notification to neighbours and other interested parties of proposed works, and the public display of contact details including accessible phone contact to persons responsible for the site works for the duration of the works.

h. Details shall also include the use of on road Ultra Low Emission Zone compliant Vehicles e.g. Euro 6 and Euro VI and Direct Vision vehicles to star rating 4 or above

i. Provisions within the site to ensure that all vehicles associated with the demolition works are properly washed and cleaned to prevent the passage of mud and dirt onto the highway.

The works shall be carried out in accordance with the approved DMP.

Reason: To ensure that occupiers of surrounding premises are not adversely affected by noise, vibration, dust, lighting, or other emissions from the building site in accordance with Policy D14 of the London Plan (2021), Policies DC1, DC12, CC6, CC7, CC10, CC11 and CC12 of the Local Plan (2018) and Key Principles of the Planning Guidance SPD (2018).

7) Demolition Logistics Plan

Prior to the commencement of the demolition phase of the development, a Demolition Logistics Plan (DLP) in accordance with the Transport for London Guidance shall be submitted to and approved in writing by the Local Planning Authority. The works shall cover the following minimum requirements:

a. Site logistics and operations.

b. Demolition vehicle routing.

c. Details of the estimated number, size and routes of demolition vehicles per day/week.

d. Details of the use of Ultra Low Emission Zone (ULEZ) compliant Vehicles e.g. Euro 6 and Euro VI and Direct Vision vehicles to star rating 4 or above

e. Details of the access arrangements and delivery locations on the site.

f. Details of any vehicle holding areas; and other matters relating to traffic management to be agreed as required.

g. Efficiency and sustainability measures to be undertaken for the works; and Membership of the Considerate Contractors Scheme.

The works shall be carried out in accordance with the relevant approved DLP throughout the project period.

Reason: To ensure that occupiers of surrounding premises are not adversely affected by noise, vibration, dust, lighting, or other emissions from the building site in accordance with Policy T7 of the London Plan (2021) and T1, T6 and T7 of the Local Plan (2018).

8) Construction Management Plan

Prior to commencement of the of the construction phase of the development hereby permitted, a Construction Management Plan (CMP) shall be submitted to and approved in writing by the Local Planning Authority.

The CMP shall provide details of how construction works are to be undertaken and shall include:

- a. A detailed plan showing phasing of relevant foundations, basement, and ground floor structures and, for any other structures below ground level, including piling (temporary and permanent), contractors' method statements.
- b. Waste classification and disposal procedures and locations.
- c. Location of site offices, ancillary buildings, plant, wheel-washing facilities, tacking bays and car parking.
- d. Details of storage and any skips, oil and chemical storage.
- e. Membership of the Considerate Contractors Scheme and contractors accredited to FORS silver.
- f. Delivery locations and the proposed control measures and monitoring for noise, vibration, lighting, restriction of hours of work and all associated activities, audible beyond the site boundary to 0800-1800hrs Mondays to Fridays and 0800-1300hrs on Saturdays, and not on Sundays or Bank Holidays.
- g. Community engagement and liaison to be carried prior to submission of the CMP to inform development of the CMP approach. Details of engagement to be submitted as an appendix to the CMP to identify concerns raised by residents and how these are addressed.
- h. Details to include the named person and contact responsible for advance notification to neighbours and other interested parties of proposed works and public display of contact details including accessible phone contact to persons responsible for the site works for the duration of the works.
- i. Details of the use of on-road Ultra Low Emission Zone compliant Vehicles e.g. Euro 6 and Euro VI and Direct Vision vehicles to star rating 4.
- j. Provisions within the site to ensure that all vehicles associated with the construction works are properly washed and cleaned to prevent the passage of mud and dirt onto the highway.

The development shall be carried out in accordance with the approved CMP. Additionally, the site or Contractor Company must be registered with the Considerate Constructors Scheme. Proof of registration must be sent to the Local Planning Authority prior to any works being carried out.

Reason: To ensure that occupiers of surrounding premises are not adversely affected by noise, vibration, dust, lighting or other emissions from the building site in accordance with Policies GG3, SI 1, SI 8, SI 10 and T7 of the London Plan (2021), and Policies DC1, DC2, CC6, CC7, CC10, CC11, CC12 and CC13 of the Local Plan (2018).

9) Construction Logistics Plan

Prior to commencement of the development hereby permitted, a Construction Logistics Plan (CLP) prepared in accordance with TfL CLP Guidance, shall be submitted to and approved in writing by the Local Planning Authority.

The CLP shall cover the following minimum requirements:

- a. Community engagement and liaison to be carried prior to submission of the CLP to inform development of the CLP approach. Details of engagement to be submitted as appendix to the CLP to identify concerns raised by residents and how these are addressed

- b. site logistics and operations
- c. construction vehicle routing
- d. Details of the estimated number, size and routes of construction vehicles per day/week details of the use of Ultra Low Emission Zone (ULEZ) compliant Vehicles e.g. Euro 6 and Euro VI, including vehicles compliant with Direct Vision Standard star rating 4
- e. details of the access and egress arrangements
- f. delivery locations on the site g. details of any vehicle holding areas; and other matters relating to traffic management to be agreed as required
- g. Efficiency and sustainability measures to be undertaken for the works
- h. membership of the and details on CLOCS compliant site operations
- i. Details of any vehicle holding areas, and restriction of vehicle numbers to no more than 4 vehicles maximum in any one hour; and other matters relating to traffic management to be agreed as required.

The works shall be carried out in accordance with the approved CLP. Approved details shall be fully implemented and retained and maintained throughout the construction phase of the development.

Reason: To minimise the impacts of construction-related vehicle movements and facilitate sustainable construction travel to the site in accordance with Policy T7 of the London Plan (2021) and Policies T1 and T6 of the Local Plan (2018)

10) Piling Method Statement

No piling shall take place until a piling method statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface sewerage infrastructure and subsurface water infrastructure, and the programme for the works) has been submitted to and approved in writing by the Local Planning Authority in consultation with Thames Water. Any piling must be undertaken in accordance with the terms of the approved piling method statement.

Reason: The approved works will be in close proximity to underground sewerage utility infrastructure and underground water utility infrastructure. Piling has the potential to significantly impact / cause failure of local underground sewerage and water utility infrastructure.

11) Contamination - Quantitative Risk Assessment

Unless the Council agree in writing that a set extent of development must commence to enable compliance with this condition, no development shall commence until, following a site investigation undertaken in compliance with the approved site investigation scheme, a quantitative risk assessment report is submitted to and approved in writing by the Council. This report shall: assess the degree and nature of any contamination identified on the site through the site investigation; include a revised conceptual site model from the preliminary risk assessment based on the information gathered through the site investigation to confirm the existence of any remaining pollutant linkages and determine the risks posed by any contamination to human health, controlled waters and the wider environment. All works must be carried out in compliance with and by a competent person who conforms to LCRM: Land Contamination Risk Management (Environment Agency 2023) or the current UK requirements for sampling and testing.

Reason: Potentially contaminative land uses (past or present) are understood to occur at, or near to, this site. This condition is required to ensure that no unacceptable risks are caused to humans, controlled waters or the wider environment during and following the development works, in accordance with policy CC9 the Local Plan (2018) and key principles LC1 to LC7 of the Planning Guidance Supplementary Planning Document (2018).

12)Contamination - Remediation Method Statement

Unless the Council agree in writing that a set extent of development must commence to enable compliance with this condition, no development shall commence until, a remediation method statement is submitted to and approved in writing by the Council. This statement shall detail any required remediation works and shall be designed to mitigate any remaining risks identified in the approved quantitative risk assessment. All works must be carried out in compliance with and by a competent person who conforms to LCRM: Land Contamination Risk Management (Environment Agency 2023) or the current UK requirements for sampling and testing.

Reason: Potentially contaminative land uses (past or present) are understood to occur at, or near to, this site. This condition is required to ensure that no unacceptable risks are caused to humans, controlled waters or the wider environment during and following the development works, in accordance with policy CC9 the Local Plan (2018) and key principles LC1 to LC7 of the Planning Guidance Supplementary Planning Document (2018).

13)Contamination - Verification Report

Unless the Council agree in writing that a set extent of development must commence to enable compliance with this condition, no development shall commence until the approved remediation method statement has been carried out in full and a verification report confirming these works has been submitted to, and approved in writing, by the Council. This report shall include: details of the remediation work carried out; results of any verification sampling, testing or monitoring including the analysis of any imported soil; all waste management documentation showing the classification of waste, its treatment, movement and disposal; and the validation of gas membrane placement. If, during development, contamination not previously identified is found to be present at the site, the Council is to be informed immediately and no further development (unless otherwise agreed in writing by the Council) shall be carried out until a report indicating the nature of the contamination and how it is to be dealt with is submitted to, and agreed in writing by, the Council. Any required remediation shall be detailed in an amendment to the remediation statement and verification of these works included in the verification report. All works must be carried out in compliance with and by a competent person who conforms to LCRM: Land Contamination Risk Management (Environment Agency 2023) or the current UK requirements for sampling and testing.

Reason: Potentially contaminative land uses (past or present) are understood to occur at, or near to, this site. This condition is required to ensure that no unacceptable risks are caused to humans, controlled waters or the wider environment during and following the development works, in accordance with policy CC9 the Local Plan (2018) and key principles LC1 to LC7 of the Planning

14) Contamination – Onward Monitoring

Unless the Council agree in writing that a set extent of development must commence to enable compliance with this condition, no development shall commence until an onward long-term monitoring methodology report is submitted to and approved in writing by the Council where further monitoring is required past the completion of development works to verify the success of the remediation undertaken. A verification report of these monitoring works shall then be submitted to and approved in writing by the Council when it may be demonstrated that no residual adverse risks exist. All works must be carried out in compliance with and by a competent person who conforms to LCRM: Land Contamination Risk Management (Environment Agency 2023) or the current UK requirements for sampling and testing.

Reason: Potentially contaminative land uses (past or present) are understood to occur at, or near to, this site. This condition is required to ensure that no unacceptable risks are caused to humans, controlled waters or the wider environment during and following the development works, in accordance with policy CC9 the Local Plan (2018) and key principles LC1 to LC7 of the Planning Guidance Supplementary Planning Document (2018).

15) Hoardings

Prior to commencement of the demolition phase within each relevant part of the development hereby permitted, a scheme for temporary solid timber hoarded fencing (minimum height 2.5 m) around the perimeter of the site on all site boundaries and/or enclosure of the site shall be submitted to and approved in writing by the Local Planning Authority.

The temporary solid timber hoarded fencing and/or enclosure in accordance with BS 5975-2:2024 shall be installed prior to the start of any site clearance/demolition works. No part of the temporary fencing and/or enclosure of the site shall be used for the display of commercial advertisement hoardings unless the relevant advertisement consent is sought from the Local Planning Authority.

Approved details shall be fully implemented and permanently retained and maintained for the duration of the building works until completion of each development plot.

Reason: To ensure a satisfactory external appearance, to and to prevent harm to surrounding residential occupiers by way of dust, the street scene and public realm, in accordance with Policies SI 1 and D4 of the London Plan (2021), Policies DC1, DC8, CC10 and CC12 of the Local Plan (2018) and Key Principles of the Planning Guidance SPD (2018).

16) Air Quality Dust Management Plan (Demolition Phase)

Prior to the commencement of the demolition phase (excluding installation of solid timber hoarding and MCERTS compliant Particulate (PM_{2.5}, PM₁₀) monitors around the perimeter of the site) within each relevant part of the development hereby permitted, details of an Air Quality Dust Management Plan (AQDMP) in accordance with the Councils AQDMP Template 'E' shall be submitted to and approved in writing by the Local Planning Authority. Developers must ensure that

on-site contractors follow best practicable means to minimise dust, particulates (PM₁₀, PM_{2.5}) and NO_x emissions at all times. Approved details shall be fully implemented and permanently retained and maintained during the demolition phases of the development.

Reason: To comply with the requirements of Policy SI1 of the London Plan (2021) and Policy CC10 of the Local Plan (2018).

17) Air Quality Dust Management Plan (Construction Phase)

Prior to the commencement of the construction phase (excluding installation of solid timber hoarding and MCERTS compliant Particulate (PM_{2.5}, PM₁₀) monitors around the perimeter of the site) within each relevant development plot of the development hereby permitted, details of an Air Quality Dust Management Plan (AQDMP) in accordance with the Councils AQDMP Template 'F' shall be submitted to and approved in writing by the Local Planning Authority. Developers must ensure that on-site contractors follow best practicable means to minimise dust, particulates (PM₁₀, PM_{2.5}) and NO_x emissions at all times. Approved details shall be fully implemented and permanently retained and maintained during the construction phases of the development.

Reason: To comply with the requirements of Policy SI1 of the London Plan (2021) and Policy CC10 of the Local Plan (2018).

18) Non-Road Mobile Machinery (NRMM)

Within a minimum of seven days prior to commencement of the enabling works, site clearance or demolition works within each relevant development plot of the development hereby permitted, details of the Non-Road Mobile Machinery (NRMM) to be used shall be submitted to and approved in writing by the Local Planning Authority. The NRMM shall have CESAR Emissions Compliance Verification (ECV) identification and shall comply with the minimum Stage V NO_x and PM₁₀ emission criteria of The Non-Road Mobile Machinery (Type-Approval and Emission of Gaseous and Particulate Pollutants) Regulations 2018 and its subsequent amendments. This will apply to both variable and constant speed engines for both NO_x and PM. An inventory of all NRMM shall be registered on the London GLA NRMM register [GLA-NRMM-Register](#). Approved details shall be fully implemented and thereafter permanently retained and maintained until occupation of the complete development.

Reason: To comply with the requirements of Policy SI1 of the London Plan (2021) and Policy CC10 of the Local Plan (2018).

19) Written Scheme of Historic Building Investigation (WSI)

No demolition shall take place until a written scheme of historic building investigation (WSI) has been submitted to and approved by the local planning authority in writing. For buildings that are included within the WSI, no demolition or development shall take place other than in accordance with the agreed WSI, which shall include the statement of significance and research objectives, and:

A. The programme and methodology of historic building investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works

B. The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the WSI

Reason: To ensure that material of archaeological significance on the site is identified and appropriately recorded prior to development, in accordance with the NPPF (2024), Policy HC1 of the London Plan and Policy DC8 of the Local Plan.

20) Flood Risk Assessment

Prior to the commencement of development (excluding demolition, asbestos removal, strip out and sub-station installation works), a final updated Flood Risk Assessment (FRA) shall be submitted to and approved in writing by the Local Planning Authority. The FRA shall be based on the most up-to-date site layout and shall include detailed mitigation measures to address all sources of flood risk, including surface water, groundwater, and sewer flooding. No part of the development shall be used or occupied until all relevant flood prevention and mitigation measures have been installed in accordance with the submitted details and the development shall be permanently retained in this form and maintained as necessary thereafter.

Reason: To ensure that flood risk is appropriately assessed and mitigated in accordance with Policy SI 12 of the London Plan (2021), and Policy CC3 of the Local Plan (2018).

21) Surface water drainage/SuDS

Prior to commencement of the development (excluding demolition, asbestos removal, strip out and sub-station installation works) hereby permitted, full details of the updated Surface Water Drainage Strategy and Design shall be submitted to the Local Planning Authority for approval which shall include the Sustainable Drainage Systems (SuDS) to be used to manage surface water discharge from the site, within each part of development as appropriate. SuDS Measures shall include but not be limited to rainwater harvesting for collection and re-use of surface water, soft landscaping including living roofs, permeable hard surfaces and attenuation storage and controlled release of stormwater. Details shall further be provided of tank volumes, attenuation levels and run-off rate reduction. The SuDS strategy shall be informed by infiltration testing to be undertaken prior to the commencement of works on site (excluding demolition, asbestos removal, strip out and sub-station installation works).

Confirmation of discharge connections and rates shall be provided along with maintenance information for each SuDS measure. Detailed Plans shall be provided to show all SuDS measures and how they connect to the wider drainage network.

The detailed SuDS scheme must demonstrate that it has been developed in accordance with the overarching principles set out in the approved Flood Risk Assessment in compliance with the London Plan Drainage Hierarchy to minimise any required discharge of surface water to the sewer network. The Detailed Strategy and Designs shall be implemented in accordance with the approved details, and thereafter all SuDS measures shall be retained and maintained in

accordance with the approved details and shall thereafter be permanently retained in this form.

Reason: To ensure that sufficient drainage capacity is made available to cope with the new development; and to avoid adverse environmental impact upon the community and to prevent any increased risk of flooding and to ensure the satisfactory storage of/disposal of surface water from the site in accordance with Policy SI 13 of the London Plan (2021) and policies CC1, CC2, CC4, CC5, OS1, OS4 and OS5 of the Local Plan (2018).

22)Hard and Soft Landscaping

Prior to commencement of the development hereby permitted (excluding the demolition, asbestos removal, strip out and sub-station installation works), final details of the proposed hard and soft landscape works shall be submitted to and approved in writing by the Local Planning Authority.

The details shall include, but are not limited to: details on relocation of the existing tree as specified in the approved drawings, the replacement of trees, shrubs and plantings, planting schedules and details of the species, height and maturity of any trees and shrubs, including sections through the planting areas; depth of tree pits, containers, and shrub beds; pedestrian surfaces, wayfinding, hard landscaping materials, kerb details, external steps/ramps and seating, street furniture, bins and lighting columns that ensure a safe and convenient environment for blind and partially sighted people, all paving and external hard surfaces, boundary walls, railings, gates, fences, and other means of enclosure.

Any plants which die, are removed, become seriously damaged and diseased within a period of ten years from completion of the development shall be replaced in the next planting season with others of similar size and species. The landscaping works shall be carried out in accordance with the approved details and shall thereafter be permanently retained in this form.

Reason: To ensure a satisfactory external appearance of the development and relationship with its surroundings and to protect the ecology and biodiversity within and adjacent to the site, in accordance with Policies D3, D4, D8, D9 and HC1 of the London Plan (2021), and Policies DC1, DC2, DC8, OS2 and OS5 of the Local Plan (2018)

23)Landscape and Ecological Management Plan

Prior to the first occupation of each part of the development hereby permitted, a Landscape and Ecological Management Plan shall be submitted to and approved in writing by the Local Planning Authority for that area. This shall include details of management responsibilities and maintenance schedules for all landscape areas, as well as a habitat management plan and monitoring report which shall set out objectives and prescriptions for the management of new areas of vegetation and public open spaces within the development, for a minimum period of 10 years from the date of occupation of that phase.

Reason: To ensure that the development provides an attractive natural and visual environment, and that the biodiversity of the site is protected and enhanced where possible in accordance with Policies CC2, DC1, DC8, OS2, OS4, and OS5 of the Local Plan (2018).

24)AMS, AIA and TPP

No demolition, site clearance, or construction works (excluding asbestos removal and strip out) shall commence on site until an Arboricultural Impact Assessment (AIA), Arboricultural Method Statement (AMS), and Tree Protection Plan (TPP) have been submitted to and approved in writing by the Local Planning Authority. The submitted documents shall include, but not be limited to, the below:

- Identify all existing trees and vegetation on or adjacent to the site that may be affected by the proposed development;
- Assess the potential impacts of the development on retained trees, including root protection areas and canopy spread;
- Set out measures for the protection of retained trees during all phases of demolition and construction, including the specification and location of protective fencing and ground protection;
- Include details of any proposed tree works, including pruning or removal;
- Provide a methodology for construction works within root protection areas, where applicable;
- Include a schedule of monitoring and supervision by a qualified arboricultural consultant.

The development shall thereafter be carried out in full accordance with the approved AIA, AMS, and TPP, and all tree protection measures shall be installed prior to the commencement of works and retained for the duration of the construction period. All trees adjoining the development site shall be protected from damage in accordance with BS5837:2012. No construction shall take place until any such trees are adequately protected as per BS5837:2012.

Reason: To ensure the protection of existing trees during the construction process, in the interests of visual amenity, biodiversity, and environmental sustainability, in accordance with Policy G7 of the London Plan (2021) and Policy OS5 of the Local Plan (2018),

25)Tree Relocation Methodology

No demolition, site clearance, or construction works (excluding asbestos removal and strip out) shall commence on site until a detailed relocation methodology statement for the transplanting of the Category A *Fagus Sylvatica* 'Purpurea' tree has been submitted to and approved in writing by the Local Planning Authority. The methodology shall:

- Be prepared by a suitably qualified arboricultural consultant in accordance with BS 8545:2014 and BS 5837:2012;
- Include a full assessment of the tree's health, structural condition, and suitability for relocation;
- Identify a suitable location within the application site for the tree's relocation, including justification for the proposed site in terms of soil conditions, aspect, and long-term viability;
- Set out the proposed method of excavation, root ball preparation, lifting, transportation, and replanting;
- Include details of aftercare and monitoring for a minimum period of five years

- post-relocation, including irrigation, mulching, staking, and remedial works;
- Include contingency measures in the event of partial or unsuccessful establishment.

The relocation shall be carried out in full accordance with the approved methodology, and the tree shall be retained and maintained thereafter.

Reason: To secure the retention and successful relocation of a high-quality Category A tree within the site, in the interests of visual amenity, biodiversity, and landscape character, in accordance with Policy G7 of the London Plan (2021) and Policy OS5 of the Local Plan (2018).

26) Inclusive Access Management Plan

Prior to the first occupation of each phase of the development hereby permitted, an Inclusive Access Management Plan for the relevant Phase of the development shall be submitted to and approved in writing by the Local Planning Authority. The plan shall set out a strategy for ongoing consultation with specific interest groups regarding accessibility of the relevant part of the site. The plan will include details of access, wheelchair accessible provision, public realm, car parking, cycle parking, fire evacuation strategy and facilities to accommodate hearing and sight impairments. The development shall not be operated otherwise than in accordance with the Inclusive Access Management Plan as approved and thereafter be permanently retained in this form.

Reason: To ensure that the proposal provides an inclusive and accessible environment in accordance with the Policy E10 of the London Plan (2021) and Policy E3 of the Local Plan (2018)

27) Play Space

Prior to the first occupation of any residential unit within the development hereby permitted, details of the on-site play space equipment including access, location, relevant surface treatment and layout, shall be submitted to and approved in writing by the Local Planning Authority. The equipment proposed shall be inclusive for all and should be supported by seating for parents, carers and guardians. The details submitted shall include details of maintenance of play equipment and shall demonstrate that all residents of the development will have access to the play equipment regardless of the tenure of their home.

The play equipment shall be installed and operational prior to the first occupation of any residential unit within the development hereby approved and shall be maintained as such thereafter and permanently retained.

Reason: In order to ensure that the development is provided with tenure blind, high quality, accessible play provision for all ages of at least 10sqm per child, in accordance with Policy S4 of the London Plan (2021).

28) Block A – Uses

The commercial/community floorspace hereby permitted within Block A shall be used only as a café (Use Class E(b)) or community uses falling within Use Class F.1 (a) – (g) or Use Class F.2 (b) and for no other purpose (including any other

separate purpose in Class E of the Schedule to the Town and Country Planning (Use Classes) Order 1987, as amended, (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

The café (Use Class E(b)) gross internal area (GIA) including internal customer seating and food preparation areas, shall not exceed 300 sqm.

Reason: In granting this permission, the Council has had regard to the special circumstances of the case. Certain other uses within the same use class may be unacceptable due to effect on residential amenity or traffic generation, in accordance with Policies DC1, DC4, HO11, CC11, CC13 and T1 of the Local Plan (2018)

29)Block F – Uses

The floorspace hereby approved within Block F shall be used only as a residential care home or nursing home falling within Use Class C2) and for no other purpose (including any other separate purpose in Class E of the Schedule to the Town and Country Planning (Use Classes) Order 1987, as amended, (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason: In granting this permission, the Council has had regard to the special circumstances of the case. Certain other uses within the same use class may be unacceptable due to effect on residential amenity or traffic generation, in accordance with Policies DC1, DC4, HO11, CC11, CC13 and T1 of the Local Plan (2018)

30)Hours of operation – Block A

The Block A community floorspace (Class F.1 and F.2) and café (Class E) premises hereby permitted shall not be open to members of the public, including guests and visitors attending any organised gathering (private or otherwise), other than within the following times:

- 7am – 11pm daily.

Reason: To prevent undue noise and disturbance to neighbouring occupiers in accordance with Policy CC11 of the Local Plan (2018).

31)Community Use Management Plan

Prior to the first occupation or use of the Block A community floorspace hereby permitted, a Community Use Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The Plan shall include:

- Details of the intended community uses and user groups;
- Hours of operation and access arrangements;
- Booking and management procedures, including how the space will be made available to local community groups and organisations;
- Measures to ensure inclusive and equitable access for all members of the

- community, including those with protected characteristics;
- Arrangements for on-site supervision, security, and safeguarding;
- Noise management and mitigation measures to protect residential amenity;
- A mechanism for monitoring usage and reviewing the effectiveness of the plan, including provision for periodic updates if required.

The approved Community Use Management Plan shall be implemented in full prior to the first use of the community floorspace and shall be adhered to for the lifetime of the development.

Reason: To ensure that the community floorspace is managed in a way that maximises public benefit, supports inclusive access, and protects the amenity of neighbouring occupiers, in accordance with Policies S1 and D5 of the London Plan (2021) and Policies CF1 and HO6 of the Local Plan (2018).

32) External Seating (Café)

Prior to the commencement of the Block A café use hereby permitted, full details of the any proposed external seating area shall be submitted to and approved in writing by the Local Planning Authority. These details shall include the location, layout and capacity of the external seating area.

The development shall be carried out in accordance with the approved details and retained as such thereafter.

The external seating area shall only be used between the hours of 07:00 and 19:00 daily. Outside of these hours, all furniture associated with the external seating area shall be removed and stored within the premises.

Reason: To ensure a high-quality public realm, safeguard the amenity of neighbouring occupiers, and preserve the character and appearance of the area, in accordance with Policies DC1 (Design), DC2 (Amenity), and T7 (Public Realm) of the Local Plan (2018), and the relevant guidance in the Planning Guidance SPD.

33) Block F green roof – maintenance access only

Notwithstanding any indication given on the approved plans, the Block F green roofs, as annotated on approved plans, shall not be accessible to residents, staff or visitors of the care home and shall not be used as an amenity space. Any external doors providing access to such areas shall be used only for purposes of gaining maintenance access.

Reason: The use of green roofs as amenity spaces could give rise to unacceptable harm to the amenities of nearby residential occupiers by way of overlooking, loss of privacy and undue noise and disturbance, contrary to Policies HO11 and CC11 of the Local Plan (2018).

34)Block F – obscure glazing

Prior to the first occupation of the Block F care home hereby permitted, the windows at ground, first and second floor level in the north elevation of Block F shall be fitted with obscure glass to a minimum level of obscurity equivalent to Pilkington Texture Glass Level 3, and shall be non-opening and fixed shut. The windows shall thereafter be permanently retained as approved.

Reason: To protect the amenities of adjoining occupiers in terms of privacy and overlooking in accordance with Policy HO11 of the Local Plan (2018).

35)Secured by Design

Prior to commencement of above ground works (excluding the demolition, asbestos removal, strip out and sub-station installation works), a statement of how 'Secured by Design' requirements in relation to each use hereby permitted are to be adequately achieved shall be submitted to, and approved in writing by, the Local Planning Authority. The approved details shall be carried out prior to use of the development hereby approved and permanently maintained thereafter.

Reason: To ensure a safe and secure environment for users of the development, in accordance with Policy DC2 of the Local Plan (2018).

36)Secured by Design (post-completion)

Within 3 months prior to first occupation of each part of the development hereby approved, a statement of whether 'Secure by Design' requirements have been adequately achieved and any further measures required to ensure those requirements will be achieved shall be submitted to, and approved in writing by, the Local Planning Authority.

Reason: To ensure that the development incorporates suitable design measures to minimise opportunities for, and the perception of crime and provide a safe and secure environment, in accordance with Policy D11 of the London Plan (2021), and Policies DC1, DC2 and DC8 of the Local Plan (2018)

37)External Alterations

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting that principal Order with or without modification), no alterations shall be carried out to the external appearance of the buildings hereby permitted, including the installation of air-conditioning units, ventilation fans, extraction equipment, balustrades, fencing, canopies or roof structures not shown on the approved drawings. No plumbing, extract flues or pipes, plant, water tanks, water tank enclosures or other structures that are not shown on the approved plans, shall be erected upon the roofs of the buildings hereby permitted.

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

38) Aerials and Satellite Dishes

Prior to first occupation of each block of the development hereby permitted, details of any aerials and satellite dishes for the relevant building or buildings shall be submitted and approved in writing by the Local Planning Authority. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting that principal Order with or without modification), no additional aerials, antennae, satellite dishes or related telecommunications equipment shall be erected on any part of the relevant part of the development hereby permitted.

Reason: To ensure that the visual impact of telecommunication equipment upon the surrounding area and Grade II* listed buildings can be considered, in accordance with Policies DC1 and DC8 of the Local Plan (2018).

39) No Roller Shutters

No roller shutters shall be installed on any part of the care home (Block F) or community use/café (Block A) hereby approved.

Reason: To ensure a satisfactory external appearance and to prevent harm to the street scene and Grade II* listed buildings, in accordance with policies DC1, DC2, DC5 and DC8 of the Local Plan (2018).

40) Materials – Block E and F

Prior to the commencement of above ground works pursuant to Blocks E and F (excluding the demolition, asbestos removal, strip out and sub-station installation works), particulars and samples (where appropriate) of all the materials to be used in all external faces of the building or buildings; including details of the colour, composition and texture of the brickwork, details of bond, colour, mortar mix and mortar colour to be used, any stonework and metal; details of all external windows; including window opening and glazing styles; balustrades to balconies and terraces; roof top plant and general plant screening; and all external hard surfaces including paving, boundary walls, railings, gates, fences, and other means of enclosure shall be submitted to and approved in writing by the Local Planning Authority. The development shall be undertaken in full accordance with the approved details and shall be permanently retained as such.

Reason: To ensure a satisfactory external appearance and to prevent harm to the street scene and public realm and the adjacent Grade II* listed buildings, in accordance with Policies D3, D4, D8, D9 and HC1 of the London Plan (2021), Policies DC1 and DC8 of the Local Plan (2018) and guidance contained within the Planning Guidance Supplementary Planning Document (2018).

41) 1:20 details – Blocks E and F

Prior to commencement of above ground works pursuant to Blocks E and F (excluding the demolition, asbestos removal, strip out and sub-station installation works), detailed drawings at a scale not less than 1:20 (in plan, section, and elevation of typical sections/bays of Blocks E and F shall be submitted and approved in writing by the Local Planning Authority. These shall include details of the proposed fenestration (including framing and glazing details), balustrades (including terraces and balconies), entrances, roof top plant and plant screening, handrails, canopies and junctions between building elements. The development

shall be carried out in accordance with the details as approved and thereafter permanently retained in this form.

Reason: To ensure a satisfactory external appearance and to prevent harm to the street scene and public realm and the adjacent Grade II* listed buildings, in accordance with Policies D3, D4, D8, D9 and HC1 of the London Plan (2021), Policies DC1 and DC8 of the Local Plan (2018) and guidance contained within the Planning Guidance Supplementary Planning Document (2018).

42) Ravenscourt Square – Public Realm

Prior to the commencement of above-ground works (excluding demolition and site clearance), detailed drawings and specifications for the public realm proposals at the interface with Ravenscourt Square shall be submitted to and approved in writing by the Local Planning Authority. The submitted details shall:

- a. Respond to, and address, the concerns raised in the submitted Safety Assessment and by the Local Planning Authority.
- b. Include the removal of existing gated access points and the presentation of alternative access control measures that reflect a shared surface approach.
- c. Incorporate features such as bollards, surface treatments, signage, and restricted access times to ensure safe and inclusive movement for all users.
- d. Demonstrate how the design will maintain permeability, legibility, and accessibility for pedestrians, cyclists, and emergency/service vehicles.
- e. Include details of materials, lighting, drainage, landscaping, and management arrangements.

The approved scheme shall be fully implemented prior to the first occupation of any part of the development hereby permitted and shall be permanently retained in that form thereafter.

Reason: To ensure that the public realm interface with Ravenscourt Square is designed to a high standard of safety, accessibility, and inclusivity, in accordance with Policies D3, D5, and T2 of the London Plan (2021) and Policies T1 and T4 of the Local Plan (2018).

43) DSMP

Prior to first occupation of each use within the development hereby permitted, a Delivery and Servicing Management Plan (DSP) shall be submitted to and approved in writing by the Local Planning Authority. Details shall include the management and times of deliveries to avoid peak times, emergency access, collection of waste and recyclables, times and frequencies of deliveries and collections, quiet loading/unloading measures, and vehicle movements.

The development shall be undertaken and managed in full accordance with the approved plan for the lifetime of the development.

Reason: To ensure that satisfactory provision is made for delivery, servicing and refuse storage and collection and to ensure that the amenity of occupiers of the

development site and surrounding premises is not adversely affected by noise, in accordance with Policies T2 and T7 of the London Plan (2021) and Policies T2, CC11 and CC13 of the Local Plan (2018) and SPD Key Principle TR28 (2018).

44) Car Park Management Plan

Prior to the first occupation of the development hereby permitted, a Car Park Management Plan shall be submitted to and approved in writing by the Local Planning Authority.

The Plan shall include:

- a. Details of how all car parking spaces will be allocated and managed across the site.
- b. A strategy for the allocation and management of Blue Badge parking spaces, including a commitment that no additional service charges or fees will be applied to essential users of the site who are eligible for a Blue Badge space.
- c. A mechanism for ensuring that Blue Badge bays are allocated fairly and transparently to eligible users, including residents, staff, and visitors, based on verified need.
- d. A process for monitoring demand for Blue Badge parking and a commitment to provide additional on-site spaces up to a minimum of 10% of the total residential units, in accordance with Policy T6.1 of the London Plan (2021), where demand is demonstrated.
- e. Details of signage, enforcement, and access arrangements to ensure that parking spaces are used appropriately and do not result in obstruction or misuse.

The approved Car Parking Management Plan shall be implemented in full prior to first occupation and shall be maintained and updated as necessary for the lifetime of the development.

Reason: To ensure that car parking, including Blue Badge provision, is managed in an inclusive and sustainable manner, in accordance with Policy T6 of the London Plan (2021) and Policy T3 of the Local Plan (2018).

45) EVCP

Within 3 months of the first occupation of the development hereby permitted, details (including manufacturer specification, location and type, installation/commissioning certificates and photographic confirmation) of the installed active electric vehicle charging points (minimum 22 kW), serving all on-site parking spaces, shall be submitted to and approved in writing by the Local Planning Authority.

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

Reason: To encourage the use of electric vehicles and to mitigate against poor air quality in accordance with Policy SI 1 and T6 of the London Plan (2021) and Policy CC10 of the Local Plan (2018).

46) Cycle Parking

Prior to the commencement of above ground works pursuant to each use hereby permitted (excluding the demolition, asbestos removal, strip out and sub-station installation works) an amended scheme for cycle storage and associated facilities shall be submitted to and approved in writing by the Local Planning Authority.

- a. The scheme shall include:
- b. The quantum and layout of long-stay, short-stay, and accessible cycle parking for each block, in accordance with the minimum standards set out in the London Plan (2021) and the London Cycle Design Standards.
- c. Step-free access to all long-stay and accessible cycle parking areas.
- d. Details of associated facilities for each block, including showers, lockers, drying rooms, power-assisted doors, and on-site maintenance equipment (e.g. air pumps and water points for cycle repairs).
- e. Details of security measures, lighting, signage, and management arrangements to ensure safe and convenient use of the facilities.

The approved scheme shall be implemented in full prior to first occupation of the relevant part of the development and shall be retained and maintained thereafter.

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

47) Cargo Bike Infrastructure

Within 3 months of the first occupation of the development hereby permitted, details (including manufacturer specification, location and type, installation/commissioning certificates and photographic confirmation) of the installed minimum of five ground level cargo bicycle parking spaces shall be submitted to and approved in writing by the Local Planning Authority. The spaces shall be provided at suitable locations to allow for convenient access for deliveries to the residential units, Block A uses and the care home.

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

Reason: To encourage the use of cargo bikes and to mitigate against poor air quality in accordance with Policy SI 1 and T6 of the London Plan (2021) and Policy CC10 of the Local Plan (2018).

48) Ultra-Low Emissions Strategy

Prior to occupation of each part of the development hereby permitted, an Ultra Low Emission Strategy (ULES) shall be submitted to and approved in writing by the Local Planning Authority. Details shall include:

- a. Procurement policy and processes for contractors and suppliers for Care Home (Use Class C2) and non-residential floorspace (Classes E, F1 and F2) that will incentivise and prioritise the use of Zero Exhaust Emission Vehicles in accordance with the emission hierarchy of 1) Walking Freight Trolley 2) Cargo bike (3) Electric

Vehicle.

b. Use of Zero Exhaust Emission Vehicles serving the Care Home (Use Class C2) and non-residential floorspace (Classes E, F1 and F2) in accordance with the emissions hierarchy (1) Walking Freight Trolleys (2) Cargo bike (3) Electric Vehicle.

c. Reduction and consolidation of deliveries and collections for Care Home (Use Class C2), and non-residential floorspace (Classes E, F1 and F2) e.g., Waste

d. Re-timing of deliveries and collections for Care Home (Use Class C2) and non-residential floorspace (Classes E, F1 and F2) outside of peak traffic time periods of 07:00-10:00 and 15:00-19:00 hrs.

e. Facilities and measures for residential use (Class C3) that will minimise the impact of vehicle emissions from increasing personal deliveries e.g., carrier agnostic parcel locker, concierge, Cargo bike bays etc.

The ULES shall be monitored and reviewed on an annual basis and any subsequent modifications or alterations to the ULES should be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented prior to occupation and the ULES hereby permitted shall thereafter operate in accordance with the approved details.

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

49) Refuse

Prior to first occupation of each part of the development hereby permitted, the refuse storage enclosures indicated on the approved drawings for the relevant building or buildings shall be provided for the storage of refuse and recyclable materials. Provision shall be made for bulky waste storage area(s) with capacity of a minimum 10m² for every 50 housing units and be accessible to refuse collectors. All the refuse/recycling/bulky waste storage facilities shall be retained thereafter in accordance with the approved details.

Reason: To ensure the satisfactory provision of refuse storage and recycling and to prevent harm to the street scene arising from the appearance of accumulated rubbish, in accordance with Policies DC2, CC6 and CC7 of the Local Plan (2018) and SPD Key Principle WM1 (2018).

50) Waste Management Strategy

Prior to the first occupation or use of each respective use hereby permitted (including residential, care home, community, and commercial uses), a Waste Management Plan for that use shall be submitted to and approved in writing by the Local Planning Authority. The plan shall include details of waste storage, segregation, collection arrangements, access for collection vehicles, and measures to promote recycling and minimise waste generation. The approved Waste Management Plan shall be implemented in full prior to first occupation or use of the relevant part of the development and shall be retained and maintained thereafter.

Reason: To ensure the provision of adequate facilities for the storage, handling and collection of waste and recyclables, and to promote sustainable waste management in accordance with Policy SI 7 of the London Plan (2021) and Policy CC3 of the Local Plan (2018).

51) Energy Strategy

Prior to commencement of the above ground works to the relevant part of the development hereby permitted (excluding the demolition, asbestos, strip out and substation installation works) an Updated Energy Strategy shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: In the interests of energy conservation, reduction of CO2 emissions and wider sustainability, in accordance with Policies SI 2, SI 3 and SI 4 of the London Plan (2021) and Policies CC1, CC2 and CC7 of the Local Plan (2018).

52) BREEAM (Care Home)

Prior to the commencement of above ground works pursuant to Block F (excluding the demolition, asbestos, strip out and substation installation works) an updated BREEAM Report confirming that the building will achieve a minimum 'Excellent' BREEAM rating shall be submitted to and approved in writing by the Local Planning Authority.

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

53) BREEAM (Care Home) – Post Occupation

Within 6 months of the occupation of the care home use hereby permitted, a BREEAM post-completion assessment and certification, confirming that those building achieves a minimum 'Excellent' BREEAM rating, shall be submitted to and approved in writing by the Local Planning Authority.

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

54) BREEAM (Block A)

Prior to the commencement of relevant works to Block A (excluding the demolition, asbestos, strip out and substation installation works) an updated BREEAM Report confirming that the building will achieve a minimum 'Very Good BREEAM rating shall be submitted to and approved in writing by the Local Planning Authority.

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

55) BREEAM (Block A) – Post Occupation

Within 6 months of the occupation of the Block A commercial uses hereby permitted, a BREEAM post-completion assessment and certification, confirming that those building achieves a minimum 'Very Good BREEAM rating, shall be submitted to and approved in writing by the Local Planning Authority.

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

56) Photovoltaic Panels

Prior to first occupation of each relevant part of the development hereby permitted, full details of the proposed photovoltaic (PV) system on the roofs of the building or buildings shall be submitted to and approved in writing by the Local Planning Authority at a scale no less than 1:20 in plan, section and elevation. Such details shall be implemented prior to occupation or use of the relevant building and shall be retained thereafter.

Reason: To ensure that the development is consistent with the Mayor's sustainable design objectives, to ensure a satisfactory external appearance and to prevent harm to the street scene and public realm, in accordance with Policies SI 2, SI 3, D1, D4 of the London Plan (2021), Policies DC1, DC2 and DC8 of the Local Plan (2018) and Key Principles of the Planning Guidance SPD (2018)

57) Green Roofs

Prior to commencement of above ground works (excluding the demolition, asbestos removal, strip out and sub-station installation works), final details of all green and/or brown roofs within the development; including the identification of further opportunities for these roofs, details of types of roofs and a planting maintenance plan shall be submitted to and approved in writing by the Local Planning Authority.

The development shall not be occupied until the scheme has been carried out in accordance with the approved details and shall thereafter be permanently retained in this form.

Reason: To ensure the provision of blue and green roofs in the interests of sustainable urban drainage and habitat provision, in accordance with Policies SI 12, SI 13, G1 and G6 of the London Plan (2021) and Policy OS5 and CC4 of the Local Plan (2018).

58) Lights off – Commercial Buildings

Prior to first occupation/use of the Care Home (Block F) and Community Use (Block A) hereby permitted, a scheme for the control and operation of the proposed lighting within the building, during periods of limited or non-occupation, shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to the occupation and be operated only in accordance with the approved details.

Reason: To ensure that the buildings do not cause excessive light pollution and to conserve energy when they are not occupied, in accordance with Policies D9 of the London Plan (2021) and Policy CC12 of the Local Plan (2018).

59) Floodlights, Security Lights and Decorative External Lighting

Prior to occupation of each block of the development hereby permitted, details of any proposed external artificial lighting, including security lights of the relevant building or buildings, shall be submitted to and approved in writing by the Local Planning Authority and no occupation shall take place until the lighting has been installed in full accordance with the approved details.

Such details shall include the number, exact location, height, design, and appearance of the lights, together with data concerning the levels of illumination and light spillage and the specific measures, having regard to the recommendations of the Institution of Lighting Professionals in the 'Guidance Note 01/21: Guidance Notes for the Reduction of Obtrusive Light'. to ensure that any lighting proposed does not harm the existing amenities of the occupiers of neighbouring properties.

External artificial lighting at the development shall not exceed lux levels of vertical illumination at neighbouring premises that are recommended by the Institution of Lighting Professionals in the 'Guidance Note 01/21: Guidance Notes for the Reduction of Obtrusive Light'. Lighting should be minimized, and glare and sky glow should be prevented by correctly using, locating, aiming and shielding luminaires, in accordance with the Guidance Notes.

The relevant building or buildings shall not be used or occupied until any external lighting provided has been installed in accordance with the approved details and shall thereafter be permanently retained in this form.

Reason: To ensure that the amenity of occupiers of the development site / surrounding premises and natural habitat is not adversely affected by lighting, in accordance with Policies GG1, D3 and D11 of the London Plan (2021), Policies CC12, CC13, DC1, DC2 and DC8 of the Local Plan (2018) and Key Principles of the Planning Guidance SPD (2018).

60) Balconies/terraces

Other than the areas explicitly identified on the approved drawings as a balcony or terrace, no other part of any roof of the new buildings shall be used as a roof terrace or other form of open amenity space. No alterations shall be carried out; nor planters or other chattels placed on the roofs. No railings or other means of enclosure shall be erected on the roofs, and no alterations shall be carried out to any elevation of the application properties to form access onto the roofs.

Reason: The use of the roofs as a terrace would increase the likelihood of harm to the existing residential amenities of the occupiers of neighbouring properties as a result of noise and disturbance and loss of privacy contrary to Policies HO11 and CC11 of the Local Plan (2018).

61) Block A terraces – hours of use

Any outdoor use of the terrace areas associated with the non-residential use within Block A shall only be used between 08.00 hours and 20:00 hours daily.

Reason: To ensure that control is exercised over the use of these terrace so that undue harm is not caused to the amenities of the occupiers of the development and neighbouring residential properties because of noise and disturbance, particularly in the quieter night-time hours, in accordance with policy CC11 and CC13 of the Local Plan (2018) and guidance within the Planning Guidance Supplementary Planning Document (2018).

62) Music/ Loud/ Amplified Voices

Neither music nor amplified voices emitted from the Care Home, Community Use or Café hereby permitted shall be audible at any residential/ noise sensitive premises.

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

63) Tannoy or Address Systems

No tannoy or public address systems shall be used in relation to the development hereby permitted.

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

64) Ventilation Strategy

Prior to commencement of any above ground works hereby permitted (excluding the demolition, asbestos removal, strip out and sub-station installation works), a Ventilation Strategy Report to mitigate the impact of existing poor air quality for residential units and care home shall be submitted to and approved in writing by the Local Planning Authority.

The report shall include the following information:

- a. Details and locations of the ventilation intake locations at rear roof level or on the rear elevations of each residential and care home floors
- b. Details and locations of ventilation extracts, to demonstrate that they are located a minimum of 2 metres away from the air ventilation intakes, to minimise the potential for the recirculation of extract air through the supply air ventilation intake in accordance with paragraph 8.9 part 'C' of Building Standards, Supporting Guidance, Domestic Ventilation, 2nd Edition, The Scottish Government, 2017
- c. Details of the independently tested mechanical ventilation system with Nitrogen Dioxide (NO₂) filtration with air intakes on the rear elevation to remove airborne pollutants. The filtration system shall have a minimum efficiency of 90% in the removal of Nitrogen Oxides/Dioxides, Particulate Matter (PM_{2.5}, PM₁₀) in accordance with BS EN ISO 10121-1:2014 and BS EN ISO 16890:2016
- d. Details and locations of restricted opening windows (maximum 200mm for emergency purge ventilation only) for all habitable rooms (Bedrooms, Living Rooms, Study) on all residential and care home floors, other than where this would

require an intervention to historic fabric in Blocks B, C and D.

The whole system shall be designed to prevent summer overheating and minimise energy usage. The maintenance and cleaning of the systems shall be undertaken regularly in accordance with manufacturer specifications and shall be the responsibility of the primary owner of the property. Approved details shall be fully implemented prior to the occupation/use of each part of the development and thereafter permanently retained and maintained.

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

65) Ventilation Strategy (Compliance)

Prior to occupation of the relevant part of the development hereby permitted, details of a post installation compliance report of the approved ventilation strategy as required by Condition 64 to mitigate the impact of existing poor air quality shall be submitted to and approved in writing by the Local Planning Authority.

The report shall be produced by an accredited Chartered Building Surveyor (MRICS). Approved details shall be fully implemented prior to the occupation/use of the development and thereafter permanently retained and maintained.

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

66) Indoor Air Quality

Prior to occupation of each part of the development hereby permitted, details (including manufacturer specification, installation/commissioning certificates, gas supply/meter site clear certificate and photographic confirmation) of the installed electric induction cooking stoves in the kitchens of the dwellinghouses (Class C3), Care Home (Use Class C2) and non-residential floorspace (Classes E, F1 and F2) shall be submitted to and approved in writing by the Local Planning Authority. Approved details shall be fully implemented prior to the occupation/use of the development and thereafter permanently retained and maintained.

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

67) Commercial Kitchen CKPECS

Prior to the occupation of any relevant commercial unit within the development hereby permitted, details (including manufacturer specification, installation/commissioning certificates and photographic confirmation) of the installed ePM1 90% (F9) particulate filtration of the Commercial Kitchen Particulate Emissions (PM2.5) Control System (CKPECS) for non-residential uses (Classes E, F1 and F2) shall be submitted to and approved in writing by the Local Planning Authority. Approved details shall be implemented prior to the commencement of the use and thereafter be permanently retained.

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

68) SPS/UPS

Prior to occupation within each relevant part of the development hereby permitted, details (including manufacturer specification, installation/commissioning certificates and photographic confirmation) of secondary mains electricity power supply or Battery Storage Uninterruptable Power Supply (BSUPS) in accordance with BS9999, BS 9991, and BS 7671 for fire and life safety equipment shall be submitted to and approved in writing by the Local Planning Authority.

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

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

69) Building Emissions Heat Plant Compliance

Prior to occupation of each phase of the development hereby permitted, (including manufacturer specification, installation/commissioning certificates, gas supply/meter site clear certificate and photographic confirmation) of the installed Ground Source Heat Pumps (GSHP), Water Source Heat Pumps (WSHP), Air Source Heat Pumps (ASHP), Heat Battery Boilers, Electric Boilers, or alternative electrical only heating systems to be provided for space heating and hot water for the dwellinghouses (Use Class C3), Care Home (Use Class C2) and non-residential floorspace (Classes E, F1 and F2) shall be submitted to and approved in writing by the Local Planning Authority.

Approved details shall be fully implemented prior to the occupation/use of the relevant part of the development and thereafter permanently retained and maintained.

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

70) Waste Water Heat Recovery

Prior to occupation of each part of the development hereby permitted, details (including manufacturer specification, installation/commissioning certificates and photographic confirmation) of the installed Waste Water Heat Recovery System (WWHRS) in the bathrooms/Shower rooms for the residential units and care home shall be submitted to and approved in writing by the Local Planning Authority.

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

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

71) Commercial Kitchen Waste Heat Recovery System (CKWHRs)

Prior to occupation of each relevant part of the development hereby permitted, details (including manufacturer specification, installation/commissioning certificates and photographic confirmation) of the installed Commercial Kitchen Waste Heat Recovery System (CKWHRs) for the care home use shall be submitted to and approved in writing by the Local Planning Authority.

Approved details shall be fully implemented prior to the occupation/use of the care home and thereafter permanently retained and maintained.

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

72) Aerobic Food Digester (AFD)

Prior to the first occupation of the care home hereby permitted, details (including manufacturer specification, installation/commissioning certificates and photographic confirmation) of the installed Aerobic Food Digesters (AFD) in the Block F commercial kitchen to mitigate the impact of air pollution from vehicles associated with the removal of food waste shall be submitted to and approved in writing by the Local Planning Authority.

Approved details shall be fully implemented prior to the occupation/use of the care home and thereafter permanently retained and maintained.

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

73) Battery Solar Energy Storage Systems (BSESS)

Prior to occupation of the relevant part of the development hereby permitted, details (including manufacturer specification, installation/commissioning certificates and photographic confirmation) of the installed Battery Solar Energy Storage Systems (BSESS) for the development shall be submitted to and approved in writing by the Local Planning Authority.

Approved details shall be fully implemented prior to the occupation/use of the relevant part of the development and thereafter permanently retained and maintained

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

74) Extraction and odour control system – non-domestic kitchens

Prior to commencement of the relevant works to Block F, details shall be submitted to and approved in writing by the Local Planning Authority, of the installation, operation, and maintenance of the odour abatement equipment and extract system, including the height of the extract duct and vertical discharge outlet, in accordance with Appendix 4G of the LBHF Planning Guidance Supplementary Planning Document - February 2018. Approved details shall be implemented prior to the first occupation of Block F and thereafter be permanently retained.

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

75) Anti-vibration Mounds

Prior to the installation of any machinery, plant/ equipment, extract/ ventilation system and ducting at any part of the development, details of anti-vibration measures shall be submitted to and approved in writing by the Local Planning Authority.

The measures shall ensure that machinery, plant/ equipment, extract/ ventilation system and ducting are mounted with proprietary anti-vibration isolators and fan motors are vibration isolated from the casing and adequately silenced. Approved details shall be implemented prior to occupation of the relevant part of the development and thereafter be permanently retained.

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

76) External Mechanical Noise

Prior to the installation of any relevant equipment, details shall be submitted to and approved in writing by the Local Planning Authority, of the external sound level emitted from plant/ machinery/ equipment including any mechanical gates and mitigation measures as appropriate. The measures shall ensure that the external sound level emitted from plant, machinery/ equipment will be lower than the lowest existing background sound level by at least 10dBA in order to prevent any adverse impact. The assessment shall be made in accordance with BS4142:2014 at the nearest and/or most affected noise sensitive premises, with all machinery operating together at maximum capacity.

A post installation noise assessment shall be carried out within 3 months of the first occupation of the relevant part of the development to confirm compliance with the sound criteria and additional steps to mitigate noise shall be taken, as necessary.

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

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

77) Absolute noise criteria

The noise level, when measured within any habitable room or external amenity space, at the development hereby approved shall meet the noise standard specified in BS8233:2014 for internal rooms and external amenity areas.

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

78) Separation of commercial and noise sensitive premises

Prior to commencement of the relevant works hereby approved, details shall be submitted to and approved in writing by the Local Planning Authority, of the sound insulation of the floor/ ceiling/ walls separating the commercial part(s) of the premises from dwellings. Details shall demonstrate that the sound insulation value $D_{nT,w}$ is sufficiently enhanced above the Building Regulations value and, where necessary, additional mitigation measures are implemented to contain commercial noise within the commercial premises and to achieve the criteria of BS8233:2014

within the dwellings/ noise sensitive premises. Approved details shall be implemented prior to occupation of the relevant part of the development and thereafter be permanently retained.

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

79) Separation of noise sensitive rooms – residential

Prior to commencement of any works pursuant to the residential units hereby approved (excluding the demolition, asbestos removal, strip out and sub-station installation works), details shall be submitted to and approved in writing by the Local Planning Authority, of an enhanced sound insulation value $D_{nT,w}$ and $L'_{nT,w}$ of at least 5dB above the Building Regulations value, for the floor/ceiling/wall structures separating different types of rooms/ uses in adjoining dwellings. Approved details shall be implemented prior to occupation of the development and thereafter be permanently retained.

Reason: To ensure that the amenity of occupiers of the development site is not adversely affected by household/neighbour noise transmission to adjoining dwellings at unreasonable levels due to unsuitable layout and arrangement of rooms and communal areas, in accordance with Policies CC11 and CC13 of the Local Plan (2018).

80) Water Infrastructure Capacity

No development shall be occupied until confirmation has been provided that either:
- all water network upgrades required to accommodate the additional demand to serve the development have been completed; or - a development and infrastructure phasing plan has been agreed with Thames Water to allow development to be occupied.

Where a development and infrastructure phasing plan is agreed no occupation shall take place other than in accordance with the agreed development and infrastructure phasing plan.

Reason: The development may lead to no / low water pressure and network reinforcement works are anticipated to be necessary to ensure that sufficient capacity is made available to accommodate additional demand anticipated from the new development.

81) Fire Strategy

The development shall be carried out and completed in accordance with the approved Fire Strategy Statement by BWC (Rev. 4, dated 12 February 2025). The development shall be implemented in accordance with these details prior to occupation and shall thereafter be permanently retained in this form.

Reason: To ensure full compliance with, in accordance with Policy D12 of the London Plan (2021)

82) Lifts

Prior to first occupation of each part of the development hereby permitted, details of fire rated lifts in the relevant building or buildings shall be submitted to and approved in writing by the Local Planning Authority. Details shall include measures aimed at ensuring that at least one lift per core will operate at all times and that no wheelchair occupiers are trapped if a lift breaks down. The fire rated lifts shall be installed as approved and maintained in full working order for the lifetime of the development.

Reason: To ensure that the development provides for the changing circumstances of occupiers and responds to the needs of people with disabilities, in accordance with Policy D5 of the London Plan (2021), and Policies DC2 and HO6 of the Local Plan (2018).

83) Artificial Nesting Opportunities

Prior to occupation of the residential and commercial buildings, details of 'artificial nesting opportunities' including bird and bat boxes within the development shall be submitted to the Local Planning Authority for approval. The 'artificial nesting opportunities' shall be installed in accordance with the approved details prior to the first occupation of the development and shall be permanently maintained thereafter.

Reason: To ensure that satisfactory provision is made for 'artificial nesting opportunities' within the development thereby enhancing the biodiversity of the site in accordance with policy G6 of the London Plan (2021), Policy OS4 of the Local Plan (2018) and Key Principles of the Planning Guidance SPD (2018).

Justification for Approving the Application:

1) Land use and principle of development

The proposed development would secure the long-term sustainable reuse of the Grade II* listed former Royal Masonic Hospital, which has remained vacant since 2006 and is currently on Historic England's Heritage at Risk Register. The proposed mix of uses — including residential units, a care home, and flexible community floorspace — is considered appropriate in this location and would contribute positively to meeting identified housing and social infrastructure needs in the borough. The loss of the former hospital use is justified by the absence of ongoing or future need at the site. The proposed development, on balance, accords with Policies GG2, GG4, H1, S1 and S2 of the London Plan (2021) and Policies HO1, HO6 and CF1 of the Local Plan (2018).

2) Heritage and Design

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).

3) Affordable Housing

The scheme would deliver 140 new residential units, including 21 affordable homes (15% by unit), comprising a mix of social rented and intermediate tenures. A financial contribution of £2.7 million would be secured towards the delivery of additional off-site affordable housing, bringing the overall affordable housing offer to a maximum of 24%. The affordable housing offer has been independently assessed and represents the maximum reasonable provision, taking into account the site-specific constraints and overall viability of the scheme. The proposed development, on balance, accords with Policies H4, H5 and H6 of the London Plan (2021) and Policies HO3 and HO5 of the Local Plan (2018).

4) Standard of Accommodation

All residential units would meet or exceed the minimum internal space standards set out in the London Plan. The scheme provides a good standard of residential amenity, with access to private and communal amenity space, and high levels of compliance with daylight and sunlight standards. The development would provide inclusive and accessible homes, with 10% of units designed as wheelchair user dwellings and the remainder as accessible and adaptable dwellings. The proposed development, on balance, accords with Policies D3, D5, D6 and D7 of the London Plan (2021) and Policies DC2, HO4, HO6 and HO11 of the Local Plan (2018) and Key Principles HS6 and HS7 of the Planning Guidance SPD.

5) Sustainability and Energy Efficiency

The development incorporates a comprehensive sustainability strategy, including an all-electric energy system powered by ground source heat pumps and photovoltaic panels, as well as the provision of green roofs. The scheme achieves a 67% reduction in regulated carbon emissions beyond Building Regulations and includes a carbon offset payment of £241,080. BREEAM 'Excellent' and 'Very Good' ratings would be achieved for the care home and community use respectively. The proposed development accords with Policies SI 1, SI 2, SI 3 and SI 4 of the London Plan (2021) and Policies CC1 and CC2 of the Local Plan (2018).

6) Transport

The development is car-free, with provision for essential Blue Badge parking only. It includes pedestrian and cycle infrastructure, improved permeability through the site, and enhanced connections to the surrounding area. A comprehensive package of transport mitigation measures, including travel plans, delivery and servicing plans, and construction logistics plans, would be secured by condition and planning obligation. The proposed development accords with Policies T1, T2, T5, T6 and T7 of the London Plan (2021) and Policies T1, T2, T3, T4, T5 and T7 of the Local Plan (2018).

7) Neighbouring Amenity

The development would be in full accordance with BRE guidelines and would not result in any unduly adverse impacts on the daylight or sunlight afforded to neighbouring occupiers. The potential for overlooking or loss of privacy will be mitigated by way of planning condition where appropriate and various conditions will prevent an unacceptable level of noise and disturbance arising from the development. The development is therefore in accordance with Policies CC11, CC13, DC2, DC3, HO4 and HO11 of the Local Plan (2018).

8) Planning Obligations and Mitigation

The development would be subject to a Section 106 agreement securing affordable housing, financial contributions towards employment and skills, carbon offsetting, highways improvements, air quality monitoring, and other site-specific mitigation measures. These obligations ensure that the development is acceptable in planning terms and that any adverse impacts are appropriately mitigated. The proposed development is in accordance with Policies DF1, SI 2, SI 1, T4 and T7 of the London Plan (2021) and Policies CF1, CC10, T1 and T2 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 above

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:

Environment Agency - Planning Liaison
Active Travel England
Environment Agency - Planning Liaison
Thames Water - Development Control
Historic England
Historic England London Region
Environment Agency - Planning Liaison
Thames Water - Development Control
Historic England London Region
Health And Safety Executive
Health And Safety Executive
Active Travel England
London Borough Of Hounslow
Transport For London - Land Use Planning Team
Active Travel England
London Borough Of Hounslow
The Twentieth Century Society
Historic England London Region
The Hammersmith Society

Dated:

27.03.25
05.01.24
08.10.24
11.01.24
31.01.24
09.02.24
22.01.24
25.09.24
08.10.24
15.10.24
24.01.24
27.09.24
06.03.24
27.02.24
19.03.25
09.04.25
28.02.24
25.10.24
18.03.24

Neighbour Comments:

Letters from:

20 Ravenscourt Park London London W6
17 Ravenscourt Square London W6
44 Ravenscourt Gardens London W6
38 Ravenscourt Gardens London W6
64 Ravenscourt gardens London W6
54 Ravenscourt Gardens London W6
10 Ravenscourt Gardens London W6
43 Ravenscourt Gardens London W6
14 Ravenscourt Square W6
2 Orchard Place London W4
16 Ravenscourt Square London W6
2 The Orchard London W4
37B Ashchurch Park Villas London W12
Apartment 19 Vitae 311 Goldhawk Road London W6
9 Ravenscourt Square London W6
9 Ravenscourt Square London W6
Flat 9, The Westside Building, Ravenscourt Park London W6
33 Ravenscourt Gardens London W6
Park Medical Centre GP Surgery Invermead Court London W6
21 Ravenscourt Park London W6
22 Ravenscourt Park London W6
20 Ravenscourt Park London W6
23 Ravenscourt Park London W6
23 Ravenscourt Park London W6

Dated:

13.10.24
01.02.24
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|---|----------|
| 23 Ravenscourt Park London W6 | 16.04.25 |
| 25 Airedale Avenue London W4 | 28.01.24 |
| 25 Airedale Ave London W4 | 28.01.24 |
| 21, Ravenscourt Park, London W6 | 08.02.24 |
| 15 Ravenscourt Square London W6 | 07.02.24 |
| 15 Ravenscourt Square London W6 | 07.10.24 |
| 15 Ravenscourt Square London W6 | 18.03.25 |
| 4 Ravenscourt Square London W6 | 11.10.24 |
| 1 Queen Charlottes Terrace Ravenscourt Square London W6 | 03.02.24 |
| 39 Ravenscourt Gardens London W6 | 05.02.24 |
| Ganymede 1 Battersea Square London SW11 | 16.02.24 |
| 35-37 Ravenscourt Gardens London W6 | 06.02.24 |
| 45 Ravenscourt Gardens London W6 | 07.02.24 |
| 77 Cardross Street London W6 | 01.02.24 |
| 22 Airedale Ave London W4 | 28.01.24 |
| 2 Queen Charlotte's Terrace Ravenscourt Square W6 | 07.10.24 |
| 1 Bonney Terrace Ravenscourt Square W6 | 07.10.24 |
| 15 Ravenscourt Square London W6 | 07.10.24 |
| 324 Goldhawk Road London W6 | 07.10.24 |
| Flat 12 Westside Ravenscourt Park London W6 | 11.10.24 |
| Flat 63, Ashlar Court, 21 Ravenscourt Gardens London W6 | 11.10.24 |
| Flat 63, Ashlar Court, 21 Ravenscourt Gardens London W6 | 23.03.25 |
| Flat 49 Ashlar Court London W6 | 27.03.25 |
| 6 Marlborough Crescent Chiswick W4 | 08.02.24 |
| Flat 3 Westside Building, W6 0TY Ravenscourt Park London W6 | 03.09.24 |
| 36 Ravenscourt Gardens London W6 | 08.02.24 |
| 9 Ravenscourt Square London W6 | 26.09.24 |
| 16 Ravenscourt Square London W6 | 05.02.24 |
| 3A Ravenscourt Square London W6 | 12.02.24 |
| 3A Ravenscourt Square London W6 | 12.02.24 |
| Apartment 8, Vitae 311 Goldhawk Road London W6 | 09.02.24 |
| 63 Ashlar Court Ravenscourt Gardens London W6 | 11.10.24 |
| 3 Ravenscourt Square London W6 | 07.02.24 |
| 3 Ravenscourt Square London W6 | 07.10.24 |
| Flat 31 John Betts House Rylett Road W12 | 05.02.24 |
| 2 Bonney Terrace Ravenscourt Square London W6 | 28.09.24 |
| 2 Bonney Terrace Ravenscourt Square London W6 | 24.03.25 |
| 20 Ravenscourt Park London W6 | 09.02.24 |
| 15 Rylett Road London W12 | 09.02.24 |
| 29 Ravenscourt Gardens London W6 | 09.02.24 |
| 47 Ravenscourt Gardens London W6 | 09.02.24 |
| 47 Ravenscourt Gardens London W6 | 17.04.25 |
| 62 Ravenscourt Gardens London W6 | 16.02.24 |
| 62 Ravenscourt Gardens London W6 | 23.04.25 |
| 62 Ravenscourt Gardens London W6 | 30.10.24 |
| 27 Ravenscourt Gardens London W6 | 09.02.24 |
| 1 Bonney Terrace Ravenscourt Square London W6 | 08.02.24 |
| 7 Ravenscourt Square London W6 | 07.10.24 |
| 25 Airedale Avenue London W4 | 28.01.24 |
| 17 Ravenscourt Square London W6 | 02.10.24 |
| 17 Ravenscourt Square London W6 | 07.10.24 |
| 11 Ravenscourt Square London W6 | 07.10.24 |

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| 4 Ravenscourt Square London W6 | 12.02.24 |
| 4 Ravenscourt Square London W6 | 07.10.24 |
| No Address Given | 01.02.24 |
| Flat 16 Vitae 311 Goldhawk Road London W6 | 08.02.24 |
| 2 Queen Charlotte's Terrace Ravenscourt Square London W6 | 07.02.24 |
| Flat 3 Westside Ravenscourt Park London W6 | 15.01.24 |
| Flat 3 Westside Ravenscourt Park London W6 | 30.08.24 |
| 1 Queen Charlotte's Terrace Ravenscourt Square London W6 | 07.10.24 |
| 5 Ravenscourt Square London W6 | 07.10.24 |
| 14 Ravenscourt Square London W6 | 12.02.24 |
| 14 Ravenscourt Square London W6 | 07.10.24 |
| 2 Queen Charlottes Terrace Ravenscourt Square London W6 | 07.02.24 |
| 22 Ravenscourt Park London W6 | 31.01.24 |
| 8 Ravenscourt Square London W6 | 09.02.24 |
| 8 Ravenscourt Square London W6 | 07.10.24 |
| 8 Ravenscourt Square London W6 | 04.10.24 |
| 7A Ravenscourt Square London W6 | 07.10.24 |
| 10 Ravenscourt Square London W6 | 07.10.24 |
| 9 Ravenscourt Square London W6 | 09.02.24 |
| 9 Ravenscourt Square London W6 | 09.02.24 |
| 4 Queen Charlotte's Terrace Ravenscourt Square London W6 | 12.02.24 |
| 4 Queen Charlotte's Terrace Ravenscourt Square London W6 | 07.10.24 |
| 20, 21, 22, 23 Ravenscourt Park W6 | 08.10.24 |

OFFICER REPORT

1. Background

- 1.1. The application site comprises the former Royal Masonic Hospital, a Grade II* listed building located adjacent to Ravenscourt Park within the Ravenscourt and Starch Green Conservation Area. The site has remained vacant since 2006 and is currently on Historic England's Buildings at Risk Register. The site includes five principal blocks (A–E), with Blocks A–D forming the original listed hospital complex and Block E being a later 1970s addition, which is not listed and is proposed for demolition. The surrounding area is predominantly residential in character, with a mix of listed and unlisted buildings, and benefits from good public transport accessibility (PTAL 3), with Ravenscourt Park and Stamford Brook Underground stations within walking distance.
- 1.2. The applicant, TT Group, seeks full planning permission and listed building consent (ref. 2023/03130/LBC) for a comprehensive redevelopment of the site. The proposals include the conversion and extension of the listed hospital buildings (Blocks A–D) to provide residential accommodation and community/cultural floorspace, and the demolition of Block E to be replaced with a new building (Blocks E/F) comprising residential units and a C2 care home. The scheme also includes associated landscaping, public realm improvements, and sustainability measures, including an all-electric energy strategy utilising ground source heat pumps. The development aims to secure the long-term sustainable reuse of the listed buildings and deliver a mix of uses that respond to the site's historic healthcare function and the borough's housing and care needs.

- 1.3. The proposals have been subject to extensive pre-application engagement with council officers, Historic England, local amenity groups, and the wider community. The scheme has evolved in response to feedback, including reductions in massing, revisions to architectural detailing, and enhancements to the landscaping strategy. The application is supported by a comprehensive suite of technical documents, including a Planning Statement, Design and Access Statement, Heritage Statement, and Environmental Assessments. The proposals seek to represent a heritage-led and sustainable approach to development that would optimise the use of a previously developed brownfield site while preserving and enhancing the significance of the listed buildings and their setting.

2. Site & Surroundings

- 2.1. The application site comprises the former Royal Masonic Hospital, located within the London Borough of Hammersmith and Fulham (LBHF), directly west of Ravenscourt Park. The site lies within the Ravenscourt and Starch Green Conservation Area and is approximately 1.56 hectares in size. It is bounded by Ravenscourt Park to the east, residential properties along Ravenscourt Gardens to the south, and Ravenscourt Square to the west. The surrounding area is predominantly residential in character, with a mix of two to five-storey buildings, including the adjacent Chiswick Nursing Centre to the west.
- 2.2. Former Royal Masonic Hospital is a Grade II* listed building, constructed in the early 1930s, in the Art Deco style. The listed buildings include four principal blocks (A–D), with Block A fronting Ravenscourt Park and serving as the original administrative entrance. The site also includes Block E, a later addition from 1978, which is not listed and is proposed for demolition. The hospital has been vacant since 2006 and is currently on Historic England's Buildings at Risk Register. The surrounding area includes several other listed buildings, such as Ashlar Court (the former nurses' home) and multiple Grade II listed properties along Ravenscourt Gardens and Ravenscourt Square, contributing to the area's rich architectural and historic character.
- 2.3. The predominant built form in the area is low to mid-rise, ranging from one to five storeys. The hospital complex itself is composed of substantial institutional buildings, with a strong horizontal emphasis and symmetrical layout. The surrounding streets, Ravenscourt Park, Ravenscourt Square, and Ravenscourt Gardens, are characterised by traditional residential terraces and mansion blocks. The site's built form contrasts with the finer grain of the surrounding residential streets but is well integrated into the urban fabric due to its historic use and architectural quality.
- 2.4. The site benefits from dual access: from Ravenscourt Park to the east and Ravenscourt Square to the west. It is well connected to the wider area via pedestrian, cycle, and vehicular routes. The site includes mature landscaping and trees, many of which are protected by virtue of the Conservation Area designation. The proximity to Ravenscourt Park, a significant public open space, enhances the site's landscape setting and offers opportunities for improved permeability and public realm integration. The site is within walking distance of Stamford Brook and Ravenscourt Park Underground stations and is served by several bus routes along King Street and Goldhawk Road, giving it a Public Transport Accessibility Level (PTAL) of 3.

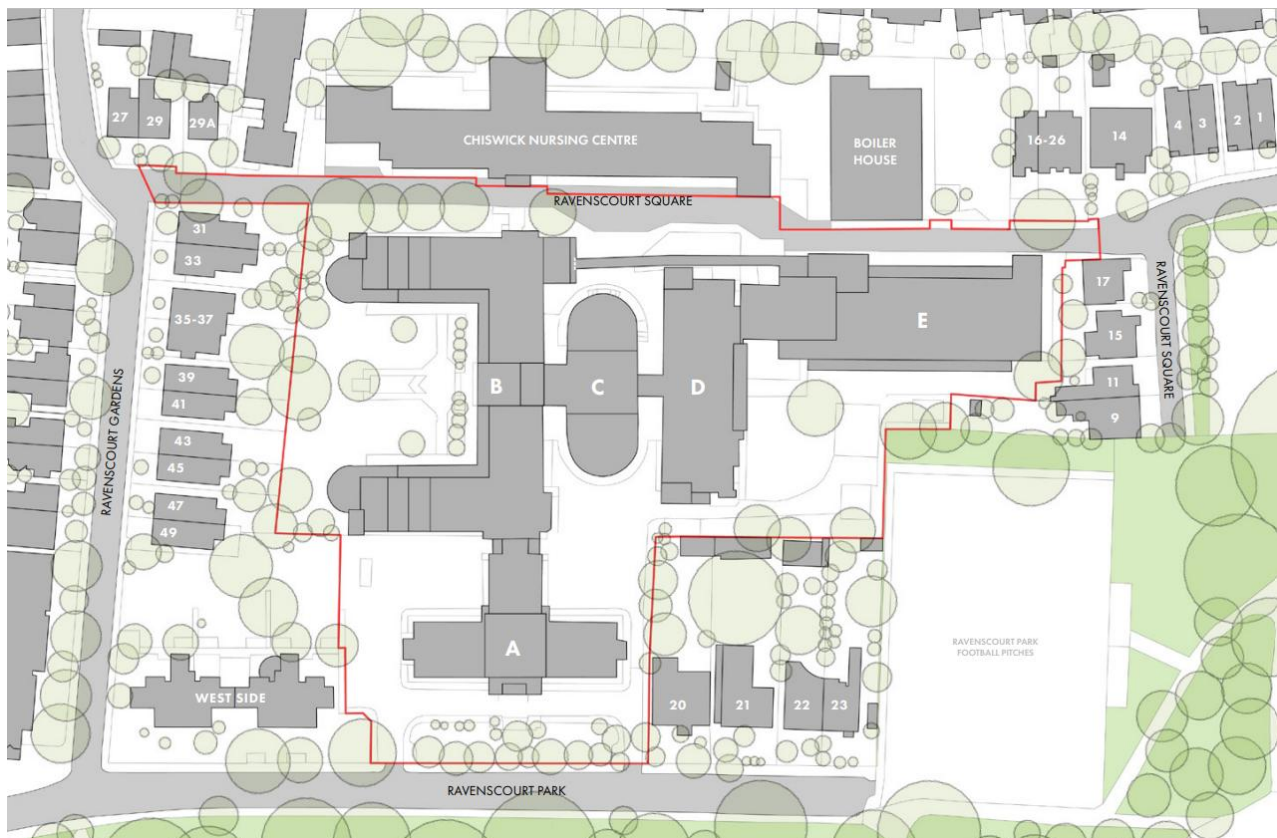


Figure 1 – The Site and Surrounding

3. Relevant Planning History

- 3.1. The former Royal Masonic Hospital site has a long and complex planning history, with over 60 planning and listed building applications recorded. The most significant recent planning activity began in 2007, when applications (ref. 2007/04211/FUL and 2007/04212/LBC) were approved for the refurbishment and extension of the hospital, including internal alterations, a subterranean facility, and new plant and access structures. Although these permissions were partially implemented, as confirmed by a Certificate of Lawfulness granted in 2015 (ref. 2015/03600/CLE), the site was never reoccupied for hospital use and has remained vacant since the NHS ceased operations there in 2006.
- 3.2. Earlier planning history includes a 1990 approval (ref. 1989/01990/FUL and 1989/01991/LBC) for a first-floor extension to provide an intensive care unit, and a 2000 listed building consent (ref. 2000/02454/LBC) for reinstating the façade following demolition of a link bridge. A 1993 application (ref. 1993/01266/FUL) for conversion to sheltered accommodation was withdrawn in 1996. These applications reflect various attempts to adapt the site for continued healthcare or residential use, none of which were implemented.
- 3.3. In the surrounding area, the most relevant planning precedent is the conversion of the adjacent Grade II listed Ashlar Court (ref. 2010/02917/FUL and 2010/02918/LBC), formerly the Royal Masonic Nurses Hospital, into 66 residential units. This scheme, fully implemented in 2012, includes affordable housing and extensive alterations.

4. Description of Development

- 4.1. The proposed development comprises the part-demolition, extension, alteration, and change of use of the former Royal Masonic Hospital site, a Grade II* listed building, located within the Ravenscourt and Starch Green Conservation Area. The scheme includes the refurbishment and conversion of Blocks A to D for residential and community uses, the demolition of the unlisted 1978 Block E, and the construction of a new building comprising two elements: Block E (residential) and Block F (a 65-bed care home). The proposals also include associated landscaping, refuse and servicing infrastructure, and the creation of new publicly accessible routes through the site.
- 4.2. The development would deliver 140 new residential units, including affordable housing, and 1,171 sqm of flexible community and cultural floorspace within Block A. The community use would provide publicly accessible spaces for hire, including a café and multipurpose rooms, supporting local arts and cultural activities. The care home in Block F would provide elderly accommodation (care home) with dedicated communal and staff facilities. The affordable housing on-site would be located within Block E (new build) comprising 21 affordable units. This equates to approximately 15% of the total 140 residential units proposed.
- 4.3. The design approach is heritage-led, with new additions integrated to respect the architectural character and hierarchy of the listed buildings. Extensions to Blocks A–D have been reduced in scale and massing through the design process, and the new-build Blocks E and F adopt a subdued architectural language to avoid competing with the historic fabric. The proposals also include significant public realm improvements, including new landscaping, tree planting, and a pedestrian route linking Ravenscourt Park and Ravenscourt Square. The scheme aims to secure the long-term sustainable future of the site while delivering high-quality housing, community infrastructure, and environmental enhancements.

Block A

- 4.4. Block A, the former administration building of the Grade II* listed Royal Masonic Hospital, is a prominent heritage asset located at the eastern edge of the site, fronting Ravenscourt Park. The building is architecturally significant, featuring high-quality materials, artistic detailing, and a largely intact inter-war interior layout. It was originally designed by Thomas Tait and includes sculptural elements and symbolic references to the Masonic order.
- 4.5. The proposed development would refurbish Block A for flexible community and cultural use and public accessibility. The building would provide approximately 1,313m² of non-residential floorspace across two levels. The ground floor would include a publicly accessible café, meeting rooms, and event spaces, while the first floor would retain its original layout, with the historic boardrooms repurposed as community rooms. The proposals initially proposed two lightweight glazed pavilion extensions at the second floor. The extensions have been omitted following consultation feedback from Historic England and other stakeholders, to preserve the integrity of the original roofline and architectural composition.
- 4.6. The redesigned proposal for Block A also maintains the original entrance hall plan form, removing previously proposed internal alterations that would have affected its spatial quality. Accessibility improvements include a new graded entrance on the south elevation, providing step-free access, alongside an evacuation lift and accessible toilets.

- 4.7. Externally, landscaping around Block A has been designed to enhance its visibility from Ravenscourt Park, with tree pruning and reinstatement of original curb lines and brick detailing. Cycle parking and blue badge bays have been integrated into the landscape.



4.8. *Figure 2 – Block A, East Elevation*

Blocks B, C and D

- 4.9. Blocks B, C and D form the core of the Grade II* listed former Royal Masonic Hospital complex and are proposed to be refurbished and extended for residential use. The design approach retains the architectural integrity and historic character of each block while introducing additions to support the delivery of 119 new homes. Block B, originally the ward block, would be extended by a single storey and set back to preserve the prominence of the central clock tower. Block C, centrally located and formerly housing ambulance and boiler facilities, would receive a single-storey rooftop extension and side infills. Block D, the former surgical wing, would be extended by two storeys, with the uppermost level stepped back to reduce visual impact and maintain the building's historic hierarchy.
- 4.10. Internally, the layout of each block has been adapted to suit residential use while respecting the original plan forms. Block B retains its U-shaped configuration with private rooms arranged around a central garden, and its curved terraces would be repurposed as private amenity spaces. Block C would serve as the main residential entrance hub, with concierge and amenity spaces at ground level and apartments above. Block D, which has undergone more extensive alterations over time, would be reconfigured to restore its north-facing frontage and accommodate new residential units. Across all blocks, existing window positions and structural layouts have informed the internal arrangements.
- 4.11. The existing basement beneath Blocks B, C and D is proposed to remain largely unaltered due to its limited headroom. Much of the space has a ceiling height of less than 1.5 metres. As part of the redevelopment, new plant and servicing infrastructure would be introduced, with substations and mechanical plant rooms located beneath Block C. This includes the retention of the existing western semicircular structure and the addition of a new eastern semicircular extension to accommodate a Ground Source Heat Pump (GSHP) plant room.

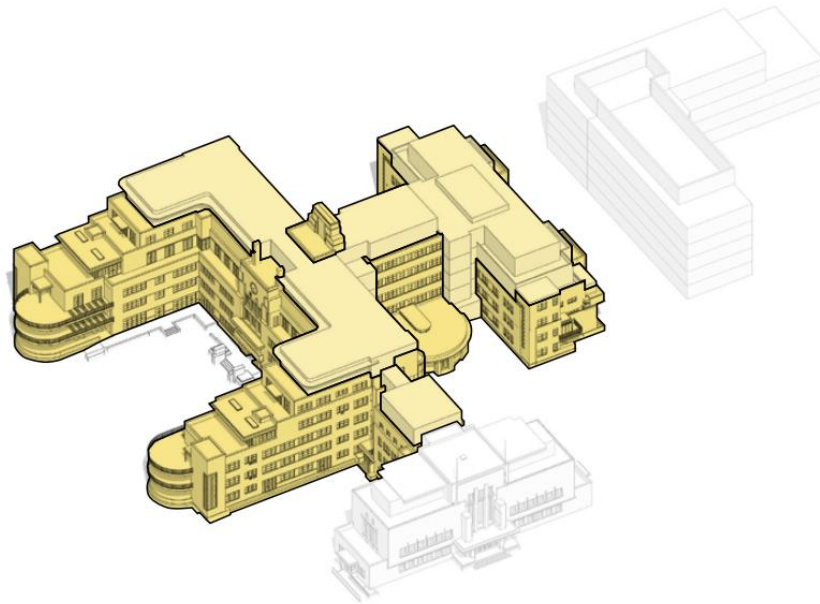


Figure 3 – Blocks B, C and D

Blocks E and F

- 4.12. Blocks E and F comprise the new-build element of the proposed redevelopment, replacing the unlisted 1970s Block E. The new structure would accommodate two distinct uses: Block E would provide residential apartments, while Block F would deliver a purpose-built care home.
- 4.13. During the course of application, the design of this block was revised to introduce a simplified and refined façade treatment with light-coloured exposed aggregate brick to the principal elevations and green glazed brick to the courtyard-facing façades. The Ravenscourt Square elevation has been reconfigured to create a more animated and contextual street frontage, incorporating vertical bays that reflect the rhythm of neighbouring plots. Feature planters and opaque stained-glass windows have been added to enhance privacy and visual interest, particularly along the north elevation.
- 4.14. Internally, Block E would provide a mix of residential units with private terraces, while Block F offers a 65-bed care home with dedicated communal facilities, staff areas, and accessible design features. As part of design revisions, the care home entrance has been relocated to Ravenscourt Square, to improve street activation and natural surveillance. The proposed basement under Block E has been removed, simplifying servicing and reducing excavation, while a reduced basement under Block F would accommodate plant and spaces ancillary to care home use.



Figure 4 – Blocks E and F seen from Ravenscourt Park sport pitches

- 4.15. The proposed development incorporates a site wide landscape strategy with key features including the rejuvenation of the south-facing courtyard garden of Block B, the relocation of a mature copper beech tree to a more prominent position on site, and the introduction of an arboretum-style planting scheme, using a mix of native and exotic species. The landscape design would prioritise biodiversity, seasonal interest, and urban greening and would achieve target Urban Greening Factor (UGF) of 0.41. The scheme also introduces integrated play features and new public realm and pedestrian routes, including a landscaped east–west pedestrian street between Blocks D and E, improving permeability and connectivity between Ravenscourt Park and Ravenscourt Square.
- 4.16. During the course of this application, the proposal was revised to enhance site accessibility through a heritage-led approach while prioritising inclusive and sustainable design. Pedestrian access is maintained across Ravenscourt Park and Ravenscourt Square, with improved public realm and a new landscaped pedestrian street linking key blocks. Vehicle access is managed via a controlled private road, with servicing and deliveries split between Ravenscourt Park and Ravenscourt Square to minimise disruption. The previously proposed basement car park has been removed, resulting in a car-free development, with blue badge bays repositioned at ground level for Blocks A–F. The care home benefits from a dedicated loading bay, visitor parking, and an ambulance bay. Cycle parking provision has been reconfigured, with long-stay spaces relocated to ground level within Block C and short-stay stands distributed across the site, including adjacent to Block A.

5. Publicity & Consultation

- 5.1. The Applicant has undertaken a comprehensive programme of community and stakeholder engagement including discussion with community groups and residents surrounding the site.

Pre-application engagement

- 5.2. The submitted Statement of Community Engagement (SCE) demonstrates that extensive pre-application engagement for the Ravenscourt Park Hospital redevelopment took place and was multi-staged, spanning from October 2022 to October 2023. The TT Group engaged early with approximately 50 near-neighbour households and key civic groups,

including the Hammersmith Society and Friends of Ravenscourt Park, through drop-in sessions, workshops, home visits, and public exhibitions. Over 150 people attended in-person events and more than 2,100 interacted with the project website. Feedback was gathered on issues such as massing, access, amenity impacts, and the future use of community space which was taken into consideration and informed the final design. Pre-application engagement was also carried out with key stakeholders, LB Hammersmith and Fulham officers and local ward councillors.

Application Stage

First consultation (September 2024)

- 5.3. The application was publicised by way of statutory site notices posted around the site; a press advert (published 2 October 2024) and around 839 individual notification letters (dated 20 September 2024) sent to the surrounding occupiers, including residential properties / businesses in nearby buildings or streets. Representations listed in this section of the report include all representations received for the full application (ref.2023/03129/FUL) and listed building consent (ref. 2023/03130/LBC).
- 5.4. **Residents**
- 5.5. 93 objections and 2 letters of support received from local residents.
- 5.6. 2 petitions against the transport proposals submitted, one with 16 signatures and another with 123 signatures from residents.
- 5.7. **Objection letters** are summarised as below:

Scale, Massing, and Design

- Height and massing of new Blocks E and F is overbearing, out of scale, and incompatible with the conservation area.
- Height should be reduced by at least one storey.
- Modernist design clashes with the historic and classical architecture of surrounding buildings.
- Development would harm views from Ravenscourt Park and destroy the skyline.

Impact on Residential Amenity

- Loss of daylight and sunlight, loss of privacy from overlooking balconies and roof terraces and noise from communal areas and balconies.
- Independent daylight/sunlight assessments carried out

Heritage and Conservation

- Alterations to the Grade II* listed hospital building.
- Retain Block E as part of the historic ensemble.
- Development would harm the setting of listed buildings and fails to preserve the character of the conservation area.

Environmental and Ecological Concerns

- Removal of mature trees and building on green space.
- Protect chestnut trees and other valuable species.
- Improvements to the landscaping and ecological design, including introduction of wildlife-friendly features.

Construction Impacts

- Noise and vibration during construction.
- Structural risks to nearby homes due to basement excavation.
- Flood risks due to high water table and inadequate ground investigation.

Affordable Housing and Public Benefit

- Development prioritises profit over public benefit.
- Affordable housing concentrated in one block rather than being spread around.
- More meaningful community use sought for proposed public spaces.

Parking and Infrastructure

- 35 parking spaces are insufficient for the scale of development.
- Restrict parking permits for all new residents/employees to avoid adverse impacts on local streets.
- Result in significant parking issues and increased congestion.

- 5.8. **Support letters** express that the redevelopment will lead to a beneficial reuse of a currently unused building.

Consultees

- 5.9. Responses received from the statutory consultees, resident associations and other interested parties are summarised in paragraphs below.

5.10. **Active Travel England**

Confirm they would not be submitting detailed comments on this planning application.

5.11. **Andy Slaughter MP**

Raised concerns about level of proposed affordable housing on site.

5.12. **Thames Water (TW)**

No objection regarding the capacity of the combined wastewater network. However, due to the site's proximity to strategic sewers and water mains, requests conditions be attached requiring a detailed piling method statement to prevent damage to underground infrastructure and the installation of protective measures against sewage flooding and groundwater discharge would require a permit. Identify insufficient capacity in the existing water network to meet the development's needs and recommend a further condition requiring either completion of necessary upgrades or an agreed phasing plan before occupation and no construction should occur within 3 metres of water mains and provide guidance for working near their assets.

5.13. **Environment Agency**

No objection but provides detailed guidance due to the site's location within Flood Zone 3. Even though the site is protected by Thames Tidal flood defences and the proposed sleeping accommodation lies outside breach-affected areas, because of a 'highly vulnerable' use class (residential and care home) it advises the Local Flood Authority to be consulted for surface water risks. Additional advice includes incorporating flood resistance and resilience measures, considering water efficiency standards (especially in water-stressed areas), and ensuring new residential developments meet water consumption limits.

5.14. The Health and Safety Executive (HSE)

HSE found the submitted fire safety statement insufficient and requested further information before completing assessment. Specifically, require clarification about service access and facilities (such as firefighting shafts and dry risers), confirmation of the building heights (notably Block B), detailed use and access arrangements for basement areas, and the precise locations of proposed fire curtains.

5.15. Transport for London (TfL) - Spatial Planning

Requested further information and revisions. Acknowledge site benefits from good public transport access (PTAL 4), proximity to the Strategic Road Network and London Underground. Support the proposed cycle parking strategy but request increase long-stay provision for care home staff, improved accessibility features, and a mix of stand types. While welcoming the car-free approach for non-residential uses, TfL states that the residential element should also be car-free in line with London Plan policy and requests a restriction on residents applying for local parking permits. Recommend Section 106 contributions be secured for public realm improvements, including lighting and crossings, and request a full Construction Logistics Plan, Delivery and Servicing Plan, and Travel Plan be secured through conditions or legal agreement.

5.16. The London Borough of Hounslow

Confirm no comments to submit for this application.

5.17. Historic England - Greater London Archaeological Advisory Service (GLAAS)

Recommend an archaeological desk-based assessment be submitted secured by condition. Although the site is not within an Archaeological Priority Area, it is near the Ravenscourt Manor House APA and warrants further investigation. The assessment must evaluate both below-ground archaeological deposits and any historic buildings on site. In terms of listed building consent application, Historic England advise the Council can proceed to determine as seen fit.

5.18. Chiswick Nursing Centre (CNC)

Ganymede Care Ltd, operators of the Chiswick Nursing Centre (CNC) object to proposed use of Ravenscourt Square as the sole access route as in breach to existing legal rights of way, obstruct critical emergency and service vehicle access, and pose significant risks to patient safety. Object to the lack of a comprehensive transport assessment, inadequate parking provision, disruption caused by construction noise and dust, potential utility outages, and the absence of mitigation measures. The need for a new 65-bed care home is challenged, citing under-occupancy in existing local facilities and a lack of consultation with healthcare stakeholders. Critical of the level of affordable housing and community space and highlight ongoing site management and security issues.

5.19. The Ravenscourt Square Residents Association

Supported by Reid Associates and ADAM Architecture object on grounds of substantial harm to the heritage, character, and environment of the Ravenscourt Park and Starch Green Conservation Area. Outline the proposal would result in the unjustified demolition of Block E, excessive development density, introduction of an urban-scale six-storey block (E/F), out of character with the surrounding low-rise historic buildings. Highlight significant adverse impacts on listed and locally designated heritage assets, including visual overbearing, loss of sunlight, and overlooking of neighbouring properties. The proposal results in the loss of mature trees, inadequate transport and flood risk assessments, and failure to comply with local and national planning policies, including those on sustainability, air quality, and heritage conservation. The submission includes a Whole Life Carbon

Assessment showing that retrofitting Block E would save up to 58% in carbon emissions compared to demolition and rebuild. Conclude the development would cause substantial harm to the Grade II* listed hospital and surrounding conservation area.

5.20. The Friends of Ravenscourt Park

Object on the negative impact of the proposed development on the adjacent historic park, visual intrusion from proposed rooftop additions, particularly glass pavilions on the listed hospital façade, that would harm important park vistas. Highlight increased noise, pollution, and pressure on park amenities due to the scale of the development, especially during construction works. Stress importance of need to protect biodiversity, including bats and mature trees, and calls for larger replacement trees. Refer to the presence of the historic Stamford Brook, which runs beneath the site and drainage issues in the past. Support Historic England's call for a full archaeological assessment of the site, given its location within an Archaeological Priority Area.

5.21. The Twentieth Century Society

Supports the principle of the proposals, recognising the urgent need to bring the buildings back into use to prevent further deterioration. Commend the conservation-led approach, the proposed change of use to residential and community functions, and the retention of key architectural features, including the original floor plan and balconies. The Society however objects to the proposed rooftop extensions on Blocks A and B, stating they are unjustified and would cause harm to the architectural integrity and significance of the buildings. Express concern over limited information related to plans for a community use of Block A, the potential visual and structural impact of the rooftop additions and unregulated planting on the historically significant balconies of Block B. Cite national heritage policy and urge LPA to give weight to the conservation of these high-significance assets and reject the proposed rooftop extensions.

5.22. The Hammersmith Society

Supports the restoration and residential conversion of the historic site, however, oppose the proposals on the grounds of architectural integrity, design appropriateness, and community impact. Main objections relate to the inappropriateness of the proposed roof extensions on Block A, design inconsistencies for Blocks B–D, and the incongruous appearance of Blocks E and F. The Society also oppose the proposed west-side vehicular access and request a return to the previously agreed east-side route. Seek further design refinements, community consultation, and a financial contribution to improve Ravenscourt Park, emphasising the need to respect the site's heritage and local context.

5.23. The London Historic Parks & Gardens Trust

London Parks and Gardens (LPG), commenting on behalf of The Gardens Trust, while welcoming the removal of roof extensions to Block A and improvements to the landscaping that better reflect the original 1930s design, raised concerns about the impact on the adjacent Grade II listed Ravenscourt Park, particularly from increased footfall and vehicular traffic along the park's western boundary. They highlighted the potential strain on park infrastructure and safety risks to park users, including children and school groups. LPG requested that, should permission be granted, a Section 106 contribution be secured to support park infrastructure improvements, including repairs to the bowling green, footpaths, and playgrounds.

Second consultation (March 2025)

- 5.24. Due to the amendments made to the proposal, the application was publicised for a second time by way of statutory site notices posted around the site; a press advert (published 26 March 2025) and around 839 individual notification letters (dated 19 March 2025) sent to the surrounding occupiers, including residential properties / businesses in nearby buildings or streets including those residents and statutory consultees who commented during first consultation. Between first and second consultation periods, the ongoing engagement with some of the statutory consultees was carried out to resolve initially raised concerns. Representations listed in this section of the report include all representations received for both, full application (ref.2023/03129/FUL) and listed building consent (ref. 2023/03130/LBC)

Consultees

- 5.25. **Active Travel England**
Active Travel England confirmed in writing that they would not be submitting detailed comments on this planning application as submitted.
- 5.26. **Thames Water (TW)**
Thames Water have reviewed the details and confirmed in writing that they have no comments to make at this time as there are no further concerns to this site, so the previous response remains the same. If the details of the application change, Thames Water would welcome the opportunity to be re-consulted.
- 5.27. **Environment Agency**
No objection to the amended planning application for the redevelopment of Ravenscourt Park Hospital, which includes residential units, a care home, and associated works. Although the site lies within Flood Zone 3, it is protected by Thames Tidal flood defences and the proposed sleeping accommodation is outside areas at risk in the event of a breach, making the site low risk for tidal and fluvial flooding. The Agency recommends considering surface water risks, incorporating flood resilience measures, and achieving high water efficiency standards (110 litres/person/day in water-stressed areas).
- 5.28. **Historic England (GLAAS)**
Recommended a WSI secured by condition
- 5.29. **Historic England**
No objections to the proposal following the removal of the extension to Block A.
- 5.30. **The Twentieth Century Society**
Responded positively to the amended proposal for Ravenscourt Park Hospital, acknowledging improvements made since their initial feedback. They welcomed the removal of the proposed roof extension to Block A and the planters from Block B's distinctive south-end balconies, both of which had raised concerns about harm to the Grade II* listed architecture. The Society supports the revised use of frameless glass balustrades, considering them a less intrusive and reversible alternative. Overall, they commend the conservation-led approach and the effort to restore and reuse these architecturally significant buildings.
- 5.31. **The Health and Safety Executive (HSE)**
Reviewed the revised planning application for the redevelopment of Ravenscourt Park

Hospital and confirmed it is content with the fire safety design as it relates to land use planning. The HSE welcomed amendments such as the removal of roof extensions to Block A and planters on Block B balconies and noted improvements including the introduction of a ground source heat pump, additional photovoltaic panels, and revised servicing strategies. While supportive overall, HSE highlighted areas for further attention at later regulatory stages, including fire service access, basement egress, fire curtain deployment, EV charging risks, hydrant operability, and the fire safety of green roofs and PV installations.

5.32. **The London Borough of Hounslow**

Confirm in writing that they have no comments on this planning application as revised.

5.33. **Residents**

5.34. 6 objections, 2 neutral (neither objecting to or supporting) and 1 support letter received from local residents.

5.35. Objection letters are summarised as below:

Overdevelopment and Site Use

- Block E is proposed on existing green open space, despite availability of the Boiler House site, which could accommodate development more appropriately [officer note – the Boiler House site **does not** form part of this application]
- The scheme represents overdevelopment of a sensitive site within a conservation area.

Heritage and Conservation Impact

- The development would harm the roofline and architectural integrity of surrounding listed buildings and the Grade II* hospital.
- Proposed alterations and additions are inconsistent with LBHF's conservation policies and planning history.

Loss of Green Space and Views

- Building on garden areas would lead to loss of open space, visual amenity, and views from Ravenscourt Park.
- The development compromises the peaceful character of the park and surrounding area.

Daylight and Sunlight

- Daylight/Sunlight assessments rely on BRE guidelines, which objectors argue are not policy compliant.
- No proper analysis of actual impact on existing amenities has been provided.
- Losses of sunlight to neighbouring properties

Privacy and Overlooking

- Balconies and windows in Block F overlook neighbouring homes, causing loss of privacy.
- Lack of clarity on whether glazing will be opaque or if balconies will be accessible.
- Concerns raised about semi-circular balcony areas enabling intrusive views.

Noise and Residential Amenity

- Use of large balconies and increased residential density will lead to noise disturbance.

- The shape of the hospital building may amplify noise, worsening the impact.

Traffic and Highway Safety

- Proposed access via Ravenscourt Gardens and Square is unsafe, especially at blind corners.
- Increased traffic from residents, care home, and deliveries will overwhelm local infrastructure.
- The development poses risks to pedestrians, including children and vulnerable groups.

Affordable Housing Provision

- Affordable units are segregated into Block E, rather than integrated into the main hospital building.
- Suggestion to use the Boiler House site for affordable housing or care home provision [officer note – the Boiler House site **does not** form part of this application]

Policy Compliance

- Objectors argue the scheme fails to comply with multiple LBHF policies.

- 5.36. **Support letter** expresses the redevelopment will lead to a beneficial reuse of a currently unused building and **neutral letters** support car-free development however raise concerns over use of Ravenscourt Square by motorcycles at night and associated noise and disturbance.

6. Planning Policy Framework

- 6.1. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning decisions to be made in accordance with the development plan unless material considerations indicate otherwise.
- 6.2. 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.
- 6.3. 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).
- 6.4. The statutory development plan comprises the London Plan (2021); the Local Plan (2018) and the Planning Guidance Supplementary Planning Document (2018) (hereafter referred to as Planning Guidance SPD). A number of strategic and local supplementary planning guidance and other documents are also material to the determination of the application.

National Planning Policy Framework (2024)

- 6.5. The National Planning Policy Framework (NPPF) (2024) 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.

The London Plan (2021)

- 6.6. The London Plan was published in March 2021 and is the Spatial Development Strategy for Greater London. The Plan provides the strategic planning policies for London, setting out an integrated economic, environmental, transport and social framework for growth over the next 20-25 years. The proposal has been assessed in line with the policies set out in the Plan.

LBHF Local Plan (2018)

- 6.7. The Council Local Plan was adopted 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) and Affordable Workspace SPD (October 2022) are also a material consideration in determining planning applications.

7. Planning Considerations

- 7.1. The main considerations material to the assessment of the planning / listed building consent applications are summarised as follows:

8. Principle of Development and Land Use

Loss of Hospital Use

- 8.1. **London Plan Policy S1 (Developing London's Social Infrastructure)** emphasises the need to protect and enhance social infrastructure, including healthcare facilities. It supports the provision of high-quality, inclusive, and accessible facilities that meet the needs of London's diverse population.
- 8.2. **Policy S2 (Health and Social Care Facilities)** states proposals involving the loss of health facilities should demonstrate:
- No ongoing or future need for the facility.
 - Adequate alternative provision is available.
 - The loss would not result in a shortfall in provision
- 8.3. **Local Plan Policy CF1 (Supporting Community Facilities and Services)** seeks to protect existing community facilities, including hospitals and requires robust justification for any loss.
- 8.4. The site was redeveloped in the early 1930s to deliver a private hospital known as the Royal Masonic Hospital. The hospital admitted its first patients in late 1933 and continued to operate as a private facility until 1992 when the site was sold. The hospital subsequently reopened in 2002 as an NHS diagnostic and treatment facility. The diagnostic and treatment facilities were part of an NHS initiative to reduce waiting lists through the creation of temporary clinics. Ravenscourt Park Hospital, as it was then known, was able to successfully deliver upon the initiative's targets and was determined by the NHS to no longer be necessary in 2006. The unit closed and the remaining services were transferred to Charing Cross Hospital in the borough. Therefore, adequate alternative provision has been made locally in accordance with Policy S2 of the London Plan.

- 8.5. The site has remained vacant since 2006 and has not accommodated any healthcare or clinical facilities for a period of 19 years. Permission was granted in February 2008 (ref. 2007/04211/FUL) for a series of refurbishment works to the main building to enable its use again as a private hospital. Despite the permission being lawfully implemented and confirmed by way of a certificate of lawful development (ref. 2015/03600/CLE), the full extent of the refurbishment works was not completed, and the hospital use did not recommence.
- 8.6. The lawful, and unfettered, hospital use of the site has not changed at any time and permission has been granted for refurbishment works. Despite this, the site has remained unoccupied since 2006. Whilst NHS services were briefly provided between 2002 – 2006 these were subsequently relocated locally, and private operators have opted not to occupy the site. The length of time that the building has remained vacant, along with the reprovision of NHS services elsewhere in the borough, demonstrates there is no ongoing or future need for the site to be retained as a hospital use site. The site would nevertheless continue to provide healthcare services within the proposed care home. It is therefore considered that the proposal is in accordance with the aims of Policy CF1 of the Local Plan and Policies S1 and S2 of the London Plan.

Care Home

- 8.7. **London Plan Policy H14 (Specialist Older Persons Housing)** encourages boroughs to plan for and deliver specialist older persons housing, including care homes (Use Class C2). The policy further supports developments that are well-located, accessible, and integrated into the community.
- 8.8. **Policy S2 (Health and Social Care Facilities)** supports the development of facilities that meet health and social care needs, including care homes, especially where they contribute to reducing health inequalities.
- 8.9. **Local Plan Policy HO6 (Housing for People Needing Care)** supports the provision of residential care homes and extra care housing. The policy does, however, require evidence of local need. **Policy CF1 (Supporting Community Facilities and Services)** encourages the development of facilities that meet community needs, including care homes, and supports their integration into mixed-use developments.
- 8.10. The application proposes a 65-bed care home and is supported by a care home planning needs assessment, prepared by Carterwood. The report provides an analysis of elderly care provision, focusing on demographic trends, existing and planned supply, and the projected demand for care home beds. The assessment covers both a 3-mile market catchment and separately the borough's needs.
- 8.11. The document identifies two distinct categories of need: local authority (LA) and market needs. The report identifies a LA shortfall of at least 122 care home beds by 2026, with a particular emphasis on residential dementia care, due to a projected increase in the 80+ population. The assessment concludes that there is a significant unmet need for both LA-funded and market-standard care home beds, with a projected shortfall of at least 322 full market-standard beds in the catchment area by 2026.
- 8.12. LBHF Adult Social Care have been consulted and advise there is an unmet need for care home beds within the borough but unclear, if the unmet need is as high as that stated in

the report. Nevertheless, the care home proposal is of a relatively modest size and would not result in an overprovision of care within the borough. Officers are satisfied that a suitable level of evidence is provided to demonstrate an identified unmet need for care beds and thus the principle of a care home can be accepted in principle, in accordance with Policy HO6.

- 8.13. No details are provided regarding the type or level of care that would be provided by the facility. The Carterwood report states the care home has been designed to be capable of providing care for residents of all dependency levels, including those who require dementia care.
- 8.14. The care home would benefit from access to the shared open space within the site and benefit from social integration with the wider residential use. This is considered to be a significant benefit and accords with Policy CF1 of the Local Plan and Policy H14 of the London Plan.
- 8.15. To conclude, the delivery of a care home within the development site is considered acceptable in principle. The facility would help meet the identified unmet need for care beds within the borough and would be well integrated into the wider development. As such, the proposed care home would comply with Policies H14 and S2 of the London Plan and Policies HO6 and CF1 of the Local Plan.

Housing

- 8.16. **NPPF (2024) Para. 61** states: “to support the Government’s objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay.”
- 8.17. **The London Plan** policy focuses on optimising brownfield sites, particularly for new housing development, removing the restrictive density matrix and placing the emphasis on design-led sustainable development. The following strategic policies are considered most relevant to the application:
- 8.18. **Policy GG2** states that to create successful sustainable mixed-use places which make the best use of land.
- 8.19. **Policy GG4** (Delivering the Homes Londoners Need) sets out the criteria that must be addressed in order to create a housing market that works better for all Londoners. This includes:
- ensuring that more homes are delivered; and
 - supporting the delivery of the strategic target of 50 per cent of all new homes being genuinely affordable.
- 8.20. **Policy H1** (Increasing Housing Supply) set out annualised housing targets for London Boroughs over the next 10 years, with a strategic target to deliver 64,935 homes in London per annum. The Borough of Hammersmith & Fulham has been assigned with a ten-year housing target of 16,090. To optimise the potential for housing delivery, the Plan promotes delivery of housing on small sites, brownfield land, in areas with PTAL equal or superior to 3, on car park and low-density retail park sites, on public sector owned sites, and on

identified industrial sites.

- 8.21. **Local Plan Policy HO1 (Housing Supply)** states that the Council would work with partner organisations and landowners to exceed the London Plan (2016) minimum target of 1,031 additional dwellings a year up to 2025 and to continue to seek at least 1,031 additional dwellings a year in the period up to 2035. It adds that new homes to meet London's housing need would be achieved by a number of measures, including the development of windfall sites.
- 8.22. The proposal would deliver 140 residential units through the conversion of a long vacant building and the delivery of new homes in a new building on a brownfield site. The site has a public transport accessibility score of 4 and is therefore considered to be highly accessible. In this regard, the proposal is fully in accordance with the aims of Policy H1 of the London Plan.
- 8.23. The application site is within a largely residential area despite the historic use of the existing buildings and thus is considered an appropriate location for new homes. The development would result in a net increase of 140 residential units and is therefore in accordance with the overarching aims of the NPPF, Policy HO1 of the Local Plan and Policy GG4 of the London Plan. With regard to Policy GG4, an assessment of the affordable housing provision is provided within this report. The site would also deliver a community use building and care home, thus creating a residential—led, mixed use development which accords with Policy GG2 of the London Plan. The introduction of a residential use at the site is therefore supported in principle.

Density

- 8.24. **London Plan Policy D3: Optimising Site Capacity through the Design-led Approach** requires that all development proposals make the best use of land by following a design-led approach to determine the most appropriate form and scale of development for a site. Rather than prescribing fixed density ranges, Policy D3 emphasises a contextual and qualitative assessment of each site's capacity. The density of development is somewhat constrained by the heritage status of the hospital building and the close proximity of existing neighbouring properties. The density proposed is considered appropriate, having regard to the site-specific constraints and the proximity to public transport and in accordance with the aims of Policy D3.

Community Use

- 8.25. Section 8 of the NPPF (2024) supports the development of community facilities and advises that decisions should plan positively for the provision and use of shared spaces and community facilities.
- 8.26. **London Plan Policy S1 (Developing London's Social Infrastructure)** of the London Plan supports the provision and enhancement of social infrastructure, including community facilities. It encourages boroughs to assess current and future needs and to ensure new facilities are accessible, inclusive and well-integrated into communities.
- 8.27. **Policy GG1 (Building Strong and Inclusive Communities)** encourages developments that strengthen community cohesion and provide spaces for social interaction.

- 8.28. **Policy CF1 of the Local Plan** supports the development of new facilities where there is an identified need.
- 8.29. Block A of the hospital building was historically used as an administrative block and has a grand entrance and boardrooms. It is considered to have some of the highest levels of heritage significance and interest of any part of the development. Block A is proposed to be converted for flexible community uses with potential for exhibition spaces to be provided along with a variety of community rooms. A community use plan would be secured by way of a planning condition, alongside a planning obligation, which will be used to define the pricing structure, availability and use of the building. Allowing flexibility is considered to be the most appropriate approach at this stage to allow for a suitable occupier to be identified. This approach would further allow for the needs of a future community occupier to be better catered to. The Council's Economic Development team have been consulted and advise there are a number of operators who have experience with delivering community uses within heritage buildings in London and therefore there is a market for such a use. The delivery of a community use within Block A would contribute towards the provision of social infrastructure locally and therefore complies with Policy S1 and Policy GG1 of the London Plan and Policy CF1 of the Local Plan.
- 8.30. A café is proposed on the ground floor central entrance lobby of Block A. The café is of a relatively modest size and would be considered to be beneficial to the ongoing viability of any future community uses hosted in the block. The café would be open to members of the public which is supported as it would facilitate public access to the historic building. The location of the café within the community use building would be considered to help support the inclusive community aims of Policy S1 and Policy GG1 of the London Plan and is supported in principle.

Affordable Housing

- 8.31. **Paragraph 64 of the NPPF** states that where a need for affordable housing is identified, planning policies should specify the type of affordable housing required and expect it to be met on-site.
- 8.32. **London Plan Policy H4** sets a strategic target of 50% of all new homes to be genuinely affordable. **Policy H5** provides for the 'threshold' approach to affordable housing, setting a requirement of 35% of new homes to be affordable subject to the development's compliance with all other relevant policies.
- 8.33. **Policy HO3** of the Local Plan (Affordable Housing) states that affordable housing would be sought on all developments capable of providing 11 or more self-contained dwellings and would be negotiated based on a borough wide target of 50% provision.
- 8.34. The development would provide a total of 21 units of affordable housing on site, which is equivalent to 15% of all units. This would comprise 13 social rented units and 8 intermediate units, offered as London Living Rent. It is acknowledged that this offer falls short of the 50% onsite target set within Policy HO3 of the Local Plan. In order to consider whether this is the maximum reasonable level of affordable housing, the Council instructed an independent viability consultant – BPS Chartered Surveyors – to undertake a review of the applicant's financial viability assessment.
- 8.35. The applicant submitted various updates to the FVA and provided evidence to support the assumptions made within their report. All information provided was reviewed by BPS on

behalf of LBHF.

- 8.36. Regard must be had to the heritage status of the Grade II* listed hospital building which does present significant barriers to the viability of the scheme. There are substantial costs associated with the refurbishment and conversion of a heritage building as well as constraints on the extent of additions that can be allowed. The creation of additional floorspace through upwards extensions to the existing building or increases to the height of Blocks E/F, would also present viability challenges that would not necessarily result in an enhanced viability.
- 8.37. Officers have given careful consideration to the balance of heritage constraints and the need for affordable housing. Through this assessment, as well as the advice provided by BPS, it was concluded that the best value to residents could be achieved through securing a payment in lieu towards the delivery of off-site affordable housing.
- 8.38. The applicant has committed to a financial contribution of £2.7m to help fund the delivery of offsite affordable housing. This payment would broadly equate to between 12 additional affordable units, assuming a delivery cost of £225,000 to 9 affordable units at a delivery cost of £300,000. This would represent a maximum affordable offer of 24% when considered cumulatively with the onsite provision of 21 units.
- 8.39. The advice provided to LBHF by BPS Chartered Surveyors confirms that this is the maximum viable quantum of affordable housing and payment in lieu that can be supported by the development. The offer further represents a significant betterment from the package initially offered by the developer. Furthermore, two review mechanisms will be secured to ensure that any uplift in viability can be secured as a further contribution towards affordable housing. An early-stage review mechanism will be triggered if meaningful implementation is not achieved on site within two years of the date of decision. A late-stage review will be triggered when 75% of private residential units have been sold.
- 8.40. Significant regard must be had to the site-specific challenges to the viability of this site and the need to protect the special interest of statutory listed buildings. The offer of **21 affordable homes on site and a payment in lieu towards the delivery of offsite affordable homes of £2.7m** is considered to be the maximum viable offer. The proposal is therefore in accordance with Policy HO3 of the Local Plan and the NPPF.

Housing Mix

- 8.41. The NPPF requires local planning authorities to deliver a wide choice of high-quality homes and to plan for a mix of housing in terms of size, type, tenure and range based on local demand.
- 8.42. London Plan Policy H10 (Housing size mix) considers that schemes should consist of a range of unit sizes and should seek to deliver mixed and inclusive neighbourhoods. The policy further acknowledges the role that an appropriate housing mix can play in optimising the housing potential on sites. The supporting policy text also recognises that well designed 1 and 2- bed units have an important function as they can attract those wanting to downsize from their existing homes and free up existing family housing stock. 2-bed/4-person units are further considered to play a role in delivering homes which are suitable for families.

- 8.43. Local Plan Policy HO5 (Housing Mix) sets out the housing mix which developments should aim to meet. Market housing should propose a mix of unit sizes including larger family accommodation.
- 8.44. The marketing housing comprises 2% studios, 37% one beds, 47% two beds and 14% three beds. This is considered to represent a balanced mix of units with an appropriate number of family sized dwellings, in accordance with Local Plan Policy HO5 and London Plan Policy H10.
- 8.45. Block E is proposed to accommodate 21 units of affordable housing, 13 of which are to be social rent, and the remaining are to be on an intermediate tenure. To comply with the requirements of Policy HO5 of the Local Plan, the s106 agreement would secure the below mix of units:

| Unit Size | Quantum | Percentage (target) |
|-----------|---------|---------------------|
| One bed | 1 | 8% (10%) |
| Two bed | 10 | 77% (40%) |
| Three bed | 2 | 15% (35%) |
| Four bed | 0 | 0% (15%) |

Table 1 – social rent housing mix

| Unit Size | Quantum | Percentage (target) |
|-----------|---------|---------------------|
| One bed | 6 | 75% (50%) |
| Two bed | 2 | 25% (35%) |
| Three bed | - | 0% (15%) |

Table 2 – intermediate housing mix

- 8.46. It is acknowledged that the proposed unit mix does not strictly comply with the requirements of Policy HO5. However, the delivery of two and three bed social rented units alongside a higher proportion of one bed intermediate units would meet a priority local need. As set out in the 'affordable housing' section of this report, there are site specific constraints that restrict the ability of the development to deliver a fully policy compliant affordable housing offer onsite. The housing mix reflects a balance between securing the maximum quantum of affordable units against the requirements of Policy HO5. The housing mix is therefore considered acceptable in this instance and complies with the aims of Policy HO5 of the Local Plan.

9. Employment & Skills

- 9.1. Local Plan Policy E4 requires the provision of appropriate employment and training initiatives for local people of all abilities in the construction of major developments.
- 9.2. A financial contribution of £255,500 shall be made to support delivery of the Council's Industrial Strategy "Upstream London", including to support employment, skills and local procurement activities. In addition to this, a total of 22 apprenticeships for H&F residents shall be provided during construction period to last full term and to completion of their apprenticeship qualification. 10% of the labour employed on the construction of the development shall be H&F residents for a minimum of 6 months and 20% of labour employed in the commercial end uses of the development shall be H&F residents for a minimum of 24 months. The developer would further be required to provide seven unpaid work placements during the construction of the development. A planning obligation would secure the submission of an employment and skills plan to the Council prior to the

commencement of development on site. Compliance with these requirements would be monitored through quarterly reporting.

- 9.3. With regard to procurement, a requirement for 10% of the build cost to be spent on suppliers within H&F would be secured along with the preparation and submission of a Local Procurement Strategy.
- 9.4. The proposal would generate employment opportunities through the demolition, construction and operation phases of the development on a site that has been long vacant. Subject to the obligations set out above, the proposal would be considered to comply with the requirements of Policy E4 of the Local Plan.

10. Standard of Accommodation

- 10.1. Housing quality is a key consideration in the assessment of applications for new developments. **London Plan Policy D6** (Housing quality and standards) requires all new dwellings to have 'high quality design and adequately sized rooms' in line with space standards. This is reinforced in **Local Plan Policy HO4** (Housing Quality and Density).
- 10.2. **The Mayor's Supplementary Planning Guidance** on 'Housing' makes clear that a key priority is to 'improve standards for the quality and design of housing, making sure that homes meet the needs of a changing population throughout their lives and are built to the highest environmental standards'
- 10.3. **Local Plan Policy DC2** (Design of New Build) state that all new builds must be designed to respect good neighbourliness and the principles of residential amenity. Part E states that all proposals must be designed to respect good neighbourliness and the principles of residential amenity. **Key Principles HS6 and HS7** (iii) of the Planning Guidance SPD are also applicable.
- 10.4. **Local Plan Policy HO11** (Detailed Residential Standards) states several criteria which should be taken into account when ensuring that the design and quality of all new housing is of a high standard, meets the needs of future occupants and respects the principles of good neighbourliness.

Amenity Space

- 10.5. **The London Plan Policy D6** states that a minimum of 5sqm of private outdoor space should be provided for each 1- 2 person dwelling, plus an additional 1sqm for each additional occupant.
- 10.6. Key principle HS1 (Amenity Space) states the Council would expect to see a more generous provision of outdoor amenity space than the minimum provision standards in the London Plan Housing SPG and the Play and Informal Recreation SPG. Key Principle HS1 states that:
- Every new family (3 or more bedrooms) dwelling should have access to amenity or garden space of no less than 36 sqm.
 - Family dwellings with accommodation at garden level should have at least one area of private open space with direct access to it from the dwelling.
 - For family dwellings on upper floors this space may be provided either as a balcony or terrace and/or communally within the building's curtilage.

- 10.7. The majority of the residential units are to be delivered within the Grade II* listed building and therefore have been designed largely within the existing envelope. This does significantly limit the scope to provide private amenity space as the introduction of balconies would result in unacceptable harm to the building's historic character and architectural integrity. Units within Blocks B, C and D are generously sized, some vastly exceeding the minimum GIA required by the London Plan, which would help to offset the lack of private external amenity space. Furthermore, residents would have access to the landscaped open space within the site and would further benefit from being within a short distance of Ravenscourt Park. Private amenity spaces have been provided within the historic blocks where feasible, for example through the provision of private gardens at ground floor level and by providing access to the existing balconies.
- 10.8. The 21 residential units within Block E would each benefit from access to a balcony providing private amenity space. Each balcony would have an area no less than 8sqm thus exceeding the minimum standards required by Policy D6.
- 10.9. Having regard to the Grade II* heritage status of the existing building, it is considered that the proposed private amenity space provision for units within Blocks B, C and D is, on balance, acceptable. Future residents would have access to a variety of communal amenity spaces and the nearby Ravenscourt Park as well as benefitting from generously internal floor areas. Therefore, where there are shortfalls in private amenity space, officers are satisfied that this would not result in an unduly poor standard of accommodation and the development would otherwise comply with Policy D6 of the London Plan.

Unit sizes

- 10.10. All residential units would meet or exceed the minimum space standards set in Policy D6 of the London Plan, which are consistent with the Nationally Described Space Standards.

Daylight and Sunlight

- 10.11. Paragraph 130c of the NPPF states that Local Planning Authorities should refuse applications which they consider fail to make efficient use of land for housing, and in this context, authorities should take a flexible approach in applying policies of guidance relating to daylight and sunlight, where they would otherwise inhibit making efficient use of a site, so long as the resulting scheme would provide acceptable living standards. This signals a policy shift away from rigid application of such guidance, which may unduly preclude new housing development.
- 10.12. Daylight and sunlight to proposed dwellings is assessed against Building Research Establishment's (BRE) guidance 'Site layout planning for daylight and sunlight: A guide to good practice' (BRE 209 3rd edition, 2022), which in turn references the British Standard BS EN17037:2018 'Daylight in buildings'. The 2022 update introduced a new method of assessment for internal daylight and sunlight amenity within new developments.
- 10.13. A daylight and sunlight assessment has been undertaken in accordance with the 2022 BRE Guidelines, using the updated illuminance-based methodology. The analysis considered 460 habitable rooms across the proposed development, including bedrooms and combined living/kitchen/dining (LKD) spaces. The assessment applied the BRE-recommended target median illuminance levels of 100 lux for bedrooms, 150 lux for living rooms, and 200 lux for kitchens, with compliance defined as achieving the target in at least

50% of the room area for at least 50% of daylight hours annually.

- 10.14. The results demonstrate that 91% of all rooms assessed meet or exceed the BRE targets for daylight. This includes 97% of bedrooms and 79% of LKD or kitchen/dining rooms. Notably, Block E, a new-build element of the scheme, achieves a 96% compliance rate, with only five rooms falling short—three bedrooms and two LKDs. The two underperforming LKDs in Block E achieve median illuminance levels of 47 lux and 90 lux respectively, compared to the 150-lux target. These rooms are nonetheless considered to provide acceptable amenity given their internal layout and the overall design quality of the scheme.
- 10.15. Units within Blocks B, C, and D, which involve the conversion and extension of the Grade II* listed building, achieve an 89% compliance rate. The majority of shortfalls in these blocks occur in large LKD rooms where the kitchen area is located deeper within the plan and is intended to be predominantly artificially lit. The living areas of these rooms, which are positioned adjacent to windows, receive high levels of daylight, as illustrated in the illuminance contour diagrams included in the report. This design approach prioritises the usability and openness of internal layouts over strict numerical compliance, which is consistent with the flexible application of the BRE guidance in heritage and urban contexts.
- 10.16. In terms of sunlight, the BRE Sunlight Exposure (SE) test was applied to all habitable rooms with windows facing within 90 degrees of due south. Of the 255 rooms assessed under this criterion, 227 (89%) receive at least 1.5 hours of direct sunlight on 21 March, meeting the BRE recommendation. Block E again performs particularly well, with 99% of applicable rooms passing the test. Only one bedroom would not achieve compliance with the sunlight exposure test.

Overshadowing – amenity spaces

- 10.17. Overshadowing to the proposed communal amenity spaces has been assessed in accordance with BRE guidance, which recommends that at least 50% of an amenity area should receive a minimum of two hours of direct sunlight on 21 March. The analysis confirms that three of the five proposed amenity areas meet this standard, including the two principal spaces to the south of Blocks A and B and the central courtyard between Blocks D and E. While two areas—located to the north of Blocks B and E—fall below the 50% threshold, all residents would still have access to at least one well sunlit amenity space. Furthermore, all five areas receive high levels of sunlight during the summer months, when outdoor spaces are most frequently used, ensuring that the development provides a good standard of external amenity.
- 10.18. Overall, the proposed development demonstrates a high level of compliance with daylight and sunlight standards, particularly given the constraints of working within a listed building. Where shortfalls occur, they are minor, well-justified by design intent, and mitigated by the provision of high-quality internal layouts and access to well-lit communal amenity spaces. The scheme is therefore considered to provide an acceptable standard of residential amenity in accordance with the NPPF, London Plan Policy D6, and Local Plan Policy HO11.

Outlook and privacy

- 10.19. The proposed residential units would all benefit from largely generous setbacks from facing development allowing for a good standard of both privacy and outlook. Blocks D and E,

where they face one another, would have a separation distance of approx. 19m which is considered sufficient to prevent an unduly harmful level of mutual overlooking. Units within the historic blocks would be well set back from existing development which again would allow for sufficient outlook and privacy to be achieved.

- 10.20. Where units are proposed to the ground floor, defensible space has been created through landscaping and the use of terraces. The layout of the scheme has been designed to avoid placing thoroughfares immediately adjacent to windows serving residential units which helps ensure that residents have access to a comfortable level of privacy.
- 10.21. Overall, the scheme has been well designed within the constraints of the historic building to deliver a high standard of accommodation to future occupiers. The scheme therefore is in accordance with Policies D6 and HO4 of the London Plan and Policies DC2 and HO11 of the Local Plan.

11. Design, Heritage & Townscape

Relevant consultations and independent assessments

Independent Assessment Review of Costs

- 11.1. Para. 221 of the NPPF states that Local planning authorities should assess whether the benefits of a proposal for enabling development, which would otherwise conflict with planning policies, but which would secure the future conservation of a heritage asset, outweigh the disbenefits of departing from those policies.
- 11.2. An independent review of the amended proposals, including review to application drawings and supporting details, including the methodology for repair and restoration was carried out by Alan Baxter Associates and the findings considered in conjunction with the review of associated costs for the scheme provided in the Cost Report by Deacon & Jones Ltd and informed by the Order of Cost Estimate 2/ Addendum by the applicants surveyor Ridge. The report assessed the methodology and scope of works contained within the application and provided specific recommendations for detailed post-consent conditions. The report has a general conclusion that the aspirations for conservation-led restoration are positive.
- 11.3. Deacon & Jones Ltd also concluded that the costs included within the Financial Viability Assessment, (as amended), and specified contingency fund are generally considered sensible allowances for the proposed works to fully restore and bring the buildings back into long-term viable use.

Historic England and 20th Century Society Consultations

- 11.4. The 20th Century society raised no objections to the proposals following revisions in which roof extensions to Block A were removed and glass balustrades installed on the cantilevered balconies instead of planters. The society concluded that *Overall, the society is supportive of this application and the resources that are being allocated to an extremely architecturally significant set of buildings. We are pleased that the blocks are being brought back into use.*
- 11.5. Historic England provided consultation comments on 9th February 2024 and 19th March 2025 raising no objections to the scheme in principle, subject to a number of issues which

have been addressed by the applicant in subsequent revisions to the scheme. Historic England issued a letter authorising the Local Planning Authority to assess the application as they see fit on 25th October 2024 (HE reference L01570760) and this has been endorsed by the Secretary of State.

Design Review and Inclusive Design Review Panels

- 11.6. Proposals were presented to the Design Review Panel in July and October 2023 and the Inclusive Design Review Panels in October 2023. Both panels gave support to the principles of the design concepts for the scheme with a series of observations made which were incorporated along with feedback from LBHF officers and amenity societies into revisions to the scheme.
- 11.7. The development is considered to represent a high quality of design, which would complement the character of the listed buildings and the surrounding area.
- 11.8. The following key accessible and inclusive design provisions have been incorporated into the design of the development which are relevant to the design and heritage considerations of the development:
- External landscape designed to meet the minimum of AD M Vol 1 for approach routes and adopt good practice guidance of BS8300-1:2018. This includes new step-free entrances into previously stepped entrances of the historic building, external spaces that are level, step-free and include inclusive features such as a range of seating options;
 - Residential homes design to meet London Plan Policy D7 'Accessible Housing' and London Borough of Hammersmith and Fulham Policy HO6 'Accessible Housing', whereby 90% of homes will be designed to meet AD M Vol 1 M4(2) 'Accessible and adaptable dwellings' and 10% will be designed to meet M4(3) 'Wheelchair user dwellings'. All wheelchair user homes to be allocated by the local authority are to be designed to M4(3) 2.b 'Wheelchair accessible' from the outset and all private sale residential units designed to M4(3) 2.a 'Wheelchair adaptable' units from the outset;
 - All buildings are designed to meet London Plan Policy D5 'Inclusive Design' with at least one fire evacuation lift provided in each core allowing for safe and dignified step-free egress;
 - Where non-dwelling spaces are provided, such as Block A, these are designed to meet and exceed the minimum of AD M Vol 2 and adopt good practice guidance of BS8300-2:2018;
 - PAS 6463 'Design for the mind – neurodiversity and the built environment' was incorporated into the design development of the scheme.

Design

- 11.9. The NPPF seeks to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings. The NPPF also requires that proposals should conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations.

- 11.10. The NPPF states that good design is a key aspect of sustainable development and should contribute positively to making places better for people. Part 12 of the NPPF outlines the requirement for good design and Paragraph 135 sets out that planning policies and decisions should ensure that developments: a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development; b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping; c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities); d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit; e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.
- 11.11. Chapter 3 (Design) of the London Plan 2021 seeks to secure the delivery of good design through a variety of ways. Policies D3 (Optimising Site Capacity through the Design-Led Approach), D4 (Delivering Good Design), D6 (Housing Quality and Standards) and D8 (Public Realm) are particularly relevant to the consideration of this application. Policy D3 highlights that all development must make the best use of land by following a design-led approach that optimises the capacity of sites, through careful consideration of issues such as form and layout, experience, alongside consideration of quality and character. Policy D4 highlights that where appropriate, visual, environmental and movement modelling / assessments should be undertaken to analyse potential design options for an area, site, or development proposal. These models, particularly 3D virtual reality and other interactive digital models alongside use of design review should, where possible, be used to inform decision-taking, and to engage Londoners in the planning process. Policy D6, promotes a series of quality and standards new housing development should aim to achieve. Policy D8 sets a series of criteria to ensure that ensure the public realm is well designed, safe, accessible, inclusive, attractive and well-connected.
- 11.12. Local Plan Policies DC1 and DC2 are particularly relevant to the assessment of design. 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. There should be an approach to accessible and inclusive urban design that considers how good design, quality public realm, landscaping and land use can be integrated to help regenerate places. Policy DC2 (Design of New Build) sets out to ensure that new build development will be of a high standard of design and compatible with the scale and character of existing development and its setting.

Scale and Massing

- 11.13. The proposal scheme seeks to bring forward redevelopment of the site consisting of the refurbishment of Blocks A-D, demolition of Block E and the construction of new Blocks E/F containing two separate uses- residential and assisted living private care. The massing of Blocks A and C would remain unchanged. However, two-storey extensions are proposed to Block B and D.

- 11.14. The new build Blocks E/F comprise an L-shaped block, 5 storeys stepping down to 3 to respond to the height of neighbouring properties on Ravenscourt Square. Block E reflects the alignment of the original Block D opposite with the layout of both blocks designed to reference the original layout of the Freemasons hospital site planned by Burnet, Tait and Lorne.
- 11.15. Whilst it is noted that the new block E/F would be taller than the existing E block, the height would be in keeping with the height of the original hospital complex and the adjoining properties on Ravenscourt Square. The footprint of the new Blocks E/F will also be significantly smaller than existing.
- 11.16. It is considered that development between 3-5 storeys as proposed would not be out of character within the local townscape context and would optimise the development potential of the site.

Architectural Character

New build elements

- 11.17. The architectural character of the new Block E/F is primarily informed by the historic and architectural character of Blocks A-D of the hospital site with reference to the scale and massing of surrounding architecture and the impact of longer views into the site from Ravenscourt Park. Strong vertical and horizontal articulation, a projecting slab edge and balconies with angled apertures and red brick soffits all reference the architectural language of the original buildings. Legible vertical bays reference the architectural rhythm of surrounding houses and villas.
- 11.18. Block D is explicitly referenced on the south elevation of Block E/F through the symmetrical geometry of bays and piers with a principal hierarchy to the central bay.
- 11.19. Brick defines the language of the former hospital and the wider conservation area and the material treatment for blocks E/F proposes an exposed aggregate brick. An opaque stained-glass feature is proposed to articulate the previously blank north elevation.

Retained and extended elements

- 11.20. The proposed extensions to Blocks B, C and D are designed as lightweight additions which have a shared architectural language but complement the distinct architectural character of each block. The original building hierarchy is maintained through the height of the extensions with the former Ward Block B remaining the most prominent. The Block B extension incorporates a brick parapet with linear concrete canopy and pleated glazing. Block C incorporates a one storey symmetrical extension with pleated glass and canopy. Block D incorporates two additional storeys comprising a layered concrete canopy, pleated glass and vertical corner piers.
- 11.21. The scheme was reviewed throughout the application process, to refine the proposals and reduce the scale of proposed extensions/alterations. Further details of the proposed materials and sample panels are proposed to be secured by condition as part of the suggested conditions attached to this report to ensure that the development would achieve a high quality of design.

Impact upon local views

- 11.22. The submitted baseline appraisal identified 12 representative views following a zone of theoretical visibility (ZTV) study, with a series of Accurate Visual Representations (AVRs) being prepared for analysis.
- 11.23. The Visual Impact Assessment (VIA) concludes that there would be an adverse impact to the setting of the listed, unlisted and locally listed buildings on Ravenscourt Square looking south across the tennis courts within Ravenscourt Park, as shown in AVR View 7 of the Visual Impact Assessment and discussed in further detail in the Townscape section of this report.
- 11.24. As shown in view AVR View 8, blocks E/F would create a more sympathetic backdrop to the locally listed 17 Ravenscourt Square than currently exists, the vertical bays and light brick facade treatment relating contextually to the villa and creating an acceptable and compatible relationship with its surrounding context.
- 11.25. Overall, the scale and massing of the proposal scheme is considered to be acceptable, allowing for the optimisation of the development capacity of the site, and conversion to alternative uses, whilst also responding well to the character of similar historic developments, including villas found within the local area.
- 11.26. The development is considered to represent a high quality of design, which is sympathetic to nearby listed buildings and the surrounding conservation area.

Heritage and Townscape

- 11.27. 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.
- 11.28. 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 duties in sections 66 and 72 of the Planning (Listed Buildings and Conservation areas) Act 1990 and the requirements set out in the NPPF.
- 11.29. Section 72 of the Planning (Listed Buildings and Conservation areas) Act 1990 requires 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) (which includes the planning Acts), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.
- 11.30. Paragraph 202 of the NPPF states: 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.
- 11.31. Paragraph 208 of the NPPF states: Local Planning Authorities should identify and assess the 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.

- 11.32. Paragraph 210 of the NPPF states: 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.
- 11.33. Paragraph 212 of the NPPF states: 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.
- 11.34. Paragraph 213 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.
- 11.35. Paragraph 214 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.
- 11.36. Paragraph 215 of the NPPF states: 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.
- 11.37. Paragraph 216 of the NPPF states: The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.
- 11.38. 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).

- 11.39. 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.
- 11.40. 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 paragraph 215, 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.
- 11.41. 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.
- 11.42. The scheme would impact directly on heritage assets. These impacts are considered separately in the following sections.
- 11.43. Impacts are mainly focused upon the setting of the Grade II* listed hospital complex, the Ravenscourt and Starch Green conservation area, the statutory listed buildings surrounding the site and 17 Ravenscourt Square, a locally listed building of merit directly adjacent to the new Block E. To fully assess the proposal scheme, officers have agreed the scope of supporting documents with the applicant. The applicant's heritage assessment identifies the significance of designated/non designated heritage assets within a study area surrounding the application site, within Hammersmith & Fulham.
- 11.44. 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 214 and 215 of the NPPF as appropriate.
- 11.45. Local Plan 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 209 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 207 and 208 (214 and 215 in the latest NPPF revision) 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.

- 11.46. The Council's Supplementary Planning Guidance SPD is relevant, in particular Key Principles AH1 (Information Requirements for applications for consent affecting heritage assets); AH2 (Protection of Heritage Assets); CAG1 (Land Use in Conservation areas); CAG2 (Urban Design in Conservation areas) and CAG3 (New Development in Conservation areas). 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.

Application site – Heritage constraints

Overview

- 11.47. Ravenscourt Park Hospital, the former Royal Masonic Hospital, was opened in 1933 as a private hospital funded by the Freemasons, was listed at Grade II with its associated boundary walls, gates, railings and planters in 1980 and subsequently upgraded to a Grade II* listing in 2010. The relatively short period between the building's construction and recognition as a statutory listed building is testament to the exceptional architectural and historical significance of the building. Awarded the RIBA Gold Medal in 1933 and the London Architecture Bronze medal in 1934, it was recognised at the time as the first major 'modern' building in the UK.
- 11.48. The significance of the listed building lies in its contribution to the Modern Movement and hospital design generally, the pioneering use of welded steel for the cantilevered balconies, the artworks including the Zodiac etched glass entrance doors and the Gilbert Bayes Sculpture and the intactness of the lavish interiors, particularly in Block A.

Heritage at Risk Register

- 11.49. The hospital was sold in 1992, reopened in 2002 as an NHS hospital and closed again in 2006. Walls within the landscaped garden were demolished as part of the implementation of an approved scheme for alternative hospital use (under application refs 2007/04211/FUL, 2007/04212/LBC & 2015/03600/CLE) but works stalled and the building has remained vacant. In light of the vacant condition of the building, the hospital campus is currently listed on the Historic England, Heritage at Risk Register. The building is referenced under Priority E, as being a heritage asset, under repair or in fair to good repair, but no user identified, or under threat of vacancy with no obvious new user.
- 11.50. Heritage officers from the LBHF have undertaken periodic visits to the site with Historic England, to review whether any urgent works are required to ensure that the building remains in the weatherproof and watertight condition. Following the acquisition of the site by the current application, minor works have been undertaken to secure the site, with security staff attending the building continuously. No further urgent works are necessary at this stage.

Detailed review of site-based assets

Ravenscourt Park Hospital

- 11.51. The original hospital site, all listed at Grade II* comprises four interconnecting steel-framed blocks with shallow concrete floors, 2-inch red brick walls and exposed aggregate concrete details. Each block has a distinct character relating to its original function:
- Block A- 3 storey T-shaped block facing Ravenscourt Park. The former administrative block, it is noted in the list description as being lavish and virtually unaltered. This is considered to be the most significant building as part of the campus.
 - Block B- 5-storey U- shaped ward block, the original plan form is predominantly intact. South-facing, deep cantilevered balconies at the end of each wing. Axial garden with hard landscaping noted specifically in list description.
 - Block C- 5-storey annex block with a projecting ground floor with bowed ends formerly used as a waiting room for ambulance patients at ground floor and linen store above.
 - Block D- 3 storey surgical block, large second floor windows showing former function.

Boundary walls, gates, railings and planters

- 11.52. In addition to Blocks A-D, the boundary walls, gates, railings and planters of the hospital complex are also Grade II* listed and comprise:
- Red brick boundary walls with raked joints and metal railings;
 - Art Deco metal gates with circular motif;
 - Brick forecourt garden wall with brick and concrete planters;
 - Hard landscaping in garden courtyard of Block B- this has been altered since the original 1980 listing but originally would have incorporated a raised stone and brick

terrace with brick steps leading to diamond-shaped paved court with a sundial and long, rectangular pond with a fountain.

- Original lamp standards are also located in the semi-circular front drive.

Buildings not of special interest

11.53. As noted in the detailed list description, prepared by Historic England, the following blocks were considered to lack special interest, and consequently are not included in the description:

- Block E- 1978, connected to the building by a bridge;
- Wakefield Wing- 1959- nursing home now unconnected to the building but historically joined by a bridge.

11.54. Historic England carried out an additional review of Block E following a request from a member of the public to amend the hospital listing and concluded the following in their report issued on 12th September 2024:

E Block is not without some architectural and historic interest, but this falls short of what would constitute special interest, either when considered in isolation or as an extension to the Royal Masonic Hospital.

11.55. This conclusion is important given that the proposal scheme seeks consent to demolish these structures in their entirety.

11.56. The hospital site is also located within the Ravenscourt and Starch Green Conservation Area.

Ravenscourt and Starch Green conservation area

11.57. The Ravenscourt and Starch Green conservation area was designated in 1974 and extended in 1982, 1990 and 1991. Ravenscourt Park forms the heart of the conservation area and forms an attractive setting for the surrounding streets, which evolved from the 18th Century.

11.58. The conservation area covers a considerable part of the Borough up to its western boundary southwest of Shepherds Bush and west of the centre of Hammersmith. As such, the conservation area is split into several sub-areas, which have their own distinctive character, as part of the wider conservation area designation. The area within which the application site is found is referred to as Sub-Area A-Ravenscourt Park and surrounding streets and contains the oldest built heritage in the conservation area and the park, which is a remnant of the former grounds of the manor of Palingswick.

Surrounding Heritage Assets

11.59. Surrounding the site are small scale Victorian residential properties, several of which are statutory or locally listed (see relevant section below). Scoped into the applicant's heritage assessment are the following statutory listed buildings listed at Grade II:

- 11 Ravenscourt Square
- Administration block to Queen Charlotte's Maternity Hospital

- Royal Masonic Hospital Nurses' Home
- 27 and 29 Ravenscourt Gardens
- 35 and 37 Ravenscourt Gardens
- 39 and 41 Ravenscourt Gardens
- 43 and 45, Ravenscourt Gardens
- 47 and 49, Ravenscourt Gardens
- 44 Ravenscourt Gardens
- 46 and 48 Ravenscourt Gardens
- 50 and 52, Ravenscourt Gardens
- 54 and 56 Ravenscourt Gardens
- 58 and 60 Ravenscourt Gardens
- 62 and 64 Ravenscourt Gardens

11.60. In addition, 9, 15 and 17 Ravenscourt Square are also identified as locally listed, (Buildings of Merit) and adjoin the current application site boundary to the north of the existing E Block.

Demolition

11.61. As discussed above, the application site is situated in the Ravenscourt and Starch Green conservation area and the existing Block E is proposed for demolition. Some demolition and strip out affecting the historic hospital building would also occur to facilitate the conversion of the buildings. The assessment therefore covers the impacts of demolition in the first instance.

Demolition of the buildings currently occupying the site - Block E

- 11.62. The existing Block E is a former surgical block, brick with zinc roofs by Watkins Gray Woodgate, dating from 1978 and connected to the main building by an obtrusive and utilitarian bridge. The associated walkway and close proximity to the original buildings have resulted in an adverse impact on the setting of the Grade II* listed building and some loss of historic fabric where the bridge meets Block D. It is noted in the list description that this building and the 1959 Wakefield Wing lack special interest and are not included in the listing. The Ravenscourt and Starch Green character area appraisal (1999) states in reference to Ravenscourt Square -*The view south is disappointing with the bulky modern buildings which form part of the Royal Masonic Hospital being prominent.*
- 11.63. Officers consider that the current Block E is considered to detract from the setting of the Grade II* listed hospital, the locally listed building of merit 17 Ravenscourt Square and to the wider conservation area.
- 11.64. During pre-application discussions, further justification for the option to retain the building was requested. As described in section 1.1 of the second Design and Access Statement Addendum, it was concluded that retention and conversion of the block was not feasible due to the extent of structural alterations that would be required to convert the existing building from its designed medical use which includes limited access to natural light, deep floorplates, deep down stand beams and a cantilevered 1st floor.
- 11.65. Consequently, in light of this information and the fact that the listing description for the site quite clearly excludes Block E from listing, the demolition of the current Block E is

considered acceptable and would not result in any harm to surrounding heritage assets. The Heritage Statement, submitted in support of the application, includes recording of this block in terms of a written description and photographs to clearly describe its role and function in supporting the previous hospital use of the site. As such, further recording of this element is not considered necessary in this instance.

Strip out and demolition within Blocks A-D

- 11.66. The works required to facilitate the conversion of Blocks A-D would necessitate the loss of some historic fabric to accommodate the proposed conversion. However, the application takes a heritage-led approach with a detailed heritage assessment identifying areas containing fabric of differing levels of historic and architectural interest. The proposals prioritise the retention of historic fabric of the highest level and where fabric removal is proposed, it is clearly justified. The works need to be weighed up against the public benefits of the scheme in accordance with the requirements of the NPPF.

Demolition - Assessment of conservation area harm

- 11.67. As noted above, the existing E Block does not make sufficient positive contribution to the character and appearance of the conservation area, and its demolition is not considered to be harmful in this regard. Instead, it is considered that the removal of the building and the associated walkway would have a positive impact on the setting of the listed hospital as well as the adjacent locally listed, (building of merit) 17 Ravenscourt Square.

Site based assets - Assessment of harm

Ravenscourt Park Hospital

General external changes across blocks

- 11.68. Fenestration- As shown in the submitted window study, the majority of windows in the buildings are non-original and the proposal seeks consent to change windows to Crittall-style steel windows in keeping with the original design intent of the building as such these changes would be of heritage benefit. Where changes to sills and additional windows are proposed, these are minimal and justified and changes to the principal facades are very limited. It is considered that these changes would not cause harm to the significance of the heritage assets.

Interventions for accessibility

- 11.69. A limited number of interventions are proposed in Blocks A, B and D to facilitate level access to the buildings. These changes are minimal and justified and have been considered to ensure the heritage significance of each block is retained, including discussions with the Inclusive Design Review Panel (IDRP), to retain the original entrance to Block A whilst providing a good quality accessible entrance at a prominent location relative to the access to the development.

Block A

Exterior Works

- 11.70. The works to the exterior of Block A and the subsequent reinstatement of boundary treatments and landscaping, including the opening up of the site to facilitate access is considered to have a positive impact on the significance of the Grade II* listed building and

the character and appearance of the wider conservation area. Inclusive access has been sensitively included in the scheme and incorporates comments raised by the Inclusive Design Review Panel (IDRP). The setting of surrounding statutory and locally listed buildings would be unaffected by the works to Block A due to their visual separation.

Internal Works

- 11.71. The works to Block A are minimal and seek to sensitively refurbish the existing spaces. Original stairwells and lifts are preserved. The works are not considered to cause harm to the significance of this part of the listed building.

Block B

Exterior Works and Extensions

- 11.72. The proposed addition to Block B would result in some harm to the significance of the listed building through the loss of historic fabric required to facilitate the roof addition and the introduction of an extension to a previously unaltered roofscape which would be visible in wider views, particularly view RV11 from the railway. The proposed extension follows a lightweight and high-quality design which references the architectural character of the host building and enables the clock tower to remain the most prominent element of the facade.

Internal Works

- 11.73. Internally, the proposals seek to preserve the plan form and circulation routes of the original ward block on the ground floor and retain the original stairwell and lifts. There is some loss to floor plan and circulation routes at upper floors required to facilitate the conversion to residential use, however most intervention has been focused on the areas of lowest heritage value as identified in the heritage assessment. Whilst there is considered to be some harm caused by the proposed changes, these works are considered to sit on the very low end of less than substantial harm considering the NPPF test.

Block C

Exterior Works

- 11.74. The single storey addition proposed to Block C would result in some harm to the significance of the listed building through the introduction of non-original additions to create additional window apertures and functional residential layouts, however the proposed extensions are sympathetic and in keeping with the architectural and historic character of the host building. The harm is considered to sit on the very low end of less than substantial harm, again in accordance with NPPF test.

Internal Works

- 11.75. It is noted that Block C has been extensively modified internally, and Block C is of less heritage sensitivity than Blocks A and B.

Block D

Exterior Works

- 11.76. Views of Block D are predominantly limited to close range views within the hospital site. The two-storey extension proposed is lightweight, high quality and set back from the parapet of the existing block. It is noted that Block D is of lower heritage sensitivity than

Blocks A and B and the removal of the connecting bridge would result in an improvement to its setting.

Internal Works

- 11.77. Stairwells in Block D will be removed; however, it is noted that these relate to a secondary stair in function and appearance and the additional stair and lift cores are required for compliance with fire and safety regs. It is also noted that the block has undergone substantial internal alterations which limit the extent of harm. It is considered that the proposed works to Block D would result in less than substantial harm at the very low end of the scale in terms of the NPPF test.

Block E and Landscaping

- 11.78. The setting of the original hospital buildings would be improved by the removal of the existing Block E and the high-level walkway and their replacement with the contextual and high-quality new building proposed. The existing adverse impact on views of the building, as noted in the Ravenscourt and Starch Green conservation area appraisal would be resolved and therefore the visual performance of the hospital campus, improved by the changes.
- 11.79. The proposals also seek to reinstate the original landscaping of the communal garden adjacent to Block E and introduce areas of soft landscaping on previous areas of hard standing. The layout, materials and details of the new landscaped spaces reference the architectural language of the original building. A new pedestrian access route east-west to the north of the site, improving accessibility and securing a high-quality public realm. An existing mature copper beech tree will be relocated as part of the proposals and 22 existing trees retained. 43 new replacement trees are also proposed. The landscape improvements and reinstatement works are considered to have a heritage benefit and to enhance the setting of the listed building and the character and appearance of the wider conservation area.

Ravenscourt and Starch Green Conservation Area

- 11.80. Ravenscourt Park forms the heart of the Ravenscourt and Starch Green conservation area and the improvements to the boundary treatment and landscaping fronting Block A will enhance its setting. The refurbishment of a currently empty building and the access opportunities created by the proposed community use will also have clear benefits.
- 11.81. The proposed new extensions to the building are high quality and visually lightweight, enabling the architectural form and key features of the host buildings to remain legible. Where these extensions are visible as shown in the verified views, their effect would be to preserve the character and appearance of the conservation area, as required by Section 72 of the Planning (Listed Buildings and Conservation Areas Act) 1990 and Policy DC8 of the Hammersmith and Fulham Local Plan (2018).
- 11.82. Increased visibility of the new Block E in wider views has been assessed in detail in the Visual Impact Assessment and is considered to cause no harm with the exception of the increase in visibility behind properties adjacent to the northern site boundary on Ravenscourt Square which subsequently impacts on the wider setting of the conservation area in this view. The impact of this is considered below in conjunction with an assessment

on the setting of statutorily listed and locally listed Buildings of Merit affected in the same viewpoint.

- 11.83. As such, officers consider that the proposals would result in less than substantial harm, to the low end of the range of less than substantial harm to the conservation area.

Other heritage assets impacted by the proposals

- 11.84. Whilst the applicant's Heritage assessment has identified a group of statutory listed buildings to the south of the application site which should be considered in terms of impact to their setting, officers conclude that there would be no harmful impacts arising from the proposals upon these assets with their setting and significance preserved. However, there is a group of locally listed, (buildings of merit), (9, 15 and 17 Ravenscourt Square), and a Grade II listed building, (11 Ravenscourt Square), adjacent to the northern site boundary for which there would be some impact upon setting. The erection of Block E would result in changes to the setting of these assets when facing south from Ravenscourt Square with the upper part of the block and the top window appearing behind the buildings, as seen in Viewpoint VP07.
- 11.85. The proposed development is considered to result in some harm to the setting of these heritage assets and the wider setting of the conservation area through increased visibility in this view. However, bearing in mind the visibility of the existing E block, the high-quality appearance of the new block and the relatively low scale of the new development which does not over dominate the buildings.
- 11.86. As such, it is considered that the harm caused by this to the character and appearance of the conservation area and the setting of the identified designated and non-designated heritage assets would be to the lowest end of less than substantial harm, considering the NPPF test.

Townscape

- 11.87. Given the scale of the proposed development, the proposals are not considered to have any significant townscape impacts upon mid and long-range townscape views. There would be no impact on strategic views and landmarks identified in the London Plan and locally important views identified on the Policies Map contained within the Local Plan would be maintained. Any change to townscape views would mainly be within localised views, particularly those from Ravenscourt Park and looking south towards Ravenscourt Park Gardens. Notwithstanding this limited extent of visibility, the application is supported by a Townscape and Visual Impact Assessment which includes viewpoints of the site from 12 positions and follows Guidelines for Landscape and Visual Impact Assessment, 3rd edition, 2013 (Landscape Institute and Institute for Environmental Management and Assessment) (GLVIA3); and Visual Representation of Development Proposals, 2019 (Landscape Institute Technical Information Note 06/19).
- 11.88. Using the criteria for assessment set out in these methodologies, the TVIA concludes that only Representative View 7 (Ravenscourt Square looking South) would cause adverse harm. This concurs with officers' assessment- there would be a loss of delineation between the roof profiles of the buildings on Ravenscourt Square and the new block behind and the existing glimpsed view of Block B would be obscured. It is noted however that the roofline of Nos.9 and 11 Ravenscourt Gardens would predominantly remain clear and the high-quality design, including articulated brickwork of the new Block provides some mitigation

to the visual impact. Whilst there would be some less than substantial harm caused to the setting of the buildings in this view, it is considered that the relatively small height increase, the high-quality design and considerable distance of the view behind the tennis courts would result in the very low end of less than substantial.

- 11.89. It is considered that the Proposed Development would be compatible with the scale and character of existing development on Site and within the local townscape context, respecting the architectural design, scale and form of the original building. The Proposed Development would integrate with the existing quality and appearance of key views and provide a positive response through high quality architectural detailing, use of materials, landscape design and improved relationship to the local streetscape. The Proposed Development has therefore been shown to address policy and guidance set out in NPPF Chapter 12 as supported by PPG, London Plan Policies D3 and HC3 and LBHF Policies DC1, DC4 and DC7.

Design, heritage and townscape conclusion

- 11.90. The proposal scheme would bring forward a scheme of a high-quality of design with a scale and massing considered to be acceptable.
- 11.91. From a heritage perspective, it is noted that the development would result in some alterations to floor plan and circulation routes and the introduction of extensions to the original buildings resulting in some loss of historic fabric. Officers consider that the proposed works are justified and limited to areas of least heritage significance and the proposals would result in less than substantial harm, to the lower end of the scale to the significance of the Grade II* listed building.
- 11.92. The proposed extensions are lightweight and sympathetic to the host building and their addition is not considered to cause harm to the character and appearance of the wider conservation area. The works are also not considered to result in harm to the setting of other locally listed buildings of merit found within close proximity to the site.

Summary of harm caused by the development

- Less than substantial harm, to the low end of the range of less than substantial harm to the Grade II* Ravenscourt Park Hospital complex.
- Less than substantial harm, to the low end of the range of less than substantial harm to the Ravenscourt and Starch Green Conservation Area
- Less than substantial harm, to the low end of the range of less than substantial harm to the setting of the Grade II, 11 Ravenscourt Square.
- Less than substantial harm, to the low end of the range of less than substantial harm to the setting of the group of locally listed, (buildings of merit), (9,15 and 17 Ravenscourt Square)

Optimum Viable Use

- 11.93. Considering what is the Optimum Viable Use ('OVU') of Ravenscourt Park Hospital, requires a two-stage approach. First, any potential uses are assessed to determine whether or not they are viable; in particular consideration is given as to whether those uses can be rendered 'viable' in the sense of providing a workable, long-term future for the assets. In this regard the PPG states: 'Putting heritage assets to a viable use is likely to lead to the investment in their maintenance necessary for their long-term conservation. It is important that any use is viable, not just for the owner, but also for the future conservation of the asset. It is obviously desirable to avoid successive harmful changes carried out in the interest of repeated speculative and failed uses.'
- 11.94. Secondly, it is necessary to identify the Optimum Use of Ravenscourt Park Hospital. The Optimum Use is the use that will cause least harm to the heritage asset. Again, the focus is on the long-term; in this regard, the PPG states: 'If there is only one viable use, that use is the optimum viable use. If there is a range of alternative uses, the optimum use is the only one likely to cause the least harm to the significance of the asset, not just through necessary initial changes, but also as a result of subsequent wear and tear and likely future changes.'
- 11.95. If the Optimum Use can be rendered viable, then that use is the OVU. If that use cannot be rendered viable, then consideration passes to such other of the various uses under consideration, as would cause the 'next least' degree of harm to the heritage asset. If that use can be rendered viable, then that use is determined as the OVU. The PPG states: 'The optimum viable use may not necessarily be the most profitable one. It might be the original use, but that may no longer be economically viable or even the most compatible with the long-term conservation of the asset. However, if from a conservation point of view there is no real difference between viable uses, then the choice of use is a decision for the owner.'
- 11.96. The purpose of the Planning Practice Guidance is to provide further guidance on the application of the NPPF which includes a requirement for the planning process to conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations.
- 11.97. The proposals provide a comprehensive, master planned approach to restoring and redeveloping the Ravenscourt Park Hospital complex by retaining and enhancing the core buildings and landscape setting of the hospital, whilst replacing other buildings of less significance with new buildings introducing new/comp complementary uses. The proposals incorporate robust methodologies for the restoration of the existing buildings which have been vacant since 2006 and are listed on the heritage at risk register. The proposals also seek to improve the landscape setting of the development opening this up to Ravenscourt Park, providing new community uses and accessibility to Block A, (the most significant heritage asset), and improving public access between the site and Ravenscourt Square.
- 11.98. Officers consider that the ideal optimum use of the Ravenscourt Park Hospital complex would, in the first be the continuation of their original use as a hospital functions, particularly due to their purpose-built design and the character and proportions of the spaces. However, in light of the extant consent for the reuse of the site, (Application references: 2007/04211/FUL and 2007/04212/LBC), which have not progressed since being implemented, following earlier unsuccessful marketing activities, the only conclusion that can be reached is that alternative OVUs should now be considered.

- 11.99. As part of the Financial Viability Assessment supporting the development, the applicant has submitted an alternative scheme, for the redevelopment of the site following a Later Living development to Blocks A – E and a new Care Home in Block F. which was considered through review to be less viable than the current proposal. Furthermore, although the alternative scheme would result in a similar level of harm to the current proposals, the proposals would result in the loss of a key public benefit of the scheme, that being the community use proposed for Block A. Given the mixed-use approach taken by the developer team, it is helpful to consider the current alternative uses on a block-by-block basis.
- 11.100. Block A - Officers consider that the optimum use of Block A in heritage terms would be through the change of use of this block to a community use. Through this approach, the community use would enable public access to the most significant space within the development and would also enable the restoration of its plan form and internal detailing. This is not considered to result in any harm to the significance of this block.
- 11.101. Blocks B – D - Officers consider that the optimum use of Blocks B – D would be through change of use to a residential flatted development. As part of this approach, it is acknowledged that the infill in rooftop extensions proposed would result in harm to the heritage asset, that being less than substantial harm.
- 11.102. However, the proposal would allow for the restoration of external appearance of the historic assets, and a managed change to the plan form and character and proportions of the internal spaces, to ensure that their historic functions can be clearly acknowledged. Extensions to these blocks are design with a high-quality of architecture, appearance, and materiality allowing the more historic features of the building to retain their prominence from key external and internal views of the site. Works would also include the full restoration of the landscaped courtyard to Block B and other key spaces across the site to be upgraded.
- 11.103. The other public benefits of the scheme including provision of new housing, and affordable housing are considered elsewhere in this report.

Heritage Benefits

- 11.104. In accordance with para. 215 of the NPPF, the less than substantial harm identified to the application site as a Grade II* Listed Building, and the Ravenscourt and Starch Green conservation area, and to the setting of adjacent heritage assets has been weighed against the clear heritage and public benefits delivered by the scheme. These include:
- Securing a **new viable use for the Grade II* former Royal Masonic Hospital, which has been vacant since 2006** and included on Historic England's Heritage at Risk Register. The new uses would be in the interests of its long-term conservation as a listed building and removing the risk of further deterioration through continued vacancy;
 - Provision of a programme **of external and internal repairs and refurbishment to enable the full restoration** of the Grade II* former Royal Masonic Hospital;
 - Provision of **enhanced and restored landscaping** (including new planting) and external amenity space across the Site, which would enhance the character and

appearance of the immediate setting of the Grade II* former Royal Masonic Hospital and its contribution to the Ravenscourt and Starch Green Conservation Area;

- **Improving internal access and use of the Grade II* former Royal Masonic Hospital** through new community uses located within the Block A, which is an area identified as having exceptional heritage value, and
- **Repairing and refurbishing historic materials and decorative features** (internally and externally) in areas of high heritage interest, where the plan form and/or fabric would be retained.

11.105. Taking a balanced and weighted judgement, as required by paragraphs 215 and 216 of the NPPF, officers have assessed the impact of the proposal on the heritage assets. There would be some harm on the lower end of less than substantial harm, alongside harm to local heritage significance, through the alterations to floor plan and circulation routes and the introduction of extensions to the original buildings resulting in some loss of historic fabric. However, it is considered that this harm would be outweighed by the substantial heritage and public benefits that the proposal would deliver, (public benefits which are referred to elsewhere in this report, including the concluding sections).

11.106. In assessing the application, the local planning authority has also had special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses, as required by Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990. As required by Section 72 of the same Act, special attention has also been paid to the desirability of preserving or enhancing the character or appearance of that area. Whilst the proposals do result in some minor harmful impacts, these impacts are significantly outweighed by the heritage benefits of the scheme, which would restore and bring the hospital campus back into a longer-term use.

11.107. As such, the proposals are considered to provide a viable proposal to enable the preservation of the buildings forming the hospital complex. Furthermore, given the nature of the hospital complex as a fundamental component of the significance of the Ravenscourt and Starch Green conservation area, the proposals would also enable preservation of the wider conservation area, when considered as a whole. Consequently, it is appropriate to grant planning permission and listed building consent, having regard to and applying the statutory provisions in Sections 66 and 72 of the Planning (Listed Buildings and Conservation areas) Act 1990 and the NPPF.

11.108. The proposal is also in line with national guidance in the NPPF and strategic local policies on the historic environment and urban design. Overall, the Proposed Development is considered acceptable having regard to the NPPF, Policies D3, D4, D6, D8, and HC1 of the London Plan (2021) and Policies DC1, DC2, DC7 and DC8 of the Local Plan (2018).

12. Landscaping, Open Space, Biodiversity and Play Space

12.1. **NPPF Section 8** emphasises the importance of healthy and safe communities (including play spaces), **Section 12** emphasises the importance of achieving well-designed places and **Section 15** emphasises the importance of conserving and enhancing the natural and local environment.

- 12.2. **London Plan Policy D6 (Housing quality and standards)** requires developments to consider the provision of public, communal and open spaces. **Policy G5 (Urban Greening)** states that major development should contribute to the greening of London, incorporating measures such as high-quality landscaping, green roads, green walls and nature-based sustainable drainage. **Policy S4 (Play and informal recreation)** further requires the provision of good quality, well-designed and stimulating play and informal recreation provision for children, including trees and greenery where possible. **NPPF. Para. 135** states that planning decisions should ensure that developments would function well and add to the overall quality of the area and are visually attractive as a result of appropriate and effective landscaping as well as good architecture and layout.
- 12.3. **Local Plan Policy OS1 (Parks and Open Spaces)** states that the Council would protect, enhance, and increase the provision of parks, open space and biodiversity in the borough. **Policy OS3 (Play space for Children and Young People)** states that proposals should not result in the loss of existing play space or an increased deficiency in the availability of such play space. It requires well-designed provision of accessible, inclusive, safe and secure communal play space in new residential developments to cater to the needs of all children. The scale and nature of its provision should be proportionate to the scale and nature of the Proposed Development. **Policy OS5 (Greening the Borough)** seeks to enhance biodiversity and green infrastructure in the borough by (inter alia) maximising the provision of gardens, garden space and soft landscaping, and seeking green and brown roofs and planting as part of new development; seeking retention of existing trees and provision of new trees on development sites; and adding to the greening of streets and the public realm.
- 12.4. In this case, although much of the application site is built upon, the existing buildings are sited within mature landscaping, which includes 66 individual trees and 4 groups of trees, a number of which are protected by way of a Tree Preservation Order, in addition to the general protections provided by virtue of the location of the site within the Ravenscourt & Starch Green Conservation Area.
- 12.5. The site has no specific environmental designations, however Ravenscourt Park to the immediate east of the site, is an open space designated as a Site of Importance to Nature Conservation (SINC) in the Development Plan.

Open Space & Landscaping

- 12.6. The site wide approach is set out in the Landscape Strategy prepared by Logika. This sets out the principles informing the strategy, and how it relates to the heritage significance of the existing buildings and the wider setting.
- 12.7. It identifies 7 key spaces within the grounds, which are shown in figure 5 and as summarised below:
- 1. Historic garden: a formal garden in an art deco style, forming the main communal space which would be restored to reflect the original vision for the space.
 - 2. New Ravenscourt Square: a new public space also providing emergency access to the development, characterised by hard landscaping with a focal pop-jet water play feature and seating to provide a place to linger.
 - 3. A green pedestrian street which would run between Blocks D and E: a pedestrian route through the site which would provide landscaping and seating, incorporating an accessible route into Block D.

- 4. Residential amenity courtyard: a secluded communal area for residents that would provide a play space, seating and an opportunity for outdoor dining.
- 5. Copper beech courtyard: a predominantly hard landscaped area providing emergency access with a planted central space incorporating a mature Copper Beech tree transplanted from elsewhere in the site.
- 6. Public entrance area: a space that incorporates servicing access for the community facility within Block A, and soft landscaping that creates an appropriate junction between the site and Ravenscourt Park.
- 7. Care home sensory garden: a sensory garden with extensive seating and raised beds together with some play for children.



Figure 5 Landscape Masterplan

- 12.8. In addition to these key spaces, the landscape strategy includes extensive living roofs, and the landscaping is anticipated to deliver an Urban Greening factor of 0.406, which would be compliant with the target score of 0.4 for residential let developments, as set out in London Plan policy G5.
- 12.9. There are a number of existing mature trees on the site, of which 23 are being retained, and one, a category A *Fagus sylvatica* 'Purpurea' is to be relocated from a position within the footprint of the proposed replacement Block E, to the Copper Beech Courtyard. The existing TPO trees, all of which are located along the eastern side of the access leading from Ravenscourt Gardens, are to be retained.
- 12.10. 32 trees are proposed to be removed, all of which are category C except for 2No. Eucalyptus trees and a group of Eucalyptus trees which are growing within the historic garden very close to the listed building and a group of Eucalyptus trees which are growing within the original water feature within the historic garden. The group have already caused harm to the historic landscaping, and there is a risk that the individual trees may in due course cause harm to the heritage significance and fabric of Building B itself. For these reasons their loss is supported in the interests of good landscape management. It is also noted that Eucalyptus is non-native and of limited biodiversity value.

- 12.11. An Arboricultural Impact Assessment including Tree Survey has been submitted in support of the application, undertaken by Arbtech reference TSR 01B and AIA 01B, however the scope of this document is restricted to a tree survey, noting at Section 6 "Recommendations" that "we have not seen the proposed scheme". The arboricultural impacts of the proposal are shown on the Logika drawing 13691A-30-C11-30, and no details have been provided of either tree protection measures to safeguard the trees to be retained, or a method statement for the proposed transplanting of the category A *Fagus sylvatica* 'Purpurea'. As such, conditions requiring the submission, approval and implementation of an arboricultural impact assessment, arboricultural method statement and tree protection plan prior to any demolition or construction works commencing and a detailed method statement for the transplanting of the category A *Fagus sylvatica* 'Purpurea' are suggested. If the proposed transplanting of the tree is not achievable, or the tree dies as a result of the works, it is suggested that a suitable alternative is planted, and a compensatory Capital Asset Value for Trees (CAVAT) contribution, based on the proposed location of the *Fagus sylvatica* 'Purpurea', is secured by way of an "either/or" mechanism within the s106 legal agreement associated with the application to mitigate the loss of this specimen to the long term landscaping of the development, the funds being used to offset the loss of this mature tree and provide compensatory planting for biodiversity and to address climate change local to the site.
- 12.12. In addition, a condition requiring the submission of details of the construction, seeding and ongoing maintenance of all living roofs prior to above ground works in order to ensure a satisfactory appearance to the development and achievement of the expected biodiversity, SuDS and climate change mitigation outcomes associated with roof top planting.
- 12.13. The proposed landscaping strategy includes the provision of additional hard and soft landscaping, including the planting of 43 trees, most of which would be native species and semi-mature.
- 12.14. The proposed landscaping strategy is considered to be appropriate given the setting, however further details of the detailed planting regime and ongoing maintenance (notwithstanding the landscaping management plan included within the Residential Management Plan) are required by way of condition, alongside a maintenance and upkeep compliance condition requiring the replacement of diseased, damaged or dead plants within the following planting season. In light of the sensitive location of the site within a conservation area and adjacent to the Ravenscourt Park SINC, this condition should cover a period of 10 years.

Play space

- 12.15. London Plan Policy S4 and the Mayor's Play and Informal Recreation SPG (2012) require developments to provide 10sqm of play space per child generated by the scheme.
- 12.16. In this case, the proposed landscape strategy allows for 470m² of child play space, which would include 270m² of doorstep play within the public entrance area, green pedestrian street and residential amenity space, of which the first two areas would be publicly accessible between 0700 and 1900 daily, whilst the play space within the residential amenity space would be restricted to use by occupiers. In addition, a 137m² of water play space is proposed within the publicly accessible New Ravenscourt Square and green pedestrian street, which would each include a pop jet feature and playable rain gardens. The care home sensory garden would also include 63m² of multifunctional, transgenerational play space incorporating boulders and a giant swing, which would also

be restricted to private use by occupiers.

- 12.17. The level of provision exceeds the requirements of the London Plan, which based on a child yield for the development of 31.8, would only necessitate a requirement of 317sqm required, however an overprovision is welcomed as it does not impinge upon the urban greening factor metric, and offsets the fact that 28% of the play space would not be publicly accessible at any time, and only 25% available 24 hours a day to the public.
- 12.18. Notwithstanding the above, the landscape strategy provides a generous quantum of doorstep play for younger children in particular, some of which would be suitable for use by older children, and there is some provision for incidental play on the way features, such as the playable rain gardens. Although there is limited provision for older children, this is mitigated by the close proximity of the site to Ravenscourt Park which has a play area for older children (5 – 13 years) and other facilities suitable for teenagers such as tennis courts, astroturf pitches and a wildlife garden.
- 12.19. A condition is recommended requiring the submission of details of the proposed play space facilities and their implementation prior to occupation in the interests of ensuring that the children of the development are properly provided for in terms of physical and mental stimulation.

Biodiversity & Ecology

- 12.20. Changes to the Environment Act introduced a mandatory 10% Biodiversity Net Gain (BNG) target for planning applications submitted from Monday 12th February 2024. To this end, an Ecological Impact Assessment undertaken by Logika reference 13691A-30-R04-04-F dated 24th November 2023 and a Biodiversity Metric Calculation demonstrating a net increase of 33.42% have been provided in support of the application.
- 12.21. The Council's Ecology Team have commented on the proposals. Whilst noting that the proposals go beyond the national BNG target, concern is raised that habitats of value including are being lost as a result of the redevelopment and being replaced with more ecologically sterile environments. This is acknowledged at para 9.1.2.4 of the Ecological Impact Assessment which states that "the trading rules are not satisfied as the loss of scrub habitats across much of the Site means that replacement with the same broad habitat type is not being fulfilled (e.g. the masterplan shows different habitats being created), although a cogent argument is made that the increase in biodiversity units on site and the presence of scrub in the local area offsets this.
- 12.22. Nonetheless, to mitigate the loss of these on-site habitats and their replacement with a non-equivalent habitat type, it is requested that opportunities for artificial nesting are secured by way of condition.
- 12.23. The conclusions in respect of bats are supported and as such a demolition environmental management plan is not required on ecological grounds (albeit one may be necessary for other reasons), however the submission and approval of construction environmental management plan prior to commencement of works

13. Neighbouring Amenity

- 13.1. **Local Plan Policy HO11** addresses detailed residential standards and, in seeking a high standard of design, seeks to ensure the protection of existing residential amenities; 'including issues such as loss of daylight, sunlight, privacy and outlook'. **Local Plan Policy DC2** states that all new builds must be designed to respect good neighbourliness and the principles of residential amenity.
- 13.2. **Paragraph 130 (c) of the NPPF** states that Local Planning Authorities should refuse applications which they consider fail to make efficient use of land for housing, and in this context, authorities should take a flexible approach in applying policies of guidance relating to daylight and sunlight, where they would otherwise inhibit making efficient use of a site.
- 13.3. The proposed development would introduce additional built form to the existing retained buildings in the form of single and two storey roof extensions and infill extensions, together with an additional part 3, part 5 storey building in the north of the site which would replace the existing part 2, part 3 storey building (both known as Block E), as described in detail above in section 4 of this report.
- 13.4. Consideration of the impact of development on the occupiers of neighbouring properties generally relates to daylight, sunlight and overshadowing; overlooking and loss of privacy; disturbance as a result of noise or vibration. These are considered in detail as follows.

Daylight, Sunlight and Overshadowing

- 13.5. The introduction of new built form would have the potential to result in additional impacts in respect of daylight, sunlight and overshadowing; however, the degree of impact is directly related to the scale of proposed development and the spatial relationship between existing and proposed.
- 13.6. The **BRE publication 'Site Layout Planning for Daylight & Sunlight: A Guide to Good Practice 3rd edition (2022)'** ("the BRE Guidance") is typically used to assess daylight, sunlight and overshadowing. The introduction to the guide however stresses that it should not be used as an instrument of planning policy and should be interpreted flexibly because lighting is only one design factor for any scheme.
- 13.7. The BRE Guidance sets out guidelines and methodology for assessing daylight into a room including the Vertical Sky Component (VSC) which measures the proportion of the sky that can be seen from a point in the centre of the window, and plotting of the no sky line (NSL) which is a measurement of the area of a room which can or cannot receive direct sunlight (also known as daylight distribution).
- 13.8. Sunlight assessment is based on annual probable sunlight hours (APSH) and winter sunlight hours, a measurement of the total number of hours during the day and winter respectively (allowing for average cloud conditions) that a window could be expected to receive sunshine.
- 13.9. In terms of overshadowing of gardens and open spaces the BRE guidance recommends that for an open space to appear adequately sunlit through the year, more than half of the space should receive at least two hours of sunlight at the March equinox.
- 13.10. In this case, there are residential properties located to the north (4 buildings fronting onto

Ravenscourt Square), south (10 buildings fronting onto Ravenscourt Gardens) and east (6 buildings, including a block of flats, fronting onto Ravenscourt Park) of the application site, and a nursing home located to the west. The impact on these properties is considered in a Daylight and Sunlight Report dated 20th November 2023 undertaken by Consil which was submitted in support of the application.

13.11. The report sets out the results of computer modelling undertaken of the proposed development and assesses the findings in relation to the advice set out in the BRE guidance.

13.12. The following properties were assessed:

- 20 to 23 Ravenscourt Park;
- Westside, Ravenscourt Park;
- 31 to 49 Ravenscourt Gardens (odd numbers);
- Chiswick Nursing Centre, Ravenscourt Gardens;
- 20-26 Ravenscourt Square;
- 9 to 17 Ravenscourt Square (odd numbers).

13.13. The findings of the report are summarised in the following table:

| Buildings | Daylight | Sunlight | Overshadowing | Officer notes |
|--|-----------------------------|---|---|--|
| 20 to 23 Ravenscourt Park | Compliant with BRE guidance | Compliant with BRE guidance | Compliant with BRE guidance | Sunlight not assessed for north facing windows |
| Westside, Ravenscourt Park | Compliant with BRE guidance | Compliant with BRE guidance | Not considered - gardens are to the south of the proposed development | |
| 31 to 49 Ravenscourt Gardens (odd numbers) | Compliant with BRE guidance | Sunlight not assessed as buildings are to the south of the site | Not considered - gardens are to the south of the proposed development | |
| Chiswick Nursing Centre, Ravenscourt Gardens | Compliant with BRE guidance | Compliant with BRE guidance | Not considered - main amenity space is to the west of the building | Sunlight not assessed for north facing windows |
| 20-26 Ravenscourt Square | Compliant with BRE guidance | Compliant with BRE guidance | Not considered - main amenity spaces are to the west of the buildings | Sunlight not assessed for north facing windows |
| 9 to 17 Ravenscourt Square (odd numbers) | Compliant with BRE guidance | Compliant with BRE guidance | Compliant with BRE guidance | Small improvement in overshadowing conditions due to proposed building being set back further than the existing in relation to the neighbouring properties |

Table 3 - Summary of Daylight, Sunlight and Overshadowing Analysis

- 13.14. The submitted report finds the impact of the proposed development on the residential amenity of the occupiers of 20 – 23 and Westside, Ravenscourt Park, 31 to 49 and Chiswick Nursing Centre, Ravenscourt Gardens (odd numbers), and 9 to 17 (odd numbers) and 20-26 would be within the advised thresholds set out in the BRE Guidelines in respect of daylight, sunlight and overshadowing in respect of both internal accommodation and external amenity spaces.

Overlooking and Privacy

- 13.15. Concern has been raised by third parties in relation to the potential of the proposals to result in additional overlooking to adjacent properties.
- 13.16. In respect of the main listed buildings, these were designed and built with extensive windows to provide natural light to the interior of the building, as well as substantial external balconies to allow patients to recuperate in the open air, in line with contemporary medical theory on the treatment of tuberculosis. These structures would have been intensively used throughout the history of the complex as an intrinsic part of its function as a hospital.
- 13.17. As such, it is not considered that the change of use of the existing buildings to residential accommodation would result in any significant additional overlooking to neighbouring properties over and above that which would have been associated with its historic and current lawful use. It is also noted that the introduction of structures to change the outlook to existing openings and external amenity spaces would have a detrimental impact on the heritage value of the listed buildings, which is not justified in the context of the level of additionality of impact on the residential amenity of neighbouring occupiers resulting from the change of use.
- 13.18. Notwithstanding the above, there are additional floors being introduced to Blocks B, C and D, as well as infill extensions between Blocks B and C and Blocks C and D. Although it is recognised that these would result in the introduction of additional openings and external amenity spaces, they represent a relatively minor increase in terms of the existing situation, which would not result in significant additional loss of privacy to existing residents. In the case of the infill extensions, these are located in the heart of the complex at the greatest distance from neighbouring properties, and as a result would have a limited impact on neighbouring occupiers by way of overlooking.
- 13.19. A single storey roof extension including roof terraces is proposed to Block A, which would be used for community purposes. Although the precise nature of the proposed activities expected to take place within this block is not yet finalised, they are anticipated to fall within Use Classes E, F1 or F2, and whilst the existing building has an extensive roof terrace which would be replicated (albeit at the different storey height) in the proposed development, it is acknowledged that this may give rise to different impacts to a hospital or residential use, and as such a condition is proposed to restrict the hours of access and use of the external terraces to this Block.
- 13.20. The proposal also includes the erection of Block E, a freestanding, part 3 storey, part 5 storey residential building in the north of the site which would replace an existing hospital building. This building would provide extra care accommodation, which in terms of its functioning would have a similar character and level of activity to the conventional housing elsewhere within the site, although there may be a small amount of additional use generated by care staff, although this is expected to be comparable to the historic use of the premises (and not all occupiers would have additional care requirements).

- 13.21. The layout of the proposed building mimics the existing building in having a reversed L-shape that “wraps around” the sports facility to the northeast of the site, although it has an increased height and massing.
- 13.22. The north terminal elevation has been pulled back from the boundary of the site with the rear gardens of 9 to 17 Ravenscourt Square (odd numbers) and the north elevation of the southern (east – west axis) limb of the building has been brought further north than the existing building, so that it is to the rear of 22 and 23 Ravenscourt Park rather than 20 and 21 Ravenscourt Park as existing, to allow the provision of a landscaped area between Blocks D and E. Thus, some neighbouring properties would be closer to the proposed building than the existing structure, and others would be further away.
- 13.23. It is recognised that the existing building, which is a later addition to the main complex and designed in the context of a different prevailing medical philosophy, does not have the same level of provision of external balconies and terraces as the buildings to be retained elsewhere within the site, and therefore that here, the provision of external amenity spaces is an introduction (although the building was extensively glazed for the benefit of occupiers), in common with other buildings.
- 13.24. Nonetheless, the proposed building has been sensitively designed to mitigate impacts on the occupiers of neighbouring properties. Such measures include stepping down in height where the building approaches the site boundaries, the minimisation of openings to the north and east elevations, the use of multifaceted elevations to the building which result in angled windows rather than direct views over neighbouring properties, and the incorporation of recessed and partially recessed rather than projecting balconies, with no communal use of roofs as amenity space.
- 13.25. When considered in the round, these measures, alongside the spatial relationship between the building and neighbouring properties, are such that the impact on residential amenity of neighbouring occupiers as a result of Block E is appropriately mitigated.

Outlook and Sense of Enclosure

- 13.26. It is recognised that the proposal would introduce extensions to existing buildings and a replacement building of greater bulk than the existing to the site. As such, it is accepted that there is the potential for restriction to the outlook of some neighbouring properties and an increased sense of enclosure to occupiers of neighbouring properties, particularly to some of the buildings to the north and east of the site as a result of the introduction of the replacement Block E.
- 13.27. However, the impact is mitigated by the limited width of the terminal elevations of the north and east limbs of Block E and the separation distances involved, and the impact in respect of outlook and sense of enclosure to the occupiers of the neighbouring properties to the north and west as a result of the introduction of Block E is considered acceptable.
- 13.28. The introduction of roof and infill extensions to the existing buildings is not considered to have any significant detrimental impact on residential amenity by way of outlook or sense of enclosure due to the spatial relationships between the additions and the surrounding buildings.

Noise and Other Disturbance

- 13.29. The proposed development includes roof top plant such as air source heat pumps. Whilst these may generate some noise, the Noise Assessment provided in support of the application does not include consideration of the acoustic impact of this plant or details of any acoustic enclosure. However, the degree of disturbance resulting from it is likely to be limited by virtue of its height. A condition is proposed requiring details of the plant and the level of noise generated by it, and any mitigation measures necessary to protect the occupiers of neighbouring properties and the development.
- 13.30. There is no reason to suggest that the proposed residential use of the land would give rise to undue additional noise disturbance as a result of its operation over and above its current lawful use as a hospital.
- 13.31. It is recognised that the community use proposed for Building A could potentially give rise to noise disturbance, and it is suggested that in the absence of detailed proposals for the intended community use restrictions on the hours of operation of the building and hours of use of the roof terraces are imposed by way of condition.
- 13.32. It is also proposed that a condition requiring compliance with minimum noise standards at neighbouring residential properties is also imposed.
- 13.33. Concern has been raised in respect of the impact of increased density of occupation and the associated deliveries and servicing associated with this. Matters pertaining to Highways and Transport are discussed below in Section 14 of the report, however it is noted that this is a zero-parking development, and access to the limited parking spaces for Blue Badge holders would be accessed via the original principal vehicular access to the site on Ravenscourt Park. Servicing would be divided between Ravenscourt Square and Ravenscourt Park, both of which were historically used whilst the site accommodated an operational hospital. The use of the existing accesses and the expected limited extent of use are such that it is not considered that the proposed arrangement would give rise to undue disturbance to occupiers either of existing properties or within the development site itself. A delivery and servicing management plan will secure further details of operational arrangements and will be required to demonstrate how potential impacts upon residents would be mitigated.
- 13.34. It is noted that a community use within Block A could have a kitchen (or other) requirement necessitating a ventilation and extract system, which has not been allowed for in the proposed development. Failure to properly accommodate appropriate plant to mitigate air quality, odour and noise arising from such activities could give rise to harm to residential amenity. As such, a condition requiring the submission, approval and implementation of ventilation and extract systems prior to any such activity commencing is considered appropriate in this case, particularly given the Grade II* listed status of the building, which may restrict what mitigation can be installed without causing harm to the heritage significance of the building.
- 13.35. In terms of concerns over noise and disturbance associated with the building works, limited weight can be afforded to the consideration of noise and disturbance from construction works given the otherwise acceptable nature of the proposal and temporary nature of the construction impact, and this would not justify the refusal of the application. In addition, controls outside of the planning system exist to ensure that disturbance from construction work is minimised.

- 13.36. However, it is recognised that the application relates to a large site in close proximity to neighbouring residential properties, and so in order to safeguard residential amenity during the demolition and construction periods, conditions requiring the submission and approval of, and compliance with, a Demolition and Construction Logistics Plan and Demolition and Construction Environmental Management Plan prior to commencement of demolition and construction works, are considered to be reasonable, necessary and appropriate in the circumstances of this case given the scale of the development.
- 13.37. The application is accompanied by an External Lighting Strategy Report undertaken by Cudd Bentley Consulting reference 6391-CBC-GK-RP-E-001 rev P02 dated October 2023. This contains an indicative external lighting strategy for the purposes of safe use of the site and “visual interest”. The document includes plans showing indicative lighting types and locations (some of which are proposed along the boundaries with neighbouring properties), however no spillage maps or details of mitigation measures such as cowls or shields are given. As such, a condition is proposed requiring full details of external lighting including supporting structures, luminance and luminaires, spillage, glare and glow, mitigation measures and means of control, operation and maintenance.
- 13.38. Subject to the proposed conditions, the impact of the proposed development on the residential amenity of occupiers of neighbouring properties is considered to be acceptable in the context of the planning benefits that would accrue from the scheme, including delivery of high-quality housing and the removal of a building from the Historic England Heritage at Risk Register.

14. Highways and Transport

- 14.1. The NPPF requires that developments which generate significant movement are located where the need to travel would be minimised, and the use of sustainable transport modes can be maximised; and that development should protect and exploit opportunities for the use of sustainable transport modes for the movement of goods or people. All developments that would generate significant amounts of movement should be required to provide a travel plan, and the application should be supported by a transport statement or transport assessment so that the likely impacts of the proposal can be assessed.
- 14.2. **London Plan Policy T6** sets out the intention to encourage consideration of transport implications as a fundamental element of sustainable transport, supporting development patterns that reduce the need to travel or that locate development with high trip generation in proximity of public transport services. The policies also provide guidance for the establishment of maximum car parking standards in relation to hotel and leisure uses as well as blue badge parking at Policies T6.4 and T6.5. **London Plan Policy T5** sets out the requirements for cycle parking in accordance with the proposed use.
- 14.3. **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’.
- 14.4. **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”.
- 14.5. **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. **Local Plan Policy CC7** sets out the requirements for all new developments to provide suitable facilities for the management of waste.

14.6. The following transport reports have been submitted in support of this application:

- Technical note dated February 2025
- Independent Road Safety Review dated January 2025
- Delivery and Servicing Management Plan dated January 2025
- Transport Addendum dated August 2024
- Framework Travel Plan dated November 2023
- Transport Assessment dated November 2023
- Outline Construction Logistics Plan dated July 2024
- Outline Construction Management Plan dated October 2023

Site Accessibility

14.7. The site is within proximity of two underground stations (Stamford Brook, to the south-east, and Ravenscourt Park, to the south-west), beyond which lies King Street (within the Hammersmith Major Town Centre) and Chiswick High Road, which provide town centre uses and local amenities. Such uses are also within proximity of the site to the north-east, along Goldhawk Road, which provides a range of shops and cafés leading to the main town centre of Shepherd's Bush further to the north-east.

14.8. The site is noted as falling across more than one Public Transport Accessibility Level (PTAL), with a PTAL 4 connected to Ravenscourt Square and PTAL 3 connected to Ravenscourt Park. The site is therefore considered to have moderate to good accessibility.

Access

14.9. The primary vehicle access to the site is on Ravenscourt Park. This is the main vehicle access that previously served the hospital use with on-site car parking for staff and visitors. A secondary access is located to the rear of the site, primarily used as a servicing access and serving a limited number of car parking spaces. This secondary access is shared with the Chiswick Nursing Centre (CNC) and operates as the main vehicle access serving the nursing home providing essential and emergency ambulant access.

14.10. The proposals broadly maintain this access approach, with the proposed new residential led development maintaining the primary vehicle access from Ravenscourt Park, with servicing, deliveries and essential Blue Badge access from this location and the secondary access via Ravenscourt Square, supporting low volume vehicle movements connected to waste collection and the new Care Home access.

14.11. Pedestrian and cycle access would be available from both Ravenscourt Park and Ravenscourt Square, via a new public realm space, which would be shared with the servicing and car parking access. The new public realm space would enable access through the site increasing its permeability.

14.12. Car parking provided on-site would be for occupiers in receipt of a Blue Badge parking permit and not for private general car parking use. A planning condition would be used to ensure that access to these essential parking spaces does not incur any additional service charge fees for these essential users.

Trip Generation

- 14.13. The Transport Assessment submitted sought to undertake an assessment of the relative net change in travel demand from the previous hospital use to the proposed mixed-use residential and care home use in this application. This baseline position was not supported by Highways. The former hospital site has not been operational under its lawful use as a hospital for almost 20 years, and a return to its lawful use is not likely. Using this as a baseline was not considered representative or presenting a realistic base on which to inform the access strategy or impact considerations. It was advised that the existing use should be taken as the baseline. Highways advised that the lawful use as a hospital, could form a sensitivity test only.
- 14.14. As an unsupportable baseline was originally submitted, with a basement car park rather than a car free site, the access strategy was considered flawed. Specifically, seeking to justify an intensified use of an access that provided essential access for CNC, on what is already considered a constrained and substandard highway link (Ravenscourt Square), was unacceptable and officers raised serious concerns regarding this. Officers raised objections to the approach to the basement car park and use of Ravenscourt Square for general private car access. The impacts on Ravenscourt Square were underestimated in the applicant's transport assessment owing to the use of the unsupported baseline and officers advised that amendments would be required to the submission.
- 14.15. The applicant submitted a revised scheme in January 2025 that removed the basement car park and created a car free scheme. This is in line with policy requirements for a development within PTAL 3-4. The transport assessment originally submitted with the application provided estimated vehicular trip generation, separated by use. The TA estimated that the proposed residential use would generate 18 two-way trips in the AM peak and 39 two-way trips in the PM peak. The applicant has not provided updated residential trip generation figures since the removal of the basement car park and the creation of a car-free development. As such it is expected that these vehicle trips would be significantly reduced.
- 14.16. In addition to the vehicle trip rates connected to the residential element, the vehicle trip rate connected to the Care Home was also assessed in the TA. It is estimated that the Care Home could generate 10 two-way trips in the AM peak and 6 two-way trips in the PM peak. Based on the vehicle focused trip generation assessment, it is not considered that vehicle trips would generate a significant impact. Further, the vehicle trips are likely to be reduced with the revised car-free/car lite approach now being adopted, which is welcomed.
- 14.17. As such, taking into account the car-free/car lite nature of the consented scheme, with only essential Blue Badge car parking made available on-site, a large percentage of trips generated by the residential development (as the largest component) would predominantly be undertaken by sustainable modes, with the site model split being indicated as 60%, including 40% undertaken by London Underground, 12% by London Buses and 4% by National Rail, with a further 19% being undertaken as walking and cycling trips.

Walking

- 14.18. The transport assessment includes an Active Travel Zone Assessment, covering six routes:

- Route 1A/1B, northeast connecting to Goldhawk Road and onward to Shepherds Bush;
- Route two, through Ravenscourt Park connecting to Paddenswick Road,
- Route three, southeast through park connecting to Ravenscourt Park Underground station.
- Route four, southbound connecting to Hammersmith.
- Route five, southwest connecting to Stamford Brook Underground station.
- Route six, northbound, connecting Wendell Park.

14.19. However, the outcomes of the ATZ have not been presented to enable a review of the findings. In the absence of the findings from the ATZ, Highways have identified a number of mitigation measures that could be secured within the Section 106 agreement as S278 Highway Works.

14.20. As the amended development is proposed to be car-free, the proposed development will increase pedestrian, and cycle demands and permeability into the site by providing through routes and opening up the site to these sustainable movements. However, concerns are raised regarding the gating of Ravenscourt Square, whilst acknowledging that the road is privately owned and that there has historically been some form of access barrier. The proposals submitted highlight the sub-standard road to the rear of the site, as the gates and layout do not meet any of the minimum streetscape design guides or how people use this space.

14.21. Ravenscourt Square is not a public highway as it is privately maintained. However, the route is still considered as highway. Therefore, officers would resist any measures or restrictions to the access at either end that prevent essential emergency vehicle access to CNC, safe and easy pedestrian and cycle movements being made via this link. This position is broadly supported within the results of the Safety Review, which identified the constraints connected to this highway link in conjunction with larger vehicle access and pedestrian movements. To address this concern, officers recommend a number of conditions and obligations are secured in respect of Ravenscourt Square and its surrounds.

Cycling

14.22. **London Plan Policy T5**, the London Cycling Design Standards and **Local Plan policy T2** seek to develop and promote a safe environment for cyclists across the borough to encourage future residents and businesses to consider these modes. **Policy T3** seeks to increase and promote opportunities for cycling through the provision of convenient, accessible, safe and secure cycle parking within the boundary of the site. **Appendix 8 of the Local Plan** seeks to ensure that satisfactory cycle parking is provided for all developments.

14.23. The TA and Technical Notes set out the approach to cycle parking for the proposed development, stating that provision is made for 200 long-stay cycle spaces. Although officers do acknowledge the removal of the basement car park, which has necessitated a revised approach to the provision of cycle parking, there remain concerns with the approach being set out, as this does not necessarily demonstrate that the amended considerations have been well thought out across the site in relation to the different uses proposed, the main cycle storage is not step-free and this large single area is only accessible from the Ravenscourt Square, there is no access provided from Ravenscourt Park.

- 14.24. To address this point, a planning condition is proposed that requires the applicant to submit a cycle parking scheme prior to the commencement of development, to ensure that step-free cycle storage provision can be provided in accordance with the London Plan standards, to provide a mix of cycle storage to include accessible cycle spaces and facilities to support cycling in each Block, such as drying room, maintenance and repair equipment, access to air and water and lockers. The approach adopted is to provide a single cycle storage facility, and although this may provide a quantum of cycle parking this does not provide cycle parking connected to each of the blocks and instead puts forward a shared approach which may not necessarily encourage or promote this form of sustainable travel. An informative would set out the details required for each use to satisfy the requirements of the requisite condition.

Essential Car Parking Demand

- 14.25. **London Plan Policy T6, T6.1, T6.4 and T6.5** state that proposals should encourage the reduction in the need to travel, especially by car. The London Plan sets no maximum car parking standards, but notes that in PTAL 4-6 areas, on-site car parking should be limited to operational needs, parking for disabled people and the needs for servicing as necessary, whereas the Local Plan sets out that for developments in PTAL 4 areas, these should be delivered as car-free.
- 14.26. Through the determination process the development site was highlighted as having a PTAL rating of 3/4, requiring the site to be car-free in compliance with the London Plan. The amended development has resulted in the removal of the originally proposed basement car park which is welcomed and supported. This has resulted in provision for essential and operational car parking requirements being provided at surface level. The proposals include provision for a total of six Blue Badge spaces, equating to 5% for the residential element and one space connected to the Care Home. In terms of the residential provision, 5% is below the London Plan standards that require 10% to be provided. In response to this shortfall, a Car Park Management Plan (CPMP) is will be sought as a planning condition, that shall set out how the additional 5% Blue Badge spaces would be provided on-site subject to demand. In terms of the space connected to the Care Home, the CPMP will be required to set out an alternative location as the current proposal is blocked by the servicing lay-by and is not accessible.
- 14.27. The CPMP shall also set out how the Blue Badge car parking spaces will be made available to all future occupiers on-site in receipt of a valid Blue Badge on a free of charge basis and not subject to any service charge. The CPMP will be required to set out the management of essential occupiers and staff only gaining access to on-site car parking and the management of Blue Badge spaces across the entire site and how these will be allocated and managed in relation to specific plots, and not just in respect of private occupiers only, to ensure that the essential Blue Badge spaces are provided without additional expense to any occupier who is in receipt of a valid Blue Badge. The CPMP will also be required to cover how taxis and other non-operational vehicle movements will be managed in connection to the wider site operations.
- 14.28. The site is located within the CPZ area 'M' that restricts car parking on-street during the day, between 0900-1700 Monday to Saturday. Given the potential for the proposed development to have an impact on the existing CPZ, a review of the CPZ is sought to mitigate any impacts, this would include a review of the operational hours. This would be secured by way of planning obligation and would be at the cost of the applicant. The

obligation will require that the applicant funds the review, and the subsequent cost of a TRO to mitigate any identified impacts arising from the development, prior to the first occupation of the development.

Framework Travel Plan

- 14.29. A Framework Travel Plan has been submitted alongside the Transport Assessment and Transport Addendum and Technical Notes. This document would be secured as through the Section 106 agreement as an obligation with a monitoring fee of £3,000 per annum, on first submission and on the subsequent yearly anniversary in Year One, Three and Five. The FTP sets out the objectives and measures to be incorporated in a full Travel Plan which would aim to target increased sustainable travel and increasing on-site facilities to promoted and encourage cycling and walking.
- 14.30. The travel patterns of the occupiers will be influenced by the car-free nature of the development and should be updated to reflect this amended position. The FTP should cover all occupiers, including staff connected to the Care Home and commercial/community users as well as residents.
- 14.31. In a review of the FTP a number of comments have been made that a full Travel Plan should incorporate, these include site wider measures such as:
- what consideration has been given to whether the number of taxi spaces is sufficient to support the site,
 - updating the targets to cover all modes of travel, and reduce car share mode based on the car-free approach, and
 - what improvements to on-site facilities for cycling are being embedded from the outset, such as maintenance facilities for bike repair, access to air and water to clean and maintain bikes, lockers, showers or drying room in a dedicated areas connected to the cycle parking that occupiers can use separately to own Blocks. Increase in larger cycle storage facilities being easily accessible, to ensure London Plan policies are being met.
- 14.32. It is requested that a funding breakdown is submitted within the full Travel Plan against the identified measures, including costs for appointing a Travel Plan Coordinator over the lifespan of the Travel Plan to ensure these measures are deliverable.

Waste Management Plan and Servicing and Delivery Plan

- 14.33. **London Plan Policy T7** and **Local Plan Policy CC7** seek that all developments have suitable, off-street, facilities to manage servicing and waste generated by the development. The London Plan policy T7 and Planning Guidance SPD principle TR27, sets out that adequate space servicing, storage and deliveries should be made off-street.
- 14.34. A level of operational vehicle access is provided on Ravenscourt Square to support the residential and care home operations, with servicing, deliveries, waste collection and visitor car parking being proposed to be accommodated in a layby adjacent to Block F
- 14.35. With Blocks A, B, C, D and E proposed to have a split approach with deliveries and servicing being undertaken via Ravenscourt Park and waste undertaken via Ravenscourt Square.

- 14.36. For the residential component, communal bin stores are proposed within each block. Refuse collection would take place via Ravenscourt Square. Site management would be responsible for presenting bins at the kerbside on collection days or ensuring that bin stores are accessible to collection crews. Swept path analysis confirms that refuse vehicles can safely access and egress the site via the gated entrance to Ravenscourt Square. The sustainability statement confirms that provision would be made for the separation of recyclable waste.
- 14.37. The 65-bed care home, located in Block F, would have a dedicated refuse store, also accessed from Ravenscourt Square. The nature of the waste generated by a clinical facility would likely require more frequent collections. The DSMP estimates that the care home would generate 12 servicing trips per week, but this is inclusive of waste and deliveries.
- 14.38. A dedicated bin store is proposed within Block A for the occupants of the community floorspace and café. Refuse collection for this block would take place via Ravenscourt Park.
- 14.39. A final Waste Management Plan would be secured as a condition to be submitted prior to first occupation.
- 14.40. The applicant has submitted a Delivery and Servicing Plan (DSP), which details that for the private residential blocks a central concierge post room is provided to receive goods. This is a considerable distance from the main drop-off points and will be required to be very clearly marked to ensure ease of deliveries. However, no such provision appears to have been provided for the other users on-site, such as the community/commercial use and the affordable residential block. An updated and amended DSP will be required to be submitted by way of condition to clearly set out how these essential and operational requirements will be provided for all users onsite. The DSP will further be required to include a commitment to prevent delivery/servicing to the site via residential streets, promote more environmentally friendly vehicles, manage and retime deliveries outside of peak times and reduce overall number of servicing and delivery vehicles coming to site.
- 14.41. In relation to the servicing and delivery approach, monitoring is to be secured within the Section 106 agreement as an obligation, with a monitoring fee of £3,000 per annum, payable on first submission and on the yearly anniversary of the monitoring report being submitted in Years One, Three and Five.

Construction Logistics Plan

- 14.42. **London Plan Policy T7** and **Local Plan Policy T7** seek that all developments prepare a Construction Management Plan to manage the construction impacts and ensure the smooth operation of the highway network. The applicant has submitted Outline Construction Management and Logistics Plans.
- 14.43. The initial approach does present some significant concerns, as vehicle movements associated with the demolition works of Block E, is set out as being via Ravenscourt Square. Given that this route serves as the main essential ambulant route for CNC, reliance and use of Ravenscourt Square, this proposal is not fully supported by officers. When the final CMP /CLP documents are submitted, a revised access strategy will be required that reduces large vehicle movements from this access route. The final documents will be required to provide a greater level of detail covering construction processes, details regarding environmental and amenity impacts and associated mitigation

measures, site logistics plan, traffic management (to cover a cumulative approach), vehicle routing, health and safety and advance community liaison meetings set up to inform the approach to the build-out of the site, including key stakeholders such as CNC.

- 14.44. These elements should set out how the approach to construction will minimise the likelihood of congestion during the construction phase, how strict monitoring and control of vehicles entering and exiting the site will be undertaken. The document will be required to be fully aligned with the TfL CLP guidance, ensuring the contractor is a member of CLOCS and vehicles accessing the site are FORS Silver or above and Direct Vision Standards for Star rating 4 or above are embedded into the approach. The vehicle routing to and from the site will also be expected to have had a Risk Assessment undertaken, as per Section 5.1 of the CLOCS standard.
- 14.45. A final document will be expected to include the proposed vehicle routes to the site, agreed with LBHF and TfL, cumulative considerations around delivery times and agreements in place with contractors already on-site and contractors that may be operating in close proximity to the site in order regulate deliveries and eliminate bottlenecks and construction vehicles stopping/waiting on the surrounding highway network seeking access to the site.
- 14.46. The documents will need to be fully finalised and developed to comply with the TfL Construction Logistics Plan (CLP) guidance, which seeks to minimise the impact of construction traffic on unsuitable roads and restrict construction trips to off-peak hours only. The final documents covering both demolition and construction would be secured by condition, with a monitoring fee of £5,000 per annum, covering the full duration of the works secured as an obligation.

Conclusion

- 14.47. Subject to the condition and obligations to address the concerns raised and respond on mitigation measures, officers consider that the proposed development is broadly acceptable and in accordance with London Plan policies T6, T6.1, T6.4 and T6.5 and Local Plan policies T3, T4, T5, T7 and CC7. Areas where Highways have concerns are connected to cycle parking approach, introduction of a gated community and construction impacts. To respond on these concerns several conditions and obligations are requested to be secured.

Obligations

- Car parking permit free agreement (all uses)
- Establishment of a demolition/construction community working group, to be held prior to any works (and subsequent phases of works) commencing on-site, with this to expressly requiring the applicant, appointed contractor, CNC and other key stakeholders to develop and agree the approach to demolition and construction to be submitted.
- Demolition Logistics Plan and Demolition Management Plan monitoring fee of £5,000 per annum for duration of works.
- Construction Logistics Plan and Construction Management Plan monitoring fee of £5,000 per annum for duration of works.
- S278 Highway Works – to enter into an agreement to pay for a new public realm scheme to be developed between site and park on Ravenscourt Park, to focus on an active sustainable space and reducing the dominance of the road and on-street parking. Highways works to be carried out in conjunction with CPZ review.

- S278 Highway Works – to enter into an agreement to undertake highway works at either end of the access to Ravenscourt Square to create entry features to reduce traffic speeds between the public highway and highway of Ravenscourt Square, to enhance and promote pedestrian and cycle accessibility.
- Accessibility – maintain public access in perpetuity across Ravenscourt Square for non-motorised movements, i.e. pedestrians, cyclists.
- Public Parks Improvement scheme – undertake a detailed review of the connection between the site and Ravenscourt Park Underground Station, through the park reflective of ATZ route 3, to identify improvements to lighting, signage, security and footways, and cover all identified Council costs in delivering such agreed improvement works.
- Delivery and Servicing Management Plan monitoring fee of £3,000 per annum, on first submission and then on the yearly anniversary of years one, three and five in relation to the monitoring reports to be submitted to the Council.
- Travel Plan monitoring fee of £3,000 for submission then on anniversary of year one, three and five related to on-going monitoring reports for each use
- Controlled Parking Zone Review – undertake a CPZ review within Zone M to review the demands for on-street car parking and identify opportunities to enhance control hours to prevent general car parking from being undertaken, and where identified cover identified costs to amend Traffic Regulation Order

15. Accessibility

- 15.1. **Policy S3 of the London Plan** seeks to ensure that new developments are accessible and inclusive for a range of users, including disabled people, by adopting an inclusive design approach. **London Plan Policy D5** seeks to ensure developments achieve the highest standards of accessible inclusive design.
- 15.2. **Policy DC2 of the Local Plan** states that new build development must be designed to respect the principles of accessible and inclusive design.
- 15.3. **London Plan Policy D7** (Accessible housing) and **Local Plan Policy HO6** (Accessible housing) both require residential development to ensure that at least 10% of all units meet Building Regulation requirement M4(3) 'wheelchair user dwellings' i.e., designed from the outset to be wheelchair accessible, or easily adaptable for residents who are wheelchair users with the remaining 90% to be designed to M4(2) 'accessible and adaptable dwellings'.
- 15.4. The development proposes the conversion of a historic Grade II* listed building which can provide inherent challenges to ensuring access for all users. An assessment is provided below of the inclusive design measures that have been implemented into each of the uses. The scheme has been presented twice to LBHF's Inclusive Design Review Panel (IDRP) and amended to take account of the Panel's recommendations.
- 15.5. Block A (community use) - Although the main heritage entrance retains its original steps, a new step-free entrance is proposed on the south elevation via a graded route (1:21 slope), ensuring level access to the ground floor. Internally, the building includes a lift that meets AD M Vol 2 and BS8300-2 standards, and accessible WCs are provided on each level. All rooms within the ground floor are fully accessible for all users. Blue badge parking bays are to be provided adjacent to the southern ramped access to Block A.
- 15.6. Blocks B, C and D (residential) – 119 residential units are proposed to be created in Blocks B, C and D through the conversion of the historic building and by way of extensions. Of

these 119 units, 12 have been designed as Wheelchair User Dwellings (M4(3)) which meets the 10% requirement set by Policy HO6 of the Local Plan and Policy D7 of the London Plan. The ground level of the buildings is slightly higher than the ground level of the site and therefore each primary entrance has been designed to incorporate a level or sloped (1:21 grade) access. Internally, each floor is level and can be accessed by lift.

- 15.7. Block E (residential) – Block E is proposed as a newly constructed building. Level access into the building from the street would be provided and 14.3% (3 of 21) of the residential units would be Wheelchair User Dwellings (M4(3)). All units within Block E are to be affordable and the Council would have nominations rights.
- 15.8. All residential units, that are not designed as Wheelchair User Dwellings would be delivered as accessible and adaptable dwellings (M4(2)).
- 15.9. Block F (care home) – Block F would also comprise a newly constructed building. While specific operational details would be refined by the future care provider, the building has been designed to accommodate a high proportion of accessible rooms and includes level access throughout, wide corridors, and appropriate provision for assisted bathing and mobility support.
- 15.10. Externally, all communal amenity spaces and landscaped gardens would have level access. Secure storage would be provided for 12 adapted bikes by way of wider Sheffield Stands and six accessible (Blue Badge) parking spaces would be provided adjacent to Block A. A further accessible parking space is to be provided adjacent to Block F.
- 15.11. Overall, the scheme is considered to perform very well against the relevant policies and demonstrates that inclusive design principles have been incorporated throughout the development. Conditions would secure the delivery of M4(2) and M4(3) compliant units, accessible cycle parking and accessible parking spaces as well as level/ramped access to all buildings. The proposal is considered to be in full accordance with Policies DC2 and HO6 of the Local Plan and Policies D5, D7 and S3 of the London Plan.

16. Energy and Sustainability

- 16.1. **Section 14 of the NPPF** seeks to ensure that developments plan for climate change.
- 16.2. **London Plan Policies SI 2 (Minimising greenhouse gas emissions), SI 3 (Energy infrastructure) and SI 4 (Managing heat risk)** require that development proposals should minimise carbon dioxide emissions and exhibit the highest standards of sustainable design and construction, provide on-site renewable energy generation and seek to connect to decentralised energy networks where available or design their site so it is future-proofed and capable of connecting if there are further developments in the area in the future.
- 16.3. **Policies SI 2 and SI 3** set out how new development should be sustainable and energy saving. **Under Policy SI 2 of the London Plan**, major developments must achieve net zero-carbon performance. These developments are expected to meet or exceed carbon reduction targets through on-site measures, achieving a minimum of a 35% reduction in emissions beyond Building Regulations. For major residential developments, the benchmark is a 50% reduction in carbon emissions as per the GLA Energy Assessment Guidance. Where it is clearly demonstrated that net-zero carbon cannot be fully achieved on-site, any shortfall can be provided either: 1) through a cash in lieu contribution to the borough's carbon offset fund, or 2) off-site provided that an alternative proposal is

identified, and delivery is certain.

- 16.4. The London Plan encourages Boroughs to adopt their own local cost of carbon. In 2024, the Council commissioned a Carbon Pricing Viability Assessment to assess and test the viability of different development types to accommodate a range of carbon offset rates in order to better reflect the costs of implementing local carbon reduction measures and encourage maximisation of on-site carbon reduction measures. This assessment looked at two approaches: a single higher cost or a sliding scale with lower costs for higher on-site reductions.
- 16.5. A report was approved by Cabinet on 1 April 2025 allowing the publication of a carbon offset cost guidance note. The guidance note establishes a new “sliding scale” approach to calculating carbon offset payments for major new developments based on the local carbon pricing mechanism set out in the guidelines, rather than the current GLA cost of £95/tonne. Developments are still required to maximise carbon savings through on-site measures before resorting to use of the offset payment. The “sliding scale” approach is intended to encourage this approach and incentivise developers to include more on-site carbon reduction measures.
- 16.6. **The Local Plan (2018)** outlines the Council’s goal to make the borough the greenest and environmentally sustainable by 2035. This includes requiring new developments to reduce energy use, minimize non-renewable resources, and promote low or zero-carbon technologies to cut carbon emissions and harmful air pollutants. Major developments, in particular, would be held to these standards, as buildings are the primary source of carbon emissions in H&F.
- 16.7. **Local Plan Policy CC1 (Reducing Carbon Dioxide Emissions)** requires all major developments to implement energy conservation measures with a view to reducing carbon dioxide emissions. The policy, however, refers to the previous version of the London Plan and as such has been partly superseded by the more up to date requirements contained in the new London Plan. **Local Plan Policy CC2 (Sustainable Design and Construction)** seeks to ensure the implementation of sustainable design and construction measures by implementing the London Plan sustainable design and construction policies
- 16.8. The Energy Statement submitted by the applicant demonstrates a comprehensive approach to reducing carbon emissions and improving energy efficiency, in line with the energy hierarchy outlined in **Policy SI 2 of the London Plan: Be Lean, Be Clean, Be Green, and Be Seen**.
- 16.9. The development achieves a 67% reduction in regulated carbon emissions beyond Part L 2021 of the Building Regulations, significantly exceeding the minimum 35% on-site reduction required by the London Plan. This is achieved through a combination of passive design measures, a communal Ground Source Heat Pump (GSHP) network, and the installation of Photovoltaic (PV) panels.
- 16.10. In accordance with Policy SI 2, the remaining shortfall to net-zero carbon is addressed through a carbon offsetting contribution of £241,080, calculated using the Council’s local tariff. This approach is consistent with the GLA’s Energy Assessment Guidance (2020) and is supported by Policy CC1 of the LBHF Local Plan, which encourages on-site reductions and, where necessary, offsetting through financial contributions.
- 16.11. The development also aligns with Policy SI 3 of the London Plan and Policy CC1 (4) of the

LBHF Local Plan by incorporating a sitewide communal heating network powered by GSHPs. The system is designed to be future proofed for connection to a District Heating Network (DHN), should one become available, and includes a single point of connection in accordance with best practice guidance.

- 16.12. The Energy Statement includes a detailed overheating assessment in line with CIBSE TM59 and Part O of the Building Regulations, as required by Policy SI 4 of the London Plan. The assessment confirms that the risk of overheating has been mitigated through a combination of passive design features, including high-performance glazing with low G-values, window reveals for shading, and the use of green roofs to reduce the urban heat island effect. The overheating strategy is more constrained within the historic blocks and so natural ventilation is to be more heavily relied upon than in the new build elements.
- 16.13. Where necessary, Mechanical Ventilation with Heat Recovery (MVHR) is provided, and cooling is limited to a minimal number of units. The strategy prioritizes passive and mechanical ventilation over active cooling, in line with the cooling hierarchy set out in the London Plan. The development demonstrates compliance with the GLA's overheating checklist and confirms that all residential units meet the required thermal comfort standards.
- 16.14. The sustainability statement sets out various measures across the scheme. Water conservation measures have been incorporated into the design, with residential water consumption limited to 105 litres per person per day. The development includes low-flow sanitary fittings, dual flush toilets, pulsed water meters, and leak detection systems. This is in accordance with Policy SI 5 of the London Plan. With regard to transport, electric vehicle charging is proposed along with the provision of secure and accessible cycle storage.
- 16.15. The proposed energy strategy and sustainability statement has been prepared in accordance with Policy CC1 and CC2 of the Local Plan and Policy SI 2, SI 3 and SI 4 of the London Plan. A carbon offsetting payment would be secured through a planning obligation, and a final energy strategy would be secured by condition.

BREEAM

- 16.16. A BREEAM pre-assessment report has been submitted for each of the commercial uses proposed.
- 16.17. The BREEAM Pre-Assessment for the proposed care home targets a BREEAM rating of 'Excellent' with a projected score of 81.67%. The development would incorporate measures such as the installation of energy-efficient lighting and equipment, low-carbon design features, and extensive energy monitoring systems. The development would also incorporate water-saving technologies such as flow control devices, leak detection systems, and water-efficient sanitary fittings. In terms of health and wellbeing, the scheme includes thermal comfort modelling under future climate scenarios, acoustic performance standards, and enhanced indoor air quality through low-emission materials and ventilation design.
- 16.18. The BREEAM Pre-Assessment for the community use (Block A) targets a 'Very Good' rating under the BREEAM RFO 2014 scheme. The assessment projects a score of 61.35%, although this could be raised to 68.9% if all potential credits identified could be achieved at detailed design stage. The heritage status of Block A does restrict the number of credits

that can be achieved as interventions to the building have to be sensitive and not cause unacceptable harm to the historic fabric. Nevertheless, a score of 'Very good', along with the energy efficiencies to be achieved, is acceptable.

- 16.19. A condition would require the submission of a post-completion BREEAM assessment for each commercial use that would demonstrate that the requisite BREEAM rating has been achieved. Subject to this condition, the proposal is considered to be in accordance with Policy CC2 of the Local Plan.

17. Flood Risk & Drainage

- 17.1. **Section 14 of the NPPF** seeks to meet the challenge of climate change, flooding, and coastal change by supporting the transition to a low carbon future in a changing climate taking account of flood risk and coastal change.
- 17.2. **London Plan Policies SI 12 (Flood risk management) and SI 13 (Sustainable drainage)** outline strategic objectives in relation to flood risk management and sustainable drainage. **Local Plan Policy CC2** requires major developments to implement sustainable design and construction measures, including making the most efficient use of water. **Local Plan Policies CC3 (Minimising Flood Risk and Reducing Water Use) and CC4 Minimising Surface Water Run-Off with Sustainable Drainage Systems)** contain similar requirements designed to assess and mitigate against the risk of flooding and integrate surface water drainage measures into development proposals.
- 17.3. The site is in the Environment Agency's Flood Zone 3 however it is well protected by flood defences such as the Thames Barrier and local river walls. In the event of these being breached or over-topped in the 2100 scenario, the south-eastern part of the site could be impacted by flood water. With regard to surface water flooding, modelling shows some relatively small areas around the site which could be subject to ponding of water in the event of a major storm, but these areas are not widespread across the site. Basements are included as part of the development, so groundwater and sewer flood risks would be present on the site which would need to be mitigated.
- 17.4. The FRA demonstrates that the existing and proposed finished floor levels for the site are set at 5.140mAOD which is well above the 4.390mAOD level of flood water that could impact the site from flooding from the Thames. This provides in excess of 300mm freeboard above flood water which is the minimum Environment Agency recommendation. As well as protecting from possible flooding from the river the finished floor levels can also provide protection from surface level flooding during a major storm. However, it is still intended to integrate some sustainable drainage measures into the scheme.
- 17.5. In terms of surface water management, the FRA states that rainwater harvesting would be included. With regards to infiltration, some ground investigations have taken place, but no infiltration tests carried out. It is stated that investigations would confirm suitability for infiltration, and this would be secured by way of condition.
- 17.6. About 75% of the existing roof area is proposed to be green blue roof with 80mm of cellular storage to attenuate run-off before a gradual release to the below ground drainage network. Below ground attenuation is also proposed with a controlled discharge rate of 9.5 l/s for all storm events up to the in 100 yr (+40% climate change factor). It is stated that this would provide betterment of 97%. Calculations show that for the 1-year storm event, the run off rate from the site is 91.41 l/s; for the 1 in 100 yr storm the rate is 313.78 l/s.

Greenfield run-off rates are just over 1 l/s for the 1-year storm and just under 4 l/s for the 100-year storm event. It is noted that to achieve greenfield rate there would be a requirement to provide 1400m³ of storage. Due to site constraints such as tree root protection, presence of existing building and basements, it is argued that there is limited scope to provide large amounts of underground storage. 300m³ of crate storage is proposed underground and this can be supplemented with the use of storage at roof level by adding green/blue roofs. Maintenance information for the proposed SUDS measures is provided. The greenfield rate not achieved for discharge to the sewers, but the 9.5 l/s rate is 89% better than the current discharge for the 1-year storm and 97% better than for the 100-year storm.

- 17.7. The proposed SUDS have been designed so that there is no flooding within the site for up to and including the 1 in 30-year rainfall event, but it is said in the FRA that during extreme storm periods, (greater than the 1 in 100-year + 40% climate change rainfall event), surface water may surcharge and cause localised flooding at low points within the site. Further information would be required regarding surface water exceedance and overland flows to show how water would be managed and directed away from buildings. This would be secured by way of condition.
- 17.8. Whilst there are no objections in principle to the SUDS strategy and flood risk assessment, further information would be required before works are allowed to commence on site. Conditions would secure final details of green roofs and results in infiltration testing. A final SUDS strategy would be secured by condition, informed by the infiltration testing, and providing full information on surface water exceedance and overland flows. Subject to these conditions, the proposals can be considered to comply with Policy CC3 and CC4 of the Local Plan and SI 12 and SI 13 of the London Plan.

18. Land Contamination

- 18.1. **NPPF Paragraph 196** states planning decisions should ensure that sites are suitable for their proposed new use taking account of ground conditions and after remediation the land should not be capable of being determined as contaminated land.
- 18.2. **London Plan Policies SD1 and E7** supports the remediation of contaminated sites.
- 18.3. **Local Plan Policy CC9 (Contaminated Land)** ensures that no unacceptable risks are caused to humans, controlled waters, or the wider environment during and following the development works. Key principles LC1-6 of the Planning Guidance SPG 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.
- 18.4. The application has been supported by a preliminary risk assessment and site investigation scheme to assess the risk of contamination. The assessment identifies a range of potential contamination sources associated with the site's historic use as a hospital. The risk assessment concludes that the overall risk to human health and controlled waters ranges from very low to moderate, with specific recommendations for further investigation. These include a detailed radiological survey, targeted ground gas and groundwater monitoring, and a quantitative risk assessment to inform the need for any remediation. The proposed site investigation strategy includes a comprehensive programme of intrusive works, environmental sampling, and laboratory testing. The scope includes boreholes, trial pits,

gas and groundwater monitoring wells, and radiological testing of Block D. The findings would be reported in a Phase II report, which would include an updated conceptual site model and, if necessary, a remediation strategy.

- 18.5. The assessments have been reviewed by the Council's land contamination officers who are satisfied with the methodology proposed. Conditions would be used to secure a qualitative risk assessment (i.e. Phase II report), a remediation method statement, and a verification report. Subject to these conditions, the development would comply with the requirements of the NPPF, London Plan policies SD1 and E7 and Local Plan policy CC9.

19. Air Quality

- 19.1. **NPPF Paragraph 199** relates to air quality, and states planning decisions should ensure that any new development in Air Quality Management Areas is consistent with the local air quality action plan. The Council's Air Quality Action Plan 2025-2030 was approved and adopted by the Council on the 16th of December 2024.
- 19.2. **London Plan Policy SI 1 (Improving air quality)**, supported by the Mayor's Control of Dust and Emissions during Construction and Demolition SPG (July 2014), provides strategic policy guidance on avoiding a further deterioration of existing poor air quality. All developments would be expected to achieve Air Quality Neutral status with larger scale development proposals subject to EIA encouraged to achieve an air quality positive approach.
- 19.3. **Local Plan Policy CC10 (Air Quality)**, states that the Council would seek to reduce the potential adverse air quality impacts of new developments through a range of policy measures.
- 19.4. An Air Quality Assessment (AQA) has been submitted in support of the proposed development. The site lies within a borough-wide Air Quality Management Area (AQMA) designated for exceedances of the annual mean nitrogen dioxide (NO₂) and 24-hour mean PM₁₀ objectives. Although the site is not within a GLA Air Quality Focus Area, the introduction of new receptor exposure within an AQMA necessitates an assessment of both construction and operational phase impacts.
- 19.5. The AQA identifies that the construction phase has the potential to generate dust and particulate matter emissions through demolition, earthworks, construction activities, and vehicle track out. A qualitative risk assessment, following Institute of Air Quality Management (IAQM) and GLA guidance, categorised the site as medium risk for all activities. However, with the implementation of best practice mitigation measures—including a Dust Management Plan, on-site monitoring, and compliance with Non-Road Mobile Machinery (NRMM) standards—the residual effects are expected to be 'not significant'. Such mitigation would be secured by way of condition.
- 19.6. The operational phase would not include any combustion-based energy generation, as the development would be powered by an all-electric system, including ground source heat pumps. Emergency diesel generators would be installed but are expected to operate for only three hours per year for testing purposes. Dispersion modelling of generator emissions confirmed that contributions to NO₂, PM₁₀, and PM_{2.5} concentrations at both existing and proposed receptors are negligible and well below relevant air quality objectives. Conditions would secure a range of measures to mitigate against operational air quality impacts.

- 19.7. The development has been assessed against the GLA's Air Quality Neutral benchmarks. As it includes no combustion plant and generates fewer transport emissions than the benchmark thresholds, it is considered better than air quality neutral in terms of both building and transport emissions.
- 19.8. The Council's Air Quality Officer reviewed the submitted documents and raised no objections, subject to conditions. Therefore, several conditions are recommended for various air quality control measures in relation to both construction and operational phases of the proposal to ensure compliance with Policy CC10 of the Local Plan. Furthermore, a compliance monitoring obligation is to be secured to cover monitoring of the AQDMP throughout the construction and demolition phases of the development and maintenance of the Council's Construction Site Air Quality Monitoring System. The fee is set as £24,530 annually throughout the aforementioned phases.
- 19.9. Subject to these conditions and obligations, the proposal would accord with Policy CC10 of the Local Plan and Policy SI 1 of the London Plan.

20. Archaeology

- 20.1. **London Plan Policy HC1** (Heritage conservation and growth) states that new development should make provision for the protection of archaeological resources. Local Plan **Policy DC8 sets** out the principles for the conservation and protection of heritage in the borough.
- 20.2. Historic England Greater London Archaeological Advisory Service (GLAAS) have advised that the potential for below-ground archaeological remains at the site is very low. As such, there is no requirement for any below-ground assessment. However, GLAAS have requested a condition to secure a written scheme of historic building investigation and recording. Subject to this condition, the proposals would accord with Policy HC1 of the London Plan and Policy DC8 of the Local Plan.

21. Fire Strategy

- 21.1. **London Plan Policy D12 requires** major applications to be accompanied by a detailed draft Fire Safety Statement, prepared by a suitably qualified third-party assessor, to demonstrate demonstrating how the development proposals would achieve the highest standards of fire safety. London Plan Policy D5 seeks to ensure that developments incorporate safe and dignified emergency evacuation for all building users. In all developments where lifts are installed, as a minimum, at least one lift per core (or more subject to capacity assessments) should be a suitably sized fire evacuation lift suitable to be used to evacuate people who require level access from the building.
- 21.2. The applicant has submitted a Gateway One Fire Statement and a Planning Fire Statement, both dated February 2025.
- 21.3. Residential units would adopt a "defend in place" strategy, supported by compartmentation and sprinkler systems. The care home would implement a progressive horizontal evacuation approach, allowing residents to move to adjacent compartments before full evacuation. The community use and ancillary areas would follow a simultaneous evacuation protocol. Evacuation lifts compliant with BS EN 81-76 are proposed in residential cores with lift access, and disabled refuges are included in the care home and

community hall.

- 21.4. All residential cores serving floors above 18m would include dual staircases and fire-fighting shafts, while those below this threshold would be served by single staircases. Escape routes are designed to comply with Approved Document B, with travel distances and door widths meeting or exceeding regulatory standards. The buildings are compartmentalised to provide appropriate fire resistance, ranging from 60 to 120 minutes depending on location and function. Service risers, staircases, and ancillary spaces are also protected in accordance with relevant guidance.
- 21.5. All residential units would be equipped with LD1 fire alarm systems and BS 9251 sprinkler protection. Non-residential areas exceeding 100m² would be fitted with sprinklers to BS EN 12845. Smoke ventilation is provided via mechanical shafts and automatic opening vents (AOVs) in staircases. Basement areas over 200m² would include smoke extract systems. Evacuation alert systems compliant with BS 8629 would be installed in cores serving floors above 18m.
- 21.6. Fire appliance access is facilitated via public roads and internal vehicle routes, with dry riser inlets located within 18m of parking areas. All residential accommodation is within hose distance limits from dry riser outlets. Fire-fighting shafts are included in taller blocks, and fire service premises information boxes would be provided in each core. Existing fire hydrants are sufficient to serve the development, and no new hydrants are required.
- 21.7. Designated assembly areas are located in landscaped zones around the perimeter of each building, ensuring safe evacuation without re-entry or proximity to the buildings. The Fire Statement includes provisions for maintaining fire safety during future modifications, with Regulation 38 documentation to be handed over to the landlord and used to inform fire risk assessments and maintenance regimes.
- 21.8. The proposal would be subject to a final assessment of compliance, which would be completed when the Building Regulations application is submitted. Officers, and HSE Planning Gateway One are satisfied that the submitted Fire Statement provides sufficient information for the planning stage and recommends that a condition is imposed to ensure that the fire strategy is implemented, and the development is carried out in accordance with this document. As such the proposal would comply with London Plan Policies D5 and D12.

22. Designing out crime

- 22.1. **The NPPF (2024) Paras. 96 and 102** seek to ensure that planning decisions promote public safety and take into account wider security and defence requirements. They should anticipate and address all plausible malicious threats and natural hazards and create safe, inclusive and accessible places that have high levels of amenity and do not undermine quality of life, community cohesion and resilience to crime and disorder.
- 22.2. **Local Plan Policy DC2** requires developments to be designed in line with the principles of Secured by Design.
- 22.3. The applicant has engaged with the Met's Design Out Crime Officer at the pre-application stage and have incorporated various recommendations into the proposed design. This includes the creation of active frontages along Ravenscourt Square, installation of CCTV cameras, electronic locking systems and secure bike storage. A condition would secure a

detailed statement, setting out how the scheme would achieve Secured by Design accreditation and to be prepared in consultation with the Design Out Crime Officer. Subject to this condition, the proposal has demonstrated compliance with the principles of Policy DC2 of the Local Plan.

23. Community Infrastructure Levy

- 23.1. Mayoral CIL (Community Infrastructure Levy) came into effect in April 2012 and is a material consideration to which regard must be had when determining this planning application. An amended charging schedule was adopted in February 2019 (MCIL2). Under the London wide Mayoral CIL the scheme would be liable for a CIL payment, with LBHF falling within charging Zone 1. Mayoral CIL payments are allocated to funding Crossrail 1 (the Elizabeth Line) and Crossrail 2.
- 23.2. The Council has also set a Borough CIL charge levied on the net increase in floorspace arising from development to fund infrastructure that is needed to support development. The Borough CIL Charging Schedule was presented to Council and approved 20 May and has formally taken effect since the 1 September 2015.
- 23.3. The development may qualify for Social Housing Relief. The indicative CIL figures provided are inclusive of this relief.
- 23.4. The development would generate an MCIL2 liability of £2,088,371 and a Borough CIL liability of £5,305,800. These figures are exclusive of indexation.

24. Heads of Terms

- 24.1. The NPPF provides guidance for local planning authorities in considering the use of planning obligations. It states that 'authorities should consider whether otherwise unacceptable development could be made acceptable through the use of conditions or planning obligations and that planning obligations should only be used where it is not possible to address unacceptable impacts through a planning condition'.
- 24.2. London Plan Policy DF1 recognises the role of planning obligations in mitigating the effects of development and provides guidance of the priorities for obligations in the context of overall scheme viability.
- 24.3. Local Plan Policy INFRA1 (Planning Contributions and Infrastructure Planning) advises that the Council will seek planning contributions to ensure the necessary infrastructure to support the Local Plan is delivered using two main mechanisms 'Community Infrastructure Levy (CIL) and Section 106 Agreements (s106).
- 24.4. The planning obligations set out in the heads of terms below are however considered necessary to make the development acceptable in planning terms, they are related to the development and fairly and reasonable in scale and kind to the development. A Section 106 agreement, including financial obligations is therefore required to ensure the proposal is in accordance with the statutory development plan and to secure the necessary infrastructure to mitigate the needs of the proposed development.

- 24.5. To this end, and in compliance with the above policies, the following Heads of Terms have been agreed with the applicant to be included within a legal agreement:

Affordable Housing

- Provision of 21 units of affordable housing within Block E, comprising 13 units of social rented housing and 8 intermediate tenure units (London Living Rent).
- Payment in lieu towards the delivery of off-site affordable housing of £2.7m.
- Early-stage review mechanism triggered if meaningful implementation is not achieved within two years of the date of decision.
- Late-stage review mechanism triggered at 75% of sales of private residential.

Wheelchair Units

- 10% of residential units to be built to Part M4(3), remaining 90% to be built to Part M4(2).

Marketing

- No overseas marketing of the private residential units shall occur prior to a period of comprehensive domestic (i.e. UK) marketing.

Community Use – Block A

- Floorspace within Block A (excluding 300sqm dedicated to Class E café use) to be provided for community and/or cultural uses at a discounted rate.

Air Quality

- Monitoring fee of £24,530 per annum throughout the demolition and construction phases of the development to fund AQDMP compliance monitoring and maintenance of the Council's Construction Site Air Quality Monitoring System.

Trees

- If transplanting of the Category A *Fagus sylvatica* 'Purpurea' tree is not achievable, or the tree dies as a result of the works, a suitable alternative must be planted, and a compensatory Capital Asset Value for Trees (CAVAT) contribution, based on the proposed location of the *Fagus sylvatica* 'Purpurea', shall be secured by way of an "either/or" mechanism to provide compensatory planting for biodiversity and to address climate change local to the site.

Heritage

- To submit to the council the list of names of the design team together with confirmation that the original architect and lead designer has been retained for the development of the site in accordance with the permissions, prior to the commencement of the development and prior to the commencement of each of the Riba work stages 4,5, and 11.1.
- To submit to the council 6 months prior to first occupation, a public access scheme setting out public access to Block A and areas of other blocks subject to agreement (including participation in the Open House festival).
- To submit to the council for approval the Historical Artefacts Display and Retention Strategy prior to occupation of the development.
- To submit to the council a scope of works for the repair of the Ward Block (Block B) Clock and an annual maintenance plan.

Highways

- Car parking permit free agreement (all uses).
- Establishment of a demolition/construction community working group, to be held prior to any works (and subsequent phases of works) commencing on-site, with this to expressly requiring the applicant, appointed contractor, CNC and other key stakeholders to develop and agree the approach to demolition and construction to be submitted.
- Demolition Logistics Plan and Demolition Management Plan monitoring fee of £5,000 per annum for duration of works.
- Construction Logistics Plan and Construction Management Plan monitoring fee of £5,000 per annum for duration of works.
- S278 Highway Works – to enter into an agreement to pay for a new public realm scheme to be development between site and park on Ravenscourt Park, to focus on an active sustainable space and reducing the dominance of the road and on-street parking. Highways works to be carried out in conjunction with CPZ review.
- S278 Highway Works – to enter into an agreement to undertake highway works at either end of the access to Ravenscourt Square to create entry features to reduce traffic speeds between the public highway and highway of Ravenscourt Square, to enhance and promote pedestrian and cycle accessibility.
- Accessibility – maintain public access in perpetuity across Ravenscourt Square for non-motorised movements, i.e. pedestrians, cyclists.
- Public Parks Improvement scheme – undertake a detailed review of the connection between the site and Ravenscourt Park Underground Station, through the park reflective of ATZ route 3, to identify improvements to lighting, signage, security and footways, and cover all identified Council costs in delivering such agreed improvement works.
- Delivery and Servicing Management Plan monitoring fee of £3,000 per annum, on first submission and then on the yearly anniversary of years one, three and five in relation to the monitoring reports to be submitted to the Council.
- Travel Plan monitoring fee of £3,000 for submission then on anniversary of year one, three and five related to on-going monitoring reports for each use
- Controlled Parking Zone Review – undertake a CPZ review within Zone M to review the demands for on-street car parking and identify opportunities to enhance control hours to prevent general car parking from being undertaken, and where identified cover identified costs to amend Traffic Regulation Order.

Employment & Skills

- A financial contribution of £255,500 to support delivery of the Council's Industrial Strategy "Upstream London", including to support employment, skills and local procurement activities.
- 22 apprenticeships for H&F residents throughout the construction period.
- 7 unpaid work placements for H&F residents and/or students at H&F schools throughout the construction period.
- At least 10% of the total number of people employed on the construction of the development are local (H&F) residents.
- At least 20% of the total number of people employed by the end use(s) of the development are local (H&F) residents for a period of no less than 24 months.
- Local (H&F) businesses are procured in the supply chain of the construction of the development to a value of at least 10% of the build cost.
- Submission of a delivery plan for construction-phase and post-occupation employment & skills outputs to the council for approval.

- Prepare a Local Procurement Strategy for approval by the council.

Carbon Offsetting

- Financial contribution of £241,080 towards achieving net zero.

Council's Legal Costs

- Payment of the Council's reasonable legal and other professional costs incurred in preparing the S106 agreements.

25. Conclusion & Recommendations

- 25.1. The proposed redevelopment of the former Royal Masonic Hospital site represents a comprehensive and heritage-led scheme that seeks to bring a long-vacant Grade II* listed building back into sustainable use. The application has been subject to extensive consultation and iterative design revisions, resulting in a proposal that balances the sensitive restoration of historic fabric with the delivery of much-needed housing, a care home, and flexible community floorspace. The scheme would deliver 140 new homes, including affordable housing, alongside a 65-bed care facility and publicly accessible community uses within Block A. The development also incorporates significant public realm improvements, biodiversity enhancements, and a robust sustainability strategy, including an all-electric energy system and a 67% reduction in carbon emissions beyond Building Regulations.
- 25.2. While the application has generated a number of objections, particularly in relation to massing, heritage impact, and amenity concerns, officers consider that these have been appropriately addressed through design amendments and mitigation measures secured by conditions and legal agreement. The proposal is considered to comply with the relevant policies of the National Planning Policy Framework, the London Plan, and the Hammersmith and Fulham Local Plan. Subject to the recommended planning conditions and completion of a Section 106 agreement to secure necessary obligations, the development is considered to deliver substantial public benefits that outweigh any residual harm.
- 25.3. It is therefore recommended that planning permission and listed building consent be granted in line with the recommendations given at the start of this report.