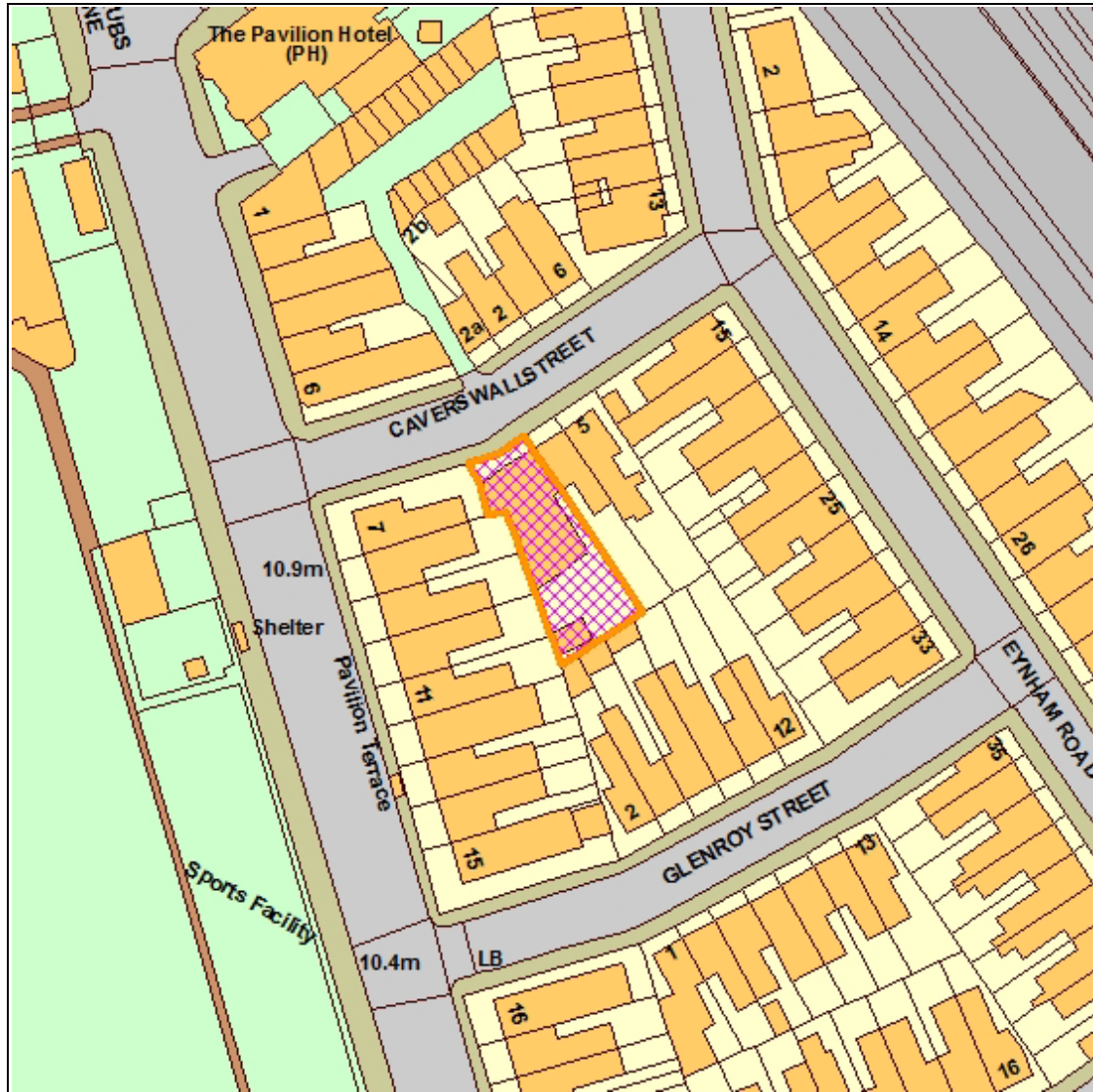

Ward: College Park And Old Oak

Site Address:

1 Caverswall Street London W12 0HG



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For identification purposes only - do not scale.

Reg. No:
2025/01569/FUL

Case Officer:
George Shakir

Date Valid:
12.06.2025

Conservation Area:

Committee Date:
14.10.2025

Applicant:

Ms Nimota Abimbola
37 York Road London IG1 3AD

Description:

The erection of a rear roof extension including the formation of a hip to gable roof extension including installation of 2no rooflights in the front roofslope and 1no rooflight above the main flat roof at roof level; alterations to part of the roof of back addition to incorporate a flat roof and the erection of obscure glazed screen around the flat roof at second floor level to the rear elevation in connection with its use as a terrace.

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

Conditions:

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

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) The development shall be carried out and completed in accordance with the following approved drawings; other than where those details are altered pursuant to the conditions of this planning permission:

A3/03 REV B;
A3/04 REV B;
A3/08 REV B

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

- 3) The development hereby approved shall be carried out and completed in accordance with the materials details (including colour and finish) specified below:

- Windows - Double glazed uPVC windows with details including the colours, opening mechanism, glazing configuration to match the existing/original windows to be replaced.
- Gable end - brick finish to match existing
- Mansard dormer - grey slate

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

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

- 4) No external air-conditioning units, ventilation fans, extraction equipment, flues or other plant equipment and associated external pipework or ducting shall be fitted to the exterior of the building unless otherwise shown on the approved drawings.

To ensure a satisfactory external appearance and to prevent harm to the amenities of the occupiers of neighbouring residential properties, in accordance with Policies DC1, DC2, DC4 and HO11 of the Local Plan (2018).

- 5) The resulting property shall not be used as a house in multiple occupation falling within Class C4 of the Town & Country Planning (Use Classes) Order 1987 (as amended), notwithstanding Schedule 2, Part 3, Class L of the GPDO, the extension hereby approved shall only be used in connection with the remainder of the property as a single dwellinghouse falling within use Class C3 .

The use of the property as a house in multiple occupation rather than as a single residential unit, would raise materially different planning considerations that the Council would wish to consider under a full planning application, in accordance with Policies DC1, HO1, HO2, HO4, HO5, HO11 and HO8 of the Local Plan (2018).

- 6) Prior to occupation 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 appliance in the kitchen of the self-contained dwellinghouse 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.

In order to reduce carbon-based gas connections and to ensure adequate levels of indoor air quality in the councils boroughwide air quality management area, in accordance with NPPF (2024), Local Plan (2018) Policy CC10, and the councils Air Quality Action Plan.

- 7) Prior to occupation of the development hereby permitted, details (including manufacturer specification, installation/commissioning certificates and photographic confirmation) of the installed Wastewater Heat Recovery System (WWHRS) in the two bathrooms of the self-contained dwellinghouse use (Class C3) 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.

In order to increase energy efficiency in domestic buildings and to safeguard local air quality in the councils boroughwide air quality management area, in accordance NPPF (2024), Local Plan (2018) Policies CC1 and CC10, and the councils Air Quality Action Plan.

Justification for Approving the Application:

- 1) The proposed alterations are considered to be of an acceptable appearance, in keeping with the character and visual appearance of both the application property and the surrounding area. The proposal would have an acceptable impact on neighbouring residential amenity. In these respects, the proposal would be in accordance with Policies DC1, DC4, and HO11 of the Local Plan (2018) and Key Principle HS4, HS6 or HS7 of the Planning Guidance Supplementary Planning Document (2018).

LOCAL GOVERNMENT ACT 2000 LIST OF BACKGROUND PAPERS

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

Application form received: 6th June 2025

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:
Crime Prevention Design Advisor - Hammersmith

Dated:
01.07.25

Neighbour Comments:

Letters from:

Dated:

4 Glenroy Street London W12 0HF	12.07.25
4 Glenroy Street London W14 0HF	14.07.25
1A Caverswall Street London W12 0HG	14.07.25
1A Caverswall Street London W12 0HG	19.08.25
5 Caverswall Street London W12 0HG	26.06.25
23A EYNHAM ROAD London W12 0HD	16.07.25
4 Glenroy Street London W12 0HF	16.08.25
3 Caverswall Street London W12 0HG	30.06.25
4 Glenroy Street London W12 0HF	12.07.25
3 Caverswall Street London W12 0HG	13.08.25
4 Glenroy Street London W12 0HF	16.08.25
5 Caverswall Street London W12 0HG	25.06.25

OFFICER'S REPORT

1.0 SITE DESCRIPTION AND RELEVANT HISTORY

- 1.1 The application site comprises a two storey terraced property occupied as 2 flats on the southern side of the street. The application relates to works proposed to the upper flat. The site is not located within a conservation area, is not a listed building nor a building of merit.

2.0 RELEVANT PLANNING HISTORY

- 2.1 1985/02285/FUL - Conversion to use as two self-contained two-bedroom flats. Approved 26.11.1985
- 2.2 1986/00030/FUL - Conversion of the first floor to use as a self- contained one-bedroom flat and a self-contained bedsitter flat. Refused 19.03.1986
- 2.3 1990/01636/FUL - Erection of rear single storey conservatory extension. Approved 10.05.1991

3.0 PROPOSAL

- 3.1 The current application is for:

- The erection of a rear roof extension including the formation of a hip to gable roof extension together with the installation of 2no rooflights in the front roofslope and 1no rooflight above the main flat roof at roof level.
- Alterations to part of the roof of back addition to incorporate a flat roof and the erection of obscure glazed screen around the flat roof at second floor level to the rear elevation in connection with its use as a terrace.

- 3.2 The application has been amended since the original submission to delete the proposed change of use to an HMO.

4.0 CONSULTATION RESPONSES (INTERNAL AND EXTERNAL)

- 4.1 The application was publicised by means of a site and press notice, as well as individual letters of notification to neighbouring properties (33 letters sent).

Eight (8) representations were received under the original submission, from five addresses, raising the following concerns:

- The change of use of the property from a single dwelling C3 to a Class 4 House in Multiple Occupation (HMO). The added tenants - potentially 8 people in a very small space, meant for 2 bedrooms - would increase the noise in the area and has a high potential for anti-social behaviour.
- Parking and Traffic Congestion due to the proposed HMO.
- Noise and Disturbance - An HMO with multiple unrelated tenants is likely to generate higher levels of noise, especially at unsociable hours.
- The higher population density in a residential area will have a detrimental impact.
- The proposed design would completely alter the character of the house.
- The roof terrace will impact the privacy of local neighbours, who will be overlooked.
- Loss of Family Housing Stock due to the proposed HMO conversion.
- Refuse Storage and Street Scene Impact due to the proposed HMO conversion.
- Noise from construction
- Noise generated from the proposed terrace.
- New bin area would sit directly outside the window of bedroom.

- 4.2 In response to concerns raised the proposals were amended as per para. 3.2 above, removing the change of use to an HMO from consideration. Neighbouring properties were reconsulted.

Four (4) representations were received from three addresses raising the following concerns:

- Overlooking and loss of privacy
- Noise and disturbance
- This project falls within the Party Wall Act 1996, should this proposed project go ahead, we would expect a surveyor under the requirements of this Act and within the timescales set out, and by appointment.
- We object to the property being sold to a Private business letting on a room-by-room basis. This is a residential neighbourhood, the premises should be owned or used as a family residence or individual's home and not as a business letting individual rooms.
- If let as individual rooms this project could impact on our already limited parking spaces.
- We object to the roof terrace which could be a breach of privacy.
- The proposed structure must not be raised to block our light. It is difficult to picture the end result
- Noise and dust from the adjacent proposed loft conversion will be detrimental health wise.

4.3 Officer response:

- The proposal's impact upon neighbouring amenity have been assessed in the 'planning considerations' section of this report.
- Whilst Officers recognise that construction works will result in noise and disturbance for surrounding occupants, issues relating to noise and disturbance from building works is covered by separate environmental health legislation. Officers note that a condition will be attached requiring construction works to commence within 3 years from the date of the decision notice, however the actual duration of building works is not a material planning consideration and could not be controlled under planning.

5.0 POLICY FRAMEWORK

- 5.1 The Town and Country Planning Act 1990, the Planning and Compulsory Purchase Act 2004 and the Localism Act 2011 are the principal statutory considerations for town planning in England.
- 5.2 Collectively the three Acts create a plan led system which requires local planning authorities to determine planning applications in accordance with an adopted statutory development plan unless there are material considerations which indicate otherwise (section 38(6) of the 2004 Act as amended by the Localism Act).
- 5.3 In this instance the statutory development plan comprises the London Plan (2021) and the Local Plan (2018). A number of strategic and local supplementary planning guidance and other documents are also material to the determination of the application.

National Planning Policy Framework (December 2024)

- 5.4 The National Planning Policy Framework (NPPF) came into effect on 27 March 2012 and was revised in 2024 and is a material consideration in planning decisions. The NPPF, as supported by the Planning Practice Guidance (PPG) sets out national planning policies and how these are expected to be applied.
- 5.5 The NPPF does not change the statutory status of the development plan as the starting point for decision making. Proposed development that accords with an up to date Local Plan should be approved and proposed development that conflicts should be refused unless other material considerations indicate otherwise.

London Plan

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

Local Plan

- 5.7 The Council adopted the new Local Plan on 28 February 2018. The policies in the Local Plan together with the London Plan make up the statutory development plan for the borough. The Planning Guidance Supplementary Planning Document (SPD) (February 2018) is also a material consideration in determining planning applications. It provides supplementary detail to the policies and is organised around key principles.

6.0 PLANNING CONSIDERATIONS

- 6.1 The main planning issues in the consideration of this application are considered to be:

- Visual amenity;
- The impact of the development on neighbouring residential amenity;

DESIGN AND APPEARANCE

- 6.2 Officers are of the opinion that the proposed development would not cause harm or have a detrimental impact to the character and appearance of the application site or the surrounding neighbourhood.

+ The erection of a rear roof extension including the formation of a hip to gable roof extension and associated alterations

- 6.3 Hip to gable and rear roof extensions are an established form of development in nearby surrounding area: 5 Caverswall Street (2019/00185/CLP) and 6 Caverswall Street 2012/03266/CLP have similar extensions. The proposal is similar in design and size to these approvals and will therefore be in keeping with the established character of the street; officers raise no objection to this portion of the proposal. The rear roof extension extends the full width of the proposed roof plane and sits comfortably within the rear roof slope. At roof level, the rear roof dormer extension has been set up from the eaves and would be set below the main ridgeline by approx. 0.6M. Two rooflights are proposed to the front roofslope to provide light to the proposed extension. The proposed rooflights are symmetrical with regards to size and siting, and considered acceptable as they would not overlook any neighbouring habitable rooms. One further rooflight is proposed above the main flat roof at roof level. The rooflight will not be visible from any public vantage point. The extension would be clad with grey slate and contain one uPVC frame south facing window and a one south facing uPVC French door. It is considered that this portion of the proposal is well designed, considerate of and similar to the existing built environment.

+ Alterations to part of the roof of back addition to incorporate a flat roof and the erection of obscure glazed screen around the flat roof at second floor level to the rear elevation in connection with its use as a terrace.

- 6.4 The existing back addition has a pitched roof above the first floor. A small portion of this roof will be flattened with 1.7M high obscure glazed screen to the east, south and western elevations to create a small roof terrace at the second-floor level for the dwelling. The proposed terrace will be 5m²; it extends 1.9m in depth from the proposed rear elevation of the rear roof extension. It will be 2.8M in width and set in from the west and east flank elevations by 352mm and 798mm, respectively. Given the modest scale of the terrace and lightweight nature of the obscure glazing, officers consider the proposed development to be subservient to the parent building and will not be detrimental to the character of the area. Given its minor size Officers are of the opinion that the terrace would not be able to accommodate significant numbers of people that would produce unacceptable levels of noise and disturbance to neighbouring occupiers. Officers therefore raise no objection to this portion of the proposal.
- 6.5 For these reasons, no objections are raised in terms of visual amenity of the proposed works, and the proposal is considered to be in accordance with Local Plan Policies DC1 and DC4. Overall, it is considered that the proposal is well designed, considerate of and similar to the existing built environment, and no negative impact is expected. It is of an appropriate scale, respectful of the host building and the context of the rear garden, it would not harm the character and appearance of the parent building or surrounding area, in accordance with Policies DC1, DC4 and DC6 of the Local Plan (2018).

IMPACT ON NEIGHBOURING AMENITY

- 6.6 Policy DC4 of the Local Plan (2018) specifies that in considering applications for alterations and extensions, the council will take into account good neighbourliness, in particular the amenities of the neighbouring properties and other properties most directly affected by the proposal. Policy HO11 of the Local Plan (2018) specifies that proposals for extensions will be considered acceptable where it can be demonstrated that there is no detrimental impact on neighbouring amenity, with particular regard to privacy, daylight and sunlight, outlook and openness between properties.

+ Outlook, light and a sense of enclosure

- 6.7 Officers are of the opinion that the extension at roof level would not significantly impact any neighbours through loss of outlook, light or privacy. Nos 3 Caverswall Street adjoins the application site to the east. No 3 has rear windows which face south towards the rear garden area and one first floor flank elevation window facing towards the application site. Given the siting of the proposed roof extensions (set down from the existing ridgeline and sitting within the rear roof slope) and the existing windows of No 3. it is considered that the proposal would have very limited visibility from the rear elevation windows of No 3 Caverswall Street. The proposed terrace will have obscured glazed privacy screening 1.7M in height. As such Officers have considered it will not have any significant adverse impact on the amenities of No 3 in terms of light, outlook, or loss of privacy.

- 6.8 No 1A is the ground floor flat; it has a single storey front elevation and a partial two storey rear projection. Given the siting of the proposed extension at the roof level and the existing windows of No 1A it is considered that the proposal would not have any significant adverse impact in terms of light, outlook, privacy or sense of enclosure. It is considered that the proposal would have very limited visibility from the windows of No 1A Caverswall Street. The proposed terrace will have obscured glazed privacy screening 1.7M in height. As such, overall, Officers have considered the proposed works will not have any significant adverse impact on the amenities of No 3 in terms of light, outlook, or loss of privacy.
- 6.9 Nos 8 to 14 Pavilion Terrace Wood Lane are sited to the west of the application site. The proposal has no windows on its western elevation that would face towards these dwellings. As previously stated, the proposed terrace will have obscured glazed privacy screening 1.7M in height. As such, overall, Officers have considered the proposed works will not have any significant adverse impact on the amenities of Nos 8 and 10 Pavilion Terrace Wood Lane in terms of light, outlook, or loss of privacy.
- 6.10 Nos 2 - 10 Glenroy Street are site to the south of the application site. The habitable rooms of these dwellings are sited 27M away from the proposed works. The proposed windows/openings at the roof level and the replacement windows are in the same location as the existing windows. Officers are satisfied that the windows of the roof extension would not cause any significantly increased opportunities for overlooking than the existing windows below. The proposed terrace will have obscured glazed privacy screening 1.7M in height. As such, overall, Officers have considered the proposed works will not have any significant adverse impact on the amenities of Nos 2 - 10 Glenroy Street in terms of light, outlook, or loss of privacy. The proposal is designed in a manner that is considerate of its close proximity to neighbouring habitable rooms and amenity area. Officers therefore consider that the proposal would not have any significant damaging impact on those properties in terms of loss of light, outlook, sense of enclosure and privacy. As such it is considered the proposal would not cause detrimental harm to the amenities of neighbouring residents and complies with Local Plan (2018) Policy HO11.

+ Noise and privacy

- 6.11 The proposal would involve the creation of one external terrace at the second-floor level. Annotations on drawing No. A3/05 REV A demonstrates that this terrace would have a footprint of 5sqm. Officers are satisfied that this footprint would limit the number of people who could occupy the terrace at any one time, and accordingly, the terrace would not be considered to expose neighbouring occupants to harmful levels of noise and disturbance associated with their usage.
- 6.12 1.7m high obscure-glazed screening (as measured from the proposed terrace deck level) would be installed around the flank and rear perimeters of the proposed terraces. A condition will be attached ensuring that the screening used achieves an obscurity equivalent to Pilkington Texture glass level 3, and that the screening measures 1.7m in height from the finished floor level of the terrace. Accordingly, Officers are satisfied that the proposal would mitigate against harmful levels of overlooking from the proposed terraces, whilst in use.

- 6.13 No flank elevation windows would be installed within the extension, and this would be considered to mitigate against harmful levels of overlooking for occupants of No. 3 Caverswall Street and Nos 8/10 Pavilion Terrace Wood Lane. Additionally, Officers note that the proposed new windows of the roof extension would comply with the 18m separation specified by Key Principle HS7.
- 6.14 For the reasons outlined above, Officers consider that the proposal would mitigate against detrimental harm to the amenity of neighbouring occupants, consistent with Policy HO11 of the Local Plan (2018) and Key Principles HS6, HS7 and HS8 of the Planning Guidance SPD (2018).

HIGHWAYS/CYCLE PARKING

- 6.15 Policy T1 of the Local Plan (2018) seeks to encourage the provision and use of public transport and bicycles, to improve congestion and air quality within the Borough. Policy T5 of the London Plan (2021) specifies that cycle parking should be fit for purpose, secure and well-located, with the following standards for residential accommodation:
- 1 space per studio unit or 1-person, 1-bedroom dwelling
 - 1.5 spaces per 2-person, 1-bedroom dwelling
 - 2 spaces per all other dwellings
- 6.16 The proposal has provided a total of 2 bicycle storage spaces and is compliant with Policy T5, Table 10.2 of the London Plan (2021). Accordingly, officers raise no objection to this element of the proposal, which is considered to be consistent with Policy T5 of the London Plan (2021).

FIRE SAFETY

- 6.17 London Plan Policies D5, D7 and Local Plan Policies HO6, DC1, DC4 and HO11 require development proposals to achieve the highest standards of accessible and inclusive design.
- 6.18 In the interests of fire safety and to ensure the safety of all building users, Policy D12 of the London Plan (2021) states that 'all development proposals must achieve the highest standards of fire safety'. Part A of Policy D12 specifies that proposals should ensure that they: 1) identify suitably positioned unobstructed outside space: a) for fire appliances to be positioned on b) appropriate for use as an evacuation assembly point 2) are designed to incorporate appropriate features which reduce the risk to life and the risk of serious injury in the event of a fire; including appropriate fire alarm systems and passive and active fire safety measures 3) are constructed in an appropriate way to minimise the risk of fire spread 4) provide suitable and convenient means of escape, and associated evacuation strategy for all building users 5) develop a robust strategy for evacuation which can be periodically updated and published, and which all building users can have confidence in 6) provide suitable access and equipment for firefighting which is appropriate for the size and use of the development.

- 6.19 As required by Policy D12 of the London Plan (2021), a fire strategy statement has been submitted as part of this proposal. This outlines how consideration has been given to Part A, criteria 1 - 6 of Policy D12. Officers do also highlight that paragraph 3.12.2 of the London Plan (2021) specifies that 'the matter of fire safety compliance is covered by Part B of the Building Regulations'.
- 6.20 The fire strategy statement has been reviewed by officers, and it is considered to be appropriate for the development.

BIODIVERSITY NET GAIN

- 6.21 Biodiversity Net Gain (BNG) became mandatory for major development proposals from 12th February 2024 and for minor development proposals from 2nd April 2024.
- 6.22 The proposed development meets the definition of Small Scale Self-Build and Custom Housebuilding, and is therefore exempt from BNG requirements.

7.0 CONCLUSION

- 7.1 In considering planning applications, the Local Planning Authority needs to consider the development plan as a whole and planning applications that accord with the development plan should be approved without delay, unless material considerations indicate otherwise and any adverse impacts of doing so would significantly and demonstrably outweigh the benefits.
- 7.2 In summary, the scale, massing, design and material finishes would ensure a high standard of design which would preserve the character and appearance of the surrounding area, whilst mitigating against detrimental harm to the amenity of surrounding occupants.
- 7.3 Officers have taken account of all the representations received and in overall conclusion for the reasons detailed in this report, it is considered having regard to the development plan as a whole and all other material considerations that planning permission should be granted in line with the recommendations above.

8.0 RECOMMENDATION

- 8.1 Approve application subject to conditions in line with the above recommendations.