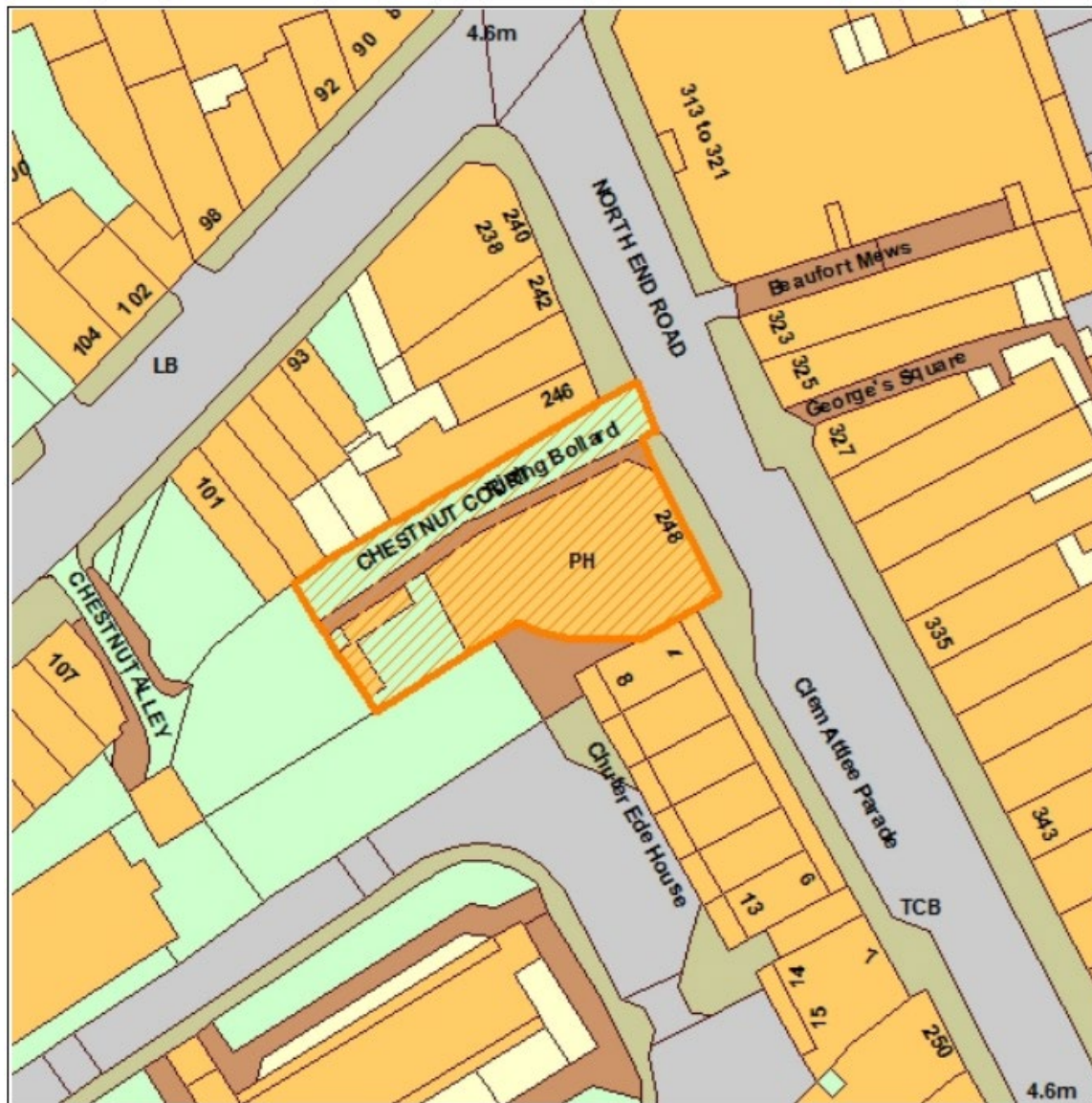


Ward: Lillie

Site Address:

The Goose 248 North End Road London SW6 1NL



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For identification purposes only - do not scale.

Reg. No:

2023/03266/FUL

Case Officer:

Ronny Ferley

Date valid:

15.01.2024

Conservation Area:

N/A

Committee Date:

14.10.2025

Applicant:

Cordage 25 Limited
C/O Agent

Description:

Erection of a mansard roof to create an additional third floor for residential use; second floor side extension; roof extension of the existing back addition and fenestration alterations in connection with the change of use of first and second floor level from Public House (Class Sui Generis) into 6 x 1 bedroom and 3 x 2 bedroom self-contained flats (Class C3). Formation of roof terraces at third floor level and re-location of plant equipment above the roof of back addition at first floor level; installation of an access ladder to western elevation of the building; erection of bin and cycle stores to the rear.

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 upon the completion of a satisfactory legal agreement and 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) Time Limit

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) Approved Drawings/Plans

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

22.3374.100 Rev P10.

22.3374.101 Rev P12.

22.3374.102 Rev P12.

22.3374.110 Rev P11.

22.3374.112 Rev P6.

22.3374.113 Rev P5.

Flood Risk Assessment.

To ensure full compliance with the planning permission hereby approved and to prevent harm arising through deviations from the approved plans, in accordance with Policies DC1, DC4 and DC8 of the Local Plan (2018).

3) Materials

No part of the structure above ground level shall be constructed until details and samples of all materials to be used on the external faces of the building, including walls, roof coverings, windows and doors, have been submitted to and approved in writing by the Council. No part of the development shall be used or occupied prior to the completion of the development in accordance with the approved details.

To ensure a satisfactory external appearance and to prevent harm to the visual amenities of surrounding properties, in accordance with Policies DC1, DC4 and DC8 of the Local Plan (2018).

4) Absolute Internal and External Noise

The noise level in rooms at the development hereby approved shall meet the noise standard specified in BS8233:2014 for internal rooms and external amenity areas.

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).

5) Separation of Noise Sensitive Rooms

Prior to commencement of the development, details shall be submitted to and approved in writing by the Council, 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.

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).

6) Noise Separation

The sound insulation value $D_{nT,w}$ of the floor/ceiling/walls separating the commercial part(s) of the premises from dwellings shall be 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 development and thereafter be permanently retained.

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).

7) External Noise

Prior to commencement of the development, details shall be submitted to and approved in writing by the Council, of the external sound level emitted from plant/machinery/equipment 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 where required 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.

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).

8) Anti-Vibration

Prior to commencement of the development, details of anti-vibration measures shall be submitted to and approved in writing by the Council. 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 development and thereafter be permanently retained.

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).

9) No Aerials

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order amending, revoking and re-enacting that Order), no aerials, antennae, satellite dishes or related telecommunications equipment shall be erected on any part of the development hereby permitted, without planning permission first being obtained.

To ensure that the visual impact of telecommunication equipment can be considered in accordance with Policies DC1, DC4 and DC8 of the Local Plan (2018).

10) Rooftop Structures

No water tanks, water tank enclosures or other structures, other than those set out on the approved drawings, shall be erected upon the roofs of the building hereby permitted.

It is considered that such structures would seriously detract from the appearance of the building, contrary to Policies DC1, DC4 and DC8 of the Local Plan (2018).

11) No Further Roof Terrace

Other than the areas shown on the hereby approved drawings as a designated roof terrace, no part of any other roof at the premises 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 the property to form access onto the roofs.

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

12) Roof Terrace Enclosure

Prior to the occupation of the development hereby permitted, the enclosure details of the third-floor terraces of Apartments 8 & 9 (as shown on Dwg Nos. 22.3374.102 Rev P12 & 22.3374.112 Rev P6) shall be submitted to and approved by the Local Planning Authority.

The enclosures shall thereafter be permanently retained as approved.

To ensure a satisfactory appearance and to protect the amenities of adjoining occupiers in terms of privacy and overlooking in accordance with Policies DC4 and HO11 of the Local Plan (2018).

13) Cycle Parking

Prior to the first occupation of the development hereby permitted, details of cycle parking facilities for the hereby approved residential use shall be submitted to and approved by the Local Planning Authority.

Such details must be in accordance with Table 10.2 (minimum cycle parking standards) of the London Plan (2021) and shall be secured, accessible and sheltered as a minimum.

Approved details shall thereafter be retained solely for the designated use.

To ensure adequate cycle parking is available on site and to promote sustainable modes of transport in accordance with Policy T3 of the Local Plan (2018) and Policy T5 of the London Plan (2021).

14) Refuse and Recycling

Prior to the first occupation of the development hereby permitted, details of refuse and recycling facilities for the hereby approved residential use shall be submitted to and approved by the Local Planning Authority.

Thereafter, the provision for refuse and recycling storage shall be permanently maintained in the form of the approved details for the lifetime of the development.

To ensure satisfactory provision for the storage of refuse and recycling on site, and thereby prevent it being stored on the highway, in accordance with Policy CC7 of the Local Plan (2018).

15) Construction Management/Logistics Plan

Prior to commencement (excluding site clearance and demolition) of the development hereby approved the following shall be submitted to, and approved in writing by, the Council:

- (i) A Construction Management Plan-
Details shall include monitoring and control measures for noise, vibration, lighting, delivery locations, contractors' method statements, waste classification and disposal procedures and locations, 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, 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. The approved details shall be implemented throughout the project period.
- (ii) A Construction Logistics Plan-
This shall be in accordance with Transport for London (TfL) requirements and must seek to minimise the impact of construction traffic on nearby roads and restrict construction trips to off peak hours only. The details shall also include the numbers, size and routes of construction vehicles, provisions 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, and other matters relating to traffic management to be agreed. The approved details shall be implemented throughout the project period.

To ensure that construction works do not adversely impact on the operation of the public highway, and that the amenity of occupiers of surrounding premises is not adversely affected by noise, vibration, lighting or other emissions from the building site, in accordance with policies T1, T6, T7, CC10, CC11, CC12 and CC13 of the Local Plan (2018).

16) Air Quality Dust Management Plan (Construction)

Prior to the commencement of the construction phase (excluding installation of temporary fencing/hoarding around the perimeter of the site) of the development hereby permitted, details of Air Quality Emissions Control including Nitrogen Oxides (NO_x), Particulates (PM₁₀, PM_{2.5}) emission control of Non-Road Mobile Machinery (NRMM), On Road Vehicles and fugitive dust emissions in order to mitigate air pollution shall be submitted to and approved in writing by the council. The submitted details shall include:

- a) Details of the Non-Road Mobile Machinery (NRMM) used on the site with CESAR Emissions Compliance Verification (ECV) identification that 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 for the first phase of construction shall be registered on the London City Hall NRMM register GLA-NRMM-Register prior to commencement of construction works and thereafter retained and maintained until occupation of the development.

- b) Details of installation of solid timber hoarding (minimum height of 2.5 metres) in accordance with BS 5975-2:2024 including photographic confirmation of installed solid timber hoarding around the perimeter of the site on all site boundaries.

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 in compliance with the Mayor of London 'The Control of Dust and Emissions during Construction and Demolition', SPG, July 2014. Approved details shall be fully implemented and permanently retained and maintained during the construction phases of the development.

To comply with the requirements of the NPPF, Policy SI 1 of the London Plan, Policy CC10 of the Local Plan (2018) and the Council's Air Quality Action Plan.

17) Ventilation Strategy

Prior to commencement of above ground works in the development hereby permitted, a Ventilation Strategy Report to mitigate the impact of existing poor air quality for each of the eight self-contained dwellinghouses (Use Class C3) shall be submitted to and approved in writing by the Local Planning Authority. This is applicable to all residential floors where the Annual Mean Nitrogen Dioxide (NO₂), and Particulate (PM₁₀, PM_{2.5}) concentrations are equal to 20ug/m-3, 20ug/m-3 and 10 ug/m-3 respectively and where current and future predicted pollutant concentrations are within 5% of these limits. 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 floor.
- b. Details and locations of restricted opening windows (maximum 200mm for emergency purge ventilation only) for all front elevation habitable rooms (Bedrooms, Living Rooms, Study) on all residential floors facing North End Road.
- c. Details and locations of ventilation extracts, to demonstrate that they are located a minimum of 2 metres away from the air ventilation intakes on all residential floors, 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.
- d. Details of the independently tested mechanical ventilation system with Nitrogen Dioxide (NO₂) and Particulate Matter (PM_{2.5}, PM₁₀) 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 (PM2.5, PM10) in accordance with BS EN ISO 10121-1:2014 and BS EN ISO 16890:2016.

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 the development and thereafter permanently retained and maintained.

To comply with the requirements of the NPPF, Policy SI 1 of the London Plan, Policy CC10 of the Local Plan (2018) and the Council's Air Quality Action Plan.

18) Ventilation Strategy Compliance

Prior to occupation of the development hereby permitted, details of a post installation compliance report including photographic confirmation of the mitigation measures as detailed in the approved ventilation strategy as required by condition 17 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 of the development and thereafter permanently retained and maintained.

To comply with the requirements of the NPPF, Policy SI 1 of the London Plan, Policy CC10 of the Local Plan (2018) and the Council's Air Quality Action Plan.

19) Local Air Quality Building Emissions Heating/Cooling Plant Compliance

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 Air Source Heat Pumps (ASHP), or alternative electrical only heating/cooling systems to be provided for space heating, hot water and cooling for the 9 self-contained dwellinghouses (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.

To comply with the requirements of the NPPF, Policy SI 1 of the London Plan, Policy CC10 of the Local Plan (2018) and the Council's Air Quality Action Plan.

20) Flood Risk

The development hereby permitted shall not be occupied or used until the flood resilient design measures and water efficiency measures identified in the Flood Risk Assessment by JDL Consultants Limited Civil and Structural Consulting Engineers (dated December 2023) submitted with this application are fully implemented.

The measures shall thereafter be permanently retained.

To prevent flooding by ensuring the satisfactory storage and disposal of surface water from the site, and to reduce the impact of flooding to the proposed development and future occupants, in accordance with Policy CC3 and CC4 of the Local Plan (2018).

21) Public House Beer Garden Hours

The beer garden of the associated Public House (Sui Generis Use) shall not be used before the hours of 8am and after 10pm Monday to Thursday, before 10am and after 11pm Fridays and Saturdays and before 11am and after 10pm Sundays.

The access to the beer garden shall be restricted outside of the specified operating hours stated above with a clear notice displayed from any access point into the beer garden.

To ensure that the amenity of occupiers of the development site/surrounding premises is not adversely affected by interactions and other nuisance resulting from the use of the beer garden, in accordance with Policies CC11 and CC13 of the Local Plan (2018).

22) No Amplified Noise

Neither music nor amplified voices emitted from the additional floor hereby permitted shall be audible at any residential/noise sensitive premises.

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).

23) No Advertisement

No advertisements shall be installed on the additional floors hereby permitted without the prior written approval of the Council.

To ensure a satisfactory external appearance of the development in accordance with Policy D3 of the London Plan (2021), Policies DC1, DC4, DC8 and DC9 of the Local Plan (2018).

Justification for approving application:

1. Land Use: The proposed development would achieve a sustainable form of development by meeting local housing demands through the optimisation of the current site capacity to provide additional dwellings. It has been demonstrated that the proposals would not negatively impact on the current operation, function and viability of the existing Public House which would retain its current trading floorspace and reconfigure ancillary space only. Therefore, the existing employment and community use of the site would not be comprised. It is considered that the proposed residential use would be compatible with the surrounding mixed-use area which includes residential above commercial ground floors. The proposed 9 small non-family sized residential units would make efficient use of land within a town centre. The proposals are therefore considered to be in accordance with Policies D3, GG2, H1, HC7 and SD6 of the London Plan (2021), Policies E2, HO1, HO4, HO5, TLC2, TLC5 and FRA of the Local Plan (2018).

2. Housing Quality: The proposed development would provide 9 small units of 1 to 2 bedrooms meeting and in some cases, exceeding their minimum floorspace requirements. Given the town centre location and other identified constraints of the site, it is considered more appropriate for small non-family sized units. The units would provide dwellings with acceptable living conditions and good standards of accommodation to future occupiers in accordance with London Plan (2021) Policy D6, the Mayor's Housing 'Design Standards' LPG (2023), the DCLG's Nationally Described Space Standards (2015), Local Plan (2018) Policies HO4, and HO11 as well as relevant Housing Key Principles of the 'Planning Guidance' SPD (2018).

3. Design and Heritage: The proposed development is held to be visually and aesthetically acceptable. The proposed extensions and alterations are considered to be sensitively designed to be respectful and integral with the original architectural style, detailing and finishing of the host building including in materiality and form. The significance and setting of adjoining Conservation Area would be adequately preserved. Overall, the proposed scheme is in

accordance with the NPPF (2024), London Plan Policies D3, D4 and HC1, as well as Local Plan Policies DC1, DC4 and DC8.

4. Residential Amenity: The proposed development would respect the principles of good neighbourliness and maintain an acceptable relationship with the neighbouring residential properties. Subject to conditions, the proposed scheme would not have an unacceptably harmful impact on neighbouring residential amenity in terms of daylight/sunlight, outlook, privacy and noise and disturbance. In this regard, the proposals comply with Policies DC1, DC4, HO11, CC11, CC12 and CC13, and relevant housing and amenity Key Principles of the 'Planning Guidance' SPD (2018).

5. Transport and Highways: It is considered that the scheme would not have a significant undue impact on the highway network, road safety and conditions or local on-street car parking demands due to restriction of car parking on and off street; hence it is deemed to be acceptable in transport terms. Satisfactory provision would be made for cycle parking and a legal agreement is secured to ensure a car-free scheme in this area, which benefits from very good public transport links. Adequate provision for the storage and collection of refuse and recyclables would be provided for the proposed residential use. The proposed development therefore accords with the NPPF (2024), London Plan (2021) Policies T1-T7, Local Plan (2018) Policies T1, T2, T3, T4, T7 and CC7, and relevant transport and waste management Key Principles of the 'Planning Guidance' SPD (2018).

6. Environmental Issues: The impact of the development with regards to flood risk, air quality and land contamination are considered to be acceptable subject to conditions to secure further details of mitigations and appropriate measures, in accordance with London Plan (2021) Policies SI 12 and SI 13 Local Plan (2018) Policies CC1, CC2, CC3, CC4, CC9 and CC10, and relevant Key Principles of the 'Planning Guidance' SPD (2018).

7. Planning Obligations: Planning obligations to offset the impacts of the development and make it acceptable in planning terms are secured. This includes car permit free restrictions and a Section 106 financial contribution for public realm/town centre improvements and community safety measures. The proposed development would therefore mitigate unwanted impacts and cater to the needs of the community affected by the proposed development. This would accord with London Plan (2021) Policy DF1 and Local Plan (2018) Policies TLC2 and INFRA1

That the applicant be informed as follows:

1. Thames Water will aim to provide customers with a minimum pressure of 10m head (approx. 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.
2. Permitted hours for building work
Construction and demolition works and associated activities at the development, audible beyond the boundary of the site should not be carried out other than between the hours of 0800 - 1800hrs Mondays to Fridays and 0800 - 1300hrs on Saturdays and at no other times, including Sundays and Public/Bank Holidays, unless otherwise agreed with the Environmental Health Officer.

Notification to neighbours of demolition/building works

At least 21 days prior to the commencement of any site works, all occupiers surrounding the site should be notified in writing of the nature and duration of works to be undertaken. The name and contact details of a person responsible for the site works should be made available for enquiries and complaints for the entire duration of the works and updates of work should be provided regularly. Any complaints should be properly addressed as quickly as possible.

Dust

Best Practicable Means (BPM) should be used in controlling dust emissions, in accordance with the Supplementary Planning Guidance issued by the GLA 2014 for The Control of Dust and Emissions from Construction and Demolition.

Dark smoke and nuisance

No waste materials should be burnt on site of the development hereby approved.

Noise and Vibration from demolition, piling, concrete crushing, drilling, excavating, etc.

Best Practicable Means (BPM) should be used, including low vibration methods and silenced equipment and machinery, in accordance with the Approved Codes of Practice of BS5228:2009 for noise and vibration control on construction and open sites.

3. The Metropolitan Police have a preferred security standard for the manufacture of doors and windows which is known as Secured by Design (SBD). Numerous long-term studies have shown that by fitting SBD approved specification doors and windows you will reduce the chances of becoming a burglary victim.

Within the London Borough of Hammersmith & Fulham (LBHF) all larger scale new builds/developments and refurbishments are built to this standard and it is encouraged that you to adopt Secured by Design accredited products for your own build.

You can find a list of product and suppliers on the secured by design web site: www.securedbydesign.com

4. Potentially contaminative land uses (past or present) have been identified at, and or, near to this site. Although I would not expect any significant problems, the applicant is advised to contact the Council should any unexpected materials or malodours are encountered during excavations.
5. Best Practicable Means (BPM) should be used in controlling dust emissions, in accordance with the Supplementary Planning Guidance issued by the GLA 2014 for The Control of Dust and Emissions from Construction and Demolition and Practice Note – The Control of Dust and Emissions from Construction and Demolition, GLA, 2024 .
6. Thames Water will aim to provide customers with a minimum pressure of 10m head (approx. 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.

LOCAL GOVERNMENT ACT 2000 LIST OF BACKGROUND PAPERS

All Background Papers held by case officer named above:

Application received: 15th December 2023

Drawing Nos: see above

Policy Documents: National Planning Policy Framework (NPPF, 2024)
The London Plan (2021)
LBHF - Local Plan (2018)

Supplementary Planning Documents:

LBHF - 'Planning Guidance' Supplementary Planning Document (2018)
LBHF - 'Climate Change' Supplementary Planning Document (2023)

Consultation Comments:

Comments from:

Thames Water
Metropolitan Police Crime Prevention

Dated:

25.01.2024
08.02.2024

Neighbour Comments:

Letters from:

Dated:

Flat 24 Mo Mowlam House, Clem Attlee Ct, London SW6 26.01.2024
No Address Given (NAG) 29.01.2024
Shepherds Bush Housing Group, Flanders Road Chiswick 09.02.2024

1. SITE DESCRIPTION AND HISTORY

- 1.1 The application site (0.06ha) is located on the western side of North End Road at its junction with Chestnut Court to the north. The site includes a part two and part three storey building with a large two storey back addition, in use as Public House.
- 1.2 The main trading space of the Public House is situated at the ground floor with ancillary spaces at basement and upper floor areas. The basement comprises of customer toilets and storage space and the upper floors includes a commercial kitchen and an ancillary manager's flat. There is a beer garden to the rear which is directly accessible from the main bar area.
- 1.3 The site falls within the Fulham Town Centre and the Fulham Regeneration Area. It is not within a Conservation Area (CA) although the Sedlescombe Road CA lies to the east on the opposite side the road. It is also within a Flood Risk Zone 2, Controlled Parking Zone (F) and it has a Public Transport Accessibility Level (PTAL) of 5.

Planning History

- 1.4 In 2022 advertisement consent (Ref: 2022/00754/ADV) was refused for the display of replacement externally illuminated fascia signs to the corner splay and front and side elevations; an externally illuminated handwritten sign to the corner splay at first and second floor levels; a non-illuminated handwritten sign to the left hand side of the front elevation at part ground and first floor levels; a replacement internally illuminated projecting sign to the front elevation at first floor level; and various other smaller signs at ground floor level. The application was refused the grounds of design, scale and siting which results in ill proportioned, incongruous and dominant signage which failed to preserve

and enhance the character and appearance of the adjoining Sedlescombe Road Conservation Area, as well as the aesthetic quality of the local urban environment in general.

- 1.5 In 2007 planning permission (Ref: 2007/01657/FUL) was approved for alterations to the existing external canopy structure located within the rear beer garden of the Public House; involving the installation of polycarbonate sheeting to canopy structure and the erection of an additional fixed Jumbrella.
- 1.6 In 2004 advertisement consent (Ref: 2004/01081/ADV) was approved for the display of 3 externally illuminated fascia signs; 1 non-illuminated poster box on southern flank at ground floor; 2 internally illuminated poster boxes on front elevation at ground floor; 1 non-illuminated poster box on northern flank wall at ground floor; alterations to existing projecting sign at first floor.

2. PUBLICITY AND CONSULTATION

Pre-Application Engagement

- 2.1 In accordance with the National Planning Policy Framework (NPPF), the applicant undertook a detailed programme of pre-application advice with the Local Planning Authority. Pre-application discussions were held between June 2023 to January 2024 for a similar scheme involving 7 units. Officers advised the proposals were acceptable subject to design changes and the removal of roof terraces. proposed number of units was optimised and increased from 8 to 9 housing flats.

Statutory Consultation

- 2.2 The application was publicised by way of site and press notices. Notification letters were also sent to 108 neighbouring addresses. In response, 3 objections were received on the following summary grounds: -
 - Loss of light and outlook
 - Detrimental to exiting residents' living conditions and well-being
 - Loss of a comfortable living environment
 - Application must be comprehensively reviewed
 - Insufficient drainage
 - Disruption during construction, related hazards and health/safety issues.

Officers Response:

- 2.3 Where the above concerns constitute material planning considerations, they are considered in the relevant section of this report.
- 2.4 Concerns about construction nuisance and activities, health and safety are normally covered by separate regulations such as building control and

environmental protection. However, where appropriate planning conditions and informatives have been proposed to mitigate potential harm.

- 2.5 The Metropolitan Police Secure by Design Team advised that they have no objection subject to informatives.
- 2.6 Thames Water have raised no objections subject to informatives.

3. POLICY CONTEXT

- 3.1 The Town and Country Planning Act 1990, the Planning and Compulsory Purchase Act 2004 and the Localism Act 2011 are the principal statutory legislation for Town Planning in England.
- 3.2 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).
- 3.3 In this instance, the statutory development plan comprises the London Plan (2021), the Local Plan (2018) and the 'Planning Guidance' (2018) and the 'Climate Change' (2023) Supplementary Planning Documents (hereafter referred to as 'Planning Guidance' and Climate Change' SPDs). Other strategic and local supplementary planning guidance and other documents from the Council and the Greater London Authority/Mayor of London are also material to the determination of the application.

National Planning Policy Framework (2024)

- 3.4 The National Planning Policy Framework - NPPF (as updated December 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.
- 3.5 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.

The London Plan (2021)

- 3.6 The London Plan (2021) 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 proposed development has been assessed in line with the policies set out in the

London Plan. The London Plan is supported by guidance, which provides further information about how the London Plan Policies should be implemented in the form of Supplementary Planning Guidance ('SPG') documents which have also been considered in determining this application.

The Local Plan (2018)

- 3.7 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' (February 2018) and 'Climate Change' (October 2023) Supplementary Planning Documents (SPDs) are also material considerations. These provide supplementary detail to the policies and are organised around key principles.
- 3.8 With regard to this application, all planning policies in the National Planning Policy Framework (NPPF, 2023), London Plan (2021), Local Plan (2018), and Supplementary Planning Guidance (SPG)/Supplementary Planning Documents (SPDs) have been referenced where relevant.
- 3.9 The main planning considerations in light of the London Plan (2021), and the Local Plan (2018) (hereafter referred to as Local Plan 2018) and the 'Planning Guidance' Supplementary Planning Document (2018) (hereafter referred to as the 'Planning Guidance' SPD) include:
- land use.
 - quality of accommodation.
 - design and heritage.
 - residential amenity.
 - transport and highways.
 - environmental considerations and;
 - planning obligations.

4. LAND USE

Public House (Sui Generis) Use

- 4.1 London Plan Policy HC7 (Protecting Public Houses) and Local Plan Policy TLC7 (Public Houses) seek to protect public houses because of their cultural, heritage, social and economic value. Both policies require robust evidence before allowing any change of use or redevelopment that would result in the loss of a public house.
- 4.2 Policy E2 of the Local Plan states that the Council will require the retention of land and premises capable of providing continued accommodation for employment or local services.
- 4.3 In this case, the proposals involve limited changes to the existing Public House. The exiting commercial use at ground floor would be retained. The beer garden at

the rear would be retained, as would the customer toilet facilities in the basement, subject to minor reconfiguration.

- 4.4 The main changes involve relocating the kitchen to the basement alongside existing storage areas and providing a small office for the commercial premises. The existing ancillary manager's flat on the first floor would be converted to residential use (Class C3).
- 4.5 The ground floor remains largely untouched and alterations to the basement would not increase the floor area. An officer site visit confirmed that the basement is currently underused and could accommodate the proposed new kitchen. Food would be transferred to the ground floor via a dumbwaiter lift. The kitchen plant equipment would be relocated to the first-floor roof space.
- 4.6 The existing public house would be retained, and the proposals therefore accord with Local Plan Policies E2 and TLC7 which seek to protect employment uses and public houses.

Residential (C3) Use

- 4.7 Section 5 of the NPPF (Delivering a sufficient supply of homes) requires local planning authorities to significantly boost the supply of housing. The need for housing is also recognised in Policy H1 of the London Plan. Table 4.1 of this Policy sets out a minimum target of 16,090 new residential dwellings by 2028/9 within the Borough Policy HO1 of the Local Plan seeks to exceed the minimum target set out in London Plan Policy H1, Table 4.1.
- 4.8 The proposed development includes 9 self-contained flats and would result in a net addition of 8 residential units which would contribute to the borough's housing need. The development would accord with London Plan Policy H1 and Local Plan Policy HO1.

Housing Mix

- 4.9 Policy HO5 of the Local Plan requires a mix of housing types and sizes in development schemes, especially increasing the proportion of family accommodation.
- 4.10 The proposed development comprises a mix of 3 x 2-bed and 6 x 1-bed units which is considered appropriate in this Town Centre location, where a higher proportion of smaller non-family sized units is acceptable due to site constraints. As such, the proposals would accord with Policy HO5 of the Local Plan.

Conclusion on Land Use

- 4.11 Overall, the proposed development is acceptable in land use terms. The continued use of the Public House would maintain an active commercial frontage and the development would deliver additional housing. The proposals comply with London Plan Policies H1 and HC7 and Local Plan Policies E2, HO1 and TLC7.

5. QUALITY OF ACCOMMODATION

Space Standards

- 5.1 London Plan Policy D6 states that housing development should be of high-quality design and provide adequately sized rooms with comfortable and functional layouts which are fit for purpose. Local Plan Policy HO4 seeks to ensure that all housing development is provided to a satisfactory quality, has an appropriate mix of types and sizes, with an emphasis on family accommodation. Local Plan Policy HO11 and Housing Standards Key Principles HS1, HS2, and HS3 of the Council's SPD also sets minimum floor areas and internal room sizes for new residential development. In either case, any development would still need to comply with the London Plan minimum standards which supersede those within the Local Plan.
- 5.2 Policy D6 of the London Plan also sets the minimum Gross Internal Area (GIA / floorspace) in line with the Technical Housing Standards - Nationally Described Space Standard (NDSS) for new dwellings. The proposals include the following unit sizes:
- Apt 1: 2 Bed / 4 Persons / 1 Storey - 76sqm (complies - 70sqm minimum)
 - Apt 2: 2 Bed / 4 Persons / 1 Storey - 83sqm (complies - 70sqm minimum)
 - Apt 3: 2 Bed / 4 Persons / 1 Storey - 72sqm (complies - 70sqm minimum)
 - Apt 4: 1 Bed / 1 Person / 1 Storey - 47sqm (complies - 37sqm minimum)
 - Apt 5: 1 Bed / 2 Persons / 1 Storey - 50sqm (complies - 50sqm minimum)
 - Apt 6: 1 Bed / 2 Persons / 1 Storey - 55sqm (complies - 50sqm minimum)
 - Apt 7: 1 Bed / 2 Persons / 1 Storey - 51sqm (complies - 50sqm minimum)
 - Apt 8: 1 Bed / 2 Persons / 1 Storey - 50sqm (complies - 50sqm minimum)
 - Apt 9: 1 Bed / 1 Person / 1 Storey - 37sqm (complies - 37sqm minimum).
- 5.3 All the proposed units would meet and exceed their minimum GIA/floorspace requirement as set out in London Plan, the NDSS and Key Principle HS2 of the 'Planning Guidance' SPD. The development is also compliant with the Technical Housing Standards in terms of minimum room sizes, storage space and floor-to-ceiling heights.
- 5.4 Regarding external amenity space, Policy D6 of the London Plan requires a private space of at least 5sqm (plus an extra 1sqm per additional occupiers) which is at least 1.5m deep. Except for Apartments 8 and 9, none of the proposed residential units would have access to private amenity space. In this

case, due to physical site constraints, it is not practicable to provide private external amenity space for all the proposed units. There are some public open spaces within walking distance of the site, most notably Normand Park which is roughly 200m away to the west. A financial contribution has been made to towards the public realm which includes the local park.

Outlook and Daylight to Habitable Rooms

- 5.5 London Plan Policy D6 Housing Quality and Standards," is a key design policy that aims to ensure new housing developments in London meet high standards for quality, quality of life, and user well-being. Local Plan Policy HO11 states that new housing is of a high standard and provide housing that will meet the needs of future occupants.
- 5.6 The supporting text, paragraph 3.6.4 of London Plan Policy D6 states that dual aspect dwellings with opening windows on at least two sides have many inherent benefits including better daylight and a greater chance of direct sunlight for longer periods. Paragraph 3.6.5 states that single aspect dwellings that are north facing, contain three or more bedrooms or are exposed to noise levels above which significant adverse effects on health and quality of life occur, should be avoided.
- 5.7 In this case, except for Apartments 6 and 7, all the units would be dual aspect with at least one aspect facing 90-degrees from due North. Although the Apartments 6 and 7 would be single aspect, these are both non-family 1-bedroom units which face either East or West; these windows would receive satisfactory daylight/sunlight and there would be no obstruction of outlook from these windows.
- 5.8 The Daylight and Sunlight report submitted with the application shows that there would be minor shortfalls to 3 windows at first and second floors; this includes a bedroom and a living room/kitchen/diners (R5) and at second floor a bedroom window (R4) within the proposed development in terms of Sunlight Exposure Analysis and Daylight Hours. The applicant's applied a luminance higher Median Daylight Illuminance (MDI) target of 200 lux for a combined living/kitchen/dining (LKD) room. However, a more flexible target of 150 lux (suggested for living rooms) is considered acceptable in urban developments. Regarding the bedroom, the applicant has assessed a target luminance of 100 lux for bedrooms and the development should reach 50% of this. In this case the bedroom at 47% would be marginally below the 50% target. However officer consider that on balance, the overall daylight provision is acceptable in this urban setting.

Noise and Disturbance

- 5.9 Local Plan Policies HO11 and CC11 are aimed at ensuring that residents of future housing are not unduly affected by noise and disturbance from adjoining

sites or the wider setting. SPD Noise Key Principle NN3 concerning the sound insulation between dwellings states that "...careful consideration should be given to stacking and layout of rooms in relation to adjoining walls/floors/ceilings."

- 5.10 It is proposed to relocate existing plant equipment which would be on the first floor to the side of proposed Apartment 1. The application has been reviewed by the Council's Environmental Protection Team, and they requested an updated Noise Impact report with more details to ensure that the amenity of future occupiers was adequately protected. The revised Noise report was considered by the Environmental Protection Team, and they raised no objections, subject to appropriate conditions regarding internal and external noise, sound insulation and anti-vibration and silencing methods for plant.
- 5.11 Subject to conditions, the proposals would ensure that the amenity of occupiers of the development site and surrounding premises are not adversely affected by noise including those from plant/mechanical installations.
- 5.12 The Nationally Described Space Standards (NDSS) specify that the minimum finished floor-to-ceiling height should be 2.3m for at least 75% of the gross internal area. This was superseded by London Plan (2021) Policy D6 which requires that the minimum floor to-ceiling-height must be 2.5m for at least 75 per cent of the Gross Internal Area of each dwelling. The proposals include floor-to-ceiling height of over 2.5m throughout the whole of the development for all dwellings.

Conclusion on Quality of Accommodation

- 5.13 Overall, it is considered that subject to conditions the proposed scheme would provide suitable standards of accommodation as housing units within the borough. This would accord with Local Plan Policies HO4 and HO11, London Plan Policy D6, the Mayor's Housing Design Standards LPG and the Nationally Described Space Standards (Technical Housing Standard).

6. DESIGN AND HERITAGE

- 6.1 The NPPF recognises that creation of high-quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.
- 6.2 London Plan Policy D3 (Optimising site capacity through the design-led approach) states that, in terms of quality and character, development proposals should "respond to the existing character of a place by identifying the special and valued features and characteristics that are unique to the locality and respect, enhance and utilise the heritage assets and architectural features that contribute towards the local character; and be of high quality, with architecture that pays attention to detail, and gives thorough consideration to the practicality of use,

flexibility, safety and building lifespan through appropriate construction methods and the use of attractive, robust materials which weather and mature well".

- 6.3 Local Plan Policy DC1 states that all development within the borough should create a high-quality urban environment that respects and enhances its townscape context and heritage assets.
- 6.4 Policy DC4 of the Local Plan states that the council will require a high standard of design in all alterations and extensions to existing buildings. These should be:
- compatible with the scale and character of existing development, neighbouring properties and their setting.
 - successfully integrated into the architectural design of the existing building; and
 - subservient and should never dominate the parent building in bulk, scale, materials or design.
- 6.5 Policy DC8 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.
- 6.6 Strategic Policy FRA of the Local Plan states that there is a substantial opportunity for regeneration within the Fulham Regeneration Area (FRA) and for the development of strategic sites to benefit the wider community.
- 6.7 The site is not located in a Conservation Area and does not feature any designated/non-designated heritage assets. However, the proposals would impact upon the setting of Sedlescombe Road Conservation Area, directly to the east; the second-floor extension, reconfigured roof profile and elevational detailing would be visible from that Conservation Area.
- 6.8 In terms of mass, the existing building is stepped; it includes a three-storey element to the north with a flat roofed and parapet detailing which steps down to two-storey element with a pitched roof on the southern extent. The detailing of main facing elevation to the eastern façade is consistent featuring large casement windows, framed by stucco detailing. To the rear, the site features a large two storey rear outrigger with a high-pitched roof. Buildings to the north of the site feature buildings incorporating mansard style, or lightweight detailed roofscapes.
- 6.9 The proposals seek to demolish and replace the pitched roof to the southern aspect of the current public house, infilling this space to create a full second floor to the main body of the building, also to enable construction of a full mansard style roof above. This roof extension would also cover the extent of the back addition.

- 6.10 The proposed second floor infill extension would be a continuation of the existing façade extending southwards along North End Road which would feature similar feature windows and detailing to the existing development at this level. It would feature a matching palette of materials including traditional stock brick, incorporating the traditional sash windows with matching proportions, detailing, and architraves consistent with the existing windows at this level. There would also be the subtle addition of cornices and pilasters where appropriate to mirror the decorative elements on the façade at parapet level. The extension would continue the building line to the front and southern elevation of the development, without extending onto the rear back addition.
- 6.11 It is considered that the proposed second floor infill extension has been designed in a manner which would provide limited differentiation from the established character of the public house. The design and detailing of the main façade of the building would follow the same arrangement as at lower floor levels, introducing two additional feature windows, framed with stucco detailing to match the existing, and at main roof level the parapet of the building would be continued, to afford the building a complete and robust detailing. Suggested conditions would require the submission of 1:20 details and materials, which would help to ensure that the visual appearance of the extension matches that of the existing building as closely as possible.
- 6.12 The proposed mansard roof has been designed to have a recessive appearance from surrounding views, allowing the building's main parapet to remain clearly legible. This element would be set back from the roof parapets by approx. 0.9m to avoid a dominating appearance, it would have a moderate height of roughly 2.5m above the roof plane and incorporate traditional sloping elevations of about 70 degrees, transitioning to a flatter surface at the top, to follow typical mansard proportions. It is proposed to use natural slate tiles on the mansard elevations to match period characteristics. The proposed mansard roof would feature dormer windows with timber sash frames, painted to match the existing window colours, ensuring alignment and harmony with the windows below.
- 6.13 Further minor works are proposed externally, including changes to fenestration, replacement of existing windows, provision of new window openings, as well as the infilling of a first-floor window in the back addition. Existing plant equipment will be relocated towards the rear elevation of the first floor back addition. The siting of roof plant equipment on the first floor is well established and the new location would still be discreet with limited public views. A fixed ladder to provide access to the plant equipment at first floor is also being proposed on the ground floor rear elevation of the back addition. Overall, the details of the proposed extensions and rooftop addition are considered to represent a high-quality of design, which would retain the quality of the existing Public House building and have negligible townscape impacts.

Impact upon the setting of Sedlescombe Road Conservation Area

- 6.14 Whilst the proposed scheme would have a degree of intervisibility from views of the Sedlescombe Road Conservation Area, along North End Road, officers consider given the scale of the existing Public House building and the existing terraces occupying this section of North End Road; coupled with the design quality and materiality of the proposed extensions, there would be no harmful impact to the setting of the Conservation Area. Its character and significance would remain clearly legible and appreciable post construction of the development. As such, the proposals would preserve the setting of the Conservation Area.

Conclusion on Design and Heritage

- 6.15 In general, the proposed development consisting of a second floor-infill extensions and introduction of a roof-top mansard style extension would, due to their design and materiality be compatible with the character of the existing Public House and be of a high-quality of design. Conditions in relation to 1:20 details and materials would assist in further managing the visual appearance of the scheme. In this regard the proposals would not impact upon the setting of adjacent heritage assets, namely the Sedlescombe Road Conservation Area. As such, proposals are in accordance with the NPPF, Policies D3, D4 and HC1 of the London Plan and Local Plan Policies DC1, DC4 and DC8.

7. RESIDENTIAL AMENITY

- 7.1 Policies DC1, DC4, CC11, CC13 and HO11 of the Local Plan require all proposals to be formulated to respect the principles of good neighbourliness. The 'Planning Guidance' SPD Housing Key Principles HS6 and HS7 seek to protect the existing amenities of neighbouring residential properties in terms of outlook, light, privacy and noise and disturbance.
- 7.2 Policies CC11 (Noise) and CC13 (Control of Potentially Polluting Uses) also deal with environmental nuisance and requires all developments to ensure that there is no undue detriment to the general amenities at present enjoyed by existing surrounding occupiers of their properties.
- 7.3 Being in a town centre location, the application site is bounded by mixed-use development constituting of ground floor commercial and upper floor residential units to the north (No.246 North End Road/Chestnut Court) and south (Chuter Ede House). To its rear, it is adjoined by the new residential development at Mo Mowlam House in Clement Attlee Court and Nos.1 - 9 Makers Yard. These are the main neighbouring residential properties stand to be affected by the proposed development.
- 7.4 Further down at the bottom of Chestnut Court is the rear elevation of Lillium House (Nos. 93 - 97 Lillie Road) which contains habitable room windows at first

and second floors. However, these windows look out towards the beer garden of the Public House beyond the rear elevation of the application site, therefore any visibility of the proposals from the Lillium House properties would be oblique and restricted.

Outlook and Sense of Enclosure

- 7.5 The 'Planning Guidance' SPD Housing Key Principle HS6 acknowledges that a building's proximity can have an overbearing and dominating effect detrimental to the enjoyment by adjoining residential occupiers of their properties. Although it is dependent upon the proximity and scale of the proposed development, a general standard can be adopted by reference to a line drawn at an angle of 45 degrees from a point 2m above the adjoining ground level of the boundaries of the site where it adjoins residential properties with gardens of more than 9m in length.
- 7.6 However, on sites that adjoin residential properties that have rear gardens of less than 9m in length, this line should be measured at 45 degrees from the ground level on the boundary of the site where it adjoins residential properties. If any part of the proposed building extends beyond these lines, then an on-site judgement will be a determining factor in assessing the effect which the proposed development will have on the amenity of occupiers at neighbouring properties.
- 7.7 Immediately, to the west are two recently erected buildings at Nos. 1 - 9 Makers Yard (ref: 2016/02771/FUL) and Mo Mowlam House, which is the former Fulham North Area Housing Office at Clem Attlee Court (ref: 2017/03700/FUL). The opposing elevation at 1 - 9 Makers Yard is windowless and the proposed development would not result in any loss of outlook to that development.
- 7.8 The opposing eastern flank of Mo Mowlam is situated some 10m from the application buildings and this building includes windows that serve habitable rooms; these windows appear to be secondary windows which include obscure-glazing. In either case, the proposed development would not infringe on a notional angle of 45 degrees from the centre of any of those windows at the ground to second floor of Mo Mowlam House. The proposals would therefore have no undue impact on Mo Mowlam House.
- 7.9 To the north, is the flank elevation of No.246 North End Road along Chestnut Court. This property contains first and second floor windows which serve habitable rooms. The proposed mansard roof would infringe on a 45-degree line taken from the centre of 1 first-floor window. However, the existing building at the application site already infringes on this angle and given that proposed mansard is designed with a 70-degree slope on its elevations to minimise its bulk and massing and, based on on-site judgement, officers consider the proposed development would not cause any significant worsening of outlook. The proposed development would therefore have an acceptable impact and not exacerbate the existing situation.

Conclusion on Outlook and Sense of Enclosure

- 7.10 The proposed development would fall within acceptable limits in terms of outlook and sense of enclosure on neighbouring properties in accordance with Key Principles HS6 and HS7.

Daylight and Sunlight

- 7.11 Policy D6 of the London Plan, supported by the Mayor's Housing SPG, seeks to ensure that high quality housing schemes are delivered, which includes providing sufficient daylight and sunlight to new and surrounding housing that is appropriate for its context, whilst avoiding overheating, minimising overshadowing, and maximising the useability of outside amenity space.
- 7.12 Policy HO11 of the Local Plan includes requirements for residential developments to avoid detrimental impacts on the amenities of residents in the surrounding area. The policy states the protection of existing residential amenities, including such issues such as loss of daylight, sunlight, privacy, and outlook.
- 7.13 Policy DC4 requires development to be designed to respect residential amenity and to demonstrate good neighbourliness. This is expanded on within the 'Planning Guidance' SPD. Key Principles HS6 and HS7 of the SPD seek to protect the existing amenities of neighbouring residential properties, in terms of outlook, light, and privacy.
- 7.14 The British Research Establishment (BRE) guide on 'Site layout planning for daylight and sunlight', set out good practice for assessing daylight and sunlight impacts for new development. In urban and city centre areas, BRE Guidelines advise that the guidance be applied flexibly.
- 7.15 The applicant has submitted a Daylight, Sunlight and Overshadowing Assessment Report which assesses the impacts on existing habitable rooms in the adjacent surrounding properties based on Vertical Sky Component (VSC) on individual windows, Daylight Distribution (DD) using the No-Sky Line and Annual Probable Sunlight Hours (APSH). These matters are considered below.

Daylight

- 7.16 The BRE Guidance sets out three different methods of assessing daylight to or within a room, the Vertical Sky Component (VSC) method, the plotting of the no-sky-line (NSL) method and the Average Daylight Factor (ADF) method.
- 7.17 The VSC method measures the amount of sky that can be seen from the centre of an existing window and compares it to the amount of sky that would still be capable of being seen from that same position following the erection of a new building. The measurements assess the amount of sky that can be seen by converting it into a percentage. An unobstructed window will achieve a maximum

level of 40% VSC. The BRE guide advises that if the VSC is greater than 27% then enough skylight should still be reaching the window of the existing window. If the VSC is both less than 27% and less than 80% of its former value, occupants of the existing building will notice the reduction in the amount of skylight. However, the Guidance makes clear that these values are advisory and paragraph 2.2.1 states that 'Different criteria may be used based on the requirements for daylighting in an area viewed against other site layout constraints.'

- 7.18 No Sky-Line NSL measures the distribution of daylight within a room. It indicates the point in a room from where the sky cannot be seen through the window due to the presence of an obstructing building. The NSL method is a measure of the distribution of daylight at the 'working plane' within a room. In houses, the 'working plane' means a horizontal 'desktop' plane 0.85 metres above floor level. This is approximately the height of a kitchen work surface. The NSL divides those areas of the working plane in a room which receive direct sky light through the windows from those areas of the working plane which do not. For houses, the rooms to be assessed should include living rooms, dining rooms and kitchens. Bedrooms should also be analysed, although in terms of NSL they are considered less significant in terms of receiving direct sky light. Development will affect daylight if the area within a room receiving direct daylight is less than 80% of its former value.
- 7.19 The Average Daylight Factor (ADF) involves values for the transparency of the glass, the net glazed area of the window, the total area of room surfaces, their colour reflectance and the angle of visible sky measured from the centre of the window. This is a method that measures the general illumination from skylight and considers the size and number of windows, room size, room qualities and room use. The BRE test recommends an ADF of 5% for a well day lit space or 2% for a partly day lit space. The minimum standards for ADF recommended by the BRE for individual rooms are 2% for kitchens, 1.5% for living rooms and 1% for bedrooms. However, the BRE guide (Appendix F) states that 'Use of the ADF for loss of light to existing buildings is not generally recommended' and, therefore, the report does not include an ADF assessment.

Vertical Sky Component (VSC)

- 7.20 In total of 119 windows were tested for VSC on North End Road (Nos. 246, 313-321, 323, 325, 327, 329 and 331), 95-97 Lillie Road (Lillium House), Mo Mowlam House and Chuter Ede House, and all these windows passed the minimum target 80% of the former value.

Daylight Distribution (No Skyline)

- 7.21 All of the 66 windows tested for Daylight Distribution (No-Sky Line) and all these rooms passed the minimum target 80% of the former value.

Sunlight

- 7.22 To assess loss of sunlight to an existing building, the BRE guidance suggests that all main living rooms of dwellings and conservatories should be checked if they have a window facing within 90 degrees of due south. The guidance states that kitchens and bedrooms are less important, although care should be taken not to block too much sun. The Annual Probable Sunlight Hours (APSH) predicts the sunlight availability during the summer and winter for the main windows of each habitable room that faces 90 degrees of due south. The summer analysis covers the period 21 March to 21 September, the winter analysis 21 September to 21 March. The BRE Guidance states a window may be adversely affected if the APSH received at a point on the window is less than 25% of the annual probable sunlight hours including at least a 5% of the annual probable sunlight hours during the winter months and the percentage reduction of APSH is 20% or more.
- 7.23 The development would meet the APSH for both annual and winter targets.

Overshadowing

- 7.24 The BRE guidance requires at least 50% of outdoor amenity space to receive 2 hours of sunlight on 21 March. The submitted Daylight and Sunlight report confirms this standard is maintained, with no significant additional overshadowing to any neighbours' amenity areas.

Conclusion on Daylight and Sunlight

- 7.25 Overall, all the windows tested meet BRE guidelines. No windows, rooms or gardens experienced a reduction beyond BRE thresholds in terms of daylight or sunlight. Officers have considered the daylight and sunlight report and have no reason to disagree with its conclusions.
- 7.26 In view of the above, the proposals would accord with London Plan D6, Local Plan Policies HO11, DC1 and DC4.

Privacy

- 7.27 The 'Planning Guidance' SPD Key Principle HS7(iii) requires that any new windows should be positioned at least 18m from existing habitable room windows. This will be measured by an arc of 60 degrees taken from the centre of the proposed new window to ensure there is no loss of privacy. If this standard cannot be met, then windows should be designed to ensure that no loss of privacy will occur.
- 7.28 The proposed mansard roof sits above the main building on the application site and would not project over the back addition. The mansard roof would include two roof terraces associated with Apartments 8 and 9 at the rear. Both roof

terraces would be more than 20m away from the nearest buildings to the (rear) west at Nos. 1 - 9 Makers Yard and Mo Mowlam House.

- 7.29 The proposed roof terrace for Apartment 9 would not be enclosed by a privacy screen and it is set behind the building line of the adjoining property to the south, Chuter Ede House. The opposing flank elevation of that property does not include any windows no screening is therefore required.

Conclusion on Privacy

- 7.30 Overall, the proposed development would not result in any undue loss of privacy. The proposals accord with Policy HO11 and Key Principle HS7 of the Planning Guidance SPD.

Noise

- 7.31 Key Principle HS8 of the 'Planning Guidance' SPD requires all residential roof terraces to be limited to no more than 15sqm so as to restrict the way it is used in terms of number of people who can use it and the activities it can be used for. The proposed roof terraces would have a size of less than 15sqm (8sqm and 9 sqm respectively) which would limit the amount of people that can congregate on them and limit potential adverse noise impact on sensitive residential receptors.
- 7.32 Regarding noise during the construction phase, the Council's Environmental Protection Team have considered the proposals and raise no objections subject to appropriate noise conditions to control and limit potential nuisance during construction. Conditions have been attached.
- 7.33 The proposed plant equipment has also been considered by the Environmental Protection Team, and no objections were raised subject to conditions to ensure adequate mitigation measures identified with the report. Conditions have been attached.

Conclusion on Noise

- 7.34 The proposed development would not result in any undue noise impact on residential occupiers. As such, the scheme accords with Local Plan Policies CC11 and CC13, as well as Key Principle HS8 'Planning Guidance' SPD.

General Conclusion on Neighbouring Amenity

- 7.35 Overall, the proposed development would respect the principles of good neighbourliness and maintain an acceptable relationship with the neighbouring residential properties. Subject to conditions, the proposed scheme would not have an unacceptably harmful impact on neighbouring residential amenity in terms of daylight/sunlight, outlook, privacy, noise and disturbance. In this regard, the proposed development complies with Policies DC1, DC4, HO11, CC11 and

CC13, and relevant housing and amenity Key Principles of the 'Planning Guidance' SPD (2018).

8. TRANSPORT AND HIGHWAYS

- 8.1 Policies T1-T7 of the London Plan set out that all development should make the most effective use of land, reflecting connectivity and accessibility by existing and future public transport, walking and cycling routes, and ensure that any impacts on London's transport networks and supporting infrastructure are mitigated. These policies also provide cycle and parking standards.
- 8.2 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'.
- 8.3 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". 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.
- 8.4 The above policies are supported by Key Principles TR1, TR4, TR7, TR21 and TR27 of the 'Planning Guidance' SPD. Local Plan Policy CC7 sets out the requirements for all new developments to provide suitable facilities for the management of waste.

Car Parking

- 8.5 Policy T6 of the London Plan states that car-free development should be the starting point for all development proposals in places that are (or are planned to be) well-connected by public transport. Policy T4 of the Local Plan states that car parking permit free measures will be required on all new development unless evidence is provided to show that there is a significant lack of public transport available or in locations where the PTAL rating is 2 or lower (TfL's public transport accessibility level).
- 8.6 The site has a PTAL rating of 5 meaning it has very good access to public transport. To avoid exacerbating existing levels of parking stress and congestion, and to help with air quality improvement from vehicle emissions, the Council's Highways officers have confirmed that car parking permit restrictions for future occupants of all the 9 proposed residential units would be required. This will be secured by a legal agreement to prevent parking permits eligibility within all the borough's Controlled Parking Zones, except for those in possession of a blue badge for disabled parking.

Cycle Parking

- 8.7 Policy T1 of the Local Plan 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 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.
- 8.8 The proposed plans show that the external cycle storage facilities would be in a dedicated storage space at the rear of the site; in the alleyway of Chestnut Court, which falls within the application site. The Council's Highways officers have considered these arrangements and raise no objections. In principle, the proposed cycle storage provision is acceptable provide that conditions are attached to secure sheltered and accessible provision. Subject to this the proposals accord with Table 10.2 (minimum cycle parking standards) of the London Plan.

Refuse, Recycling and Servicing

- 8.9 Local Plan Policy CC7 states that new developments, including conversions should aim to minimise waste and should provide convenient facilities for future occupiers.
- 8.10 The submissions indicate that adequately sized refuse storage would be provided on site in dedicated stores and no resident would have to walk more than the recommended distance of 25m to carry their waste. A separate refuse area has been designated for waste from the Public House. Deliveries and servicing for the development are expected to be undertaken in the same way as existing. Delivery and servicing vehicles can access the site along Chestnut Court. The Council's Highways officers have considered these arrangements and raise no objections subject to appropriate conditions which have been attached.

Construction Logistics/Management Plan

- 8.11 In order to assess and minimise the impact of the construction of the proposed development on the local highway network, the submission of a Construction Logistics Plan is required to include the numbers, size and routes of construction vehicles, provisions within the site to ensure that all vehicles associated with the construction works are properly managed, washed and cleaned to prevent the transfer of mud and dirt onto the highway/footway. It would also require the covering of other matters relating to traffic management to be agreed with the Network Management and the Permit Coordinators of the Council. Subject to a

condition securing a detailed CLP, officers consider that the proposals would not unduly impact the local highway network during the construction phase.

Conclusion on Transport and Highways

- 8.11 Overall, there are no objections to the proposed development from a transport and highways perspective. Therefore, subject to the outlined conditions, the scheme would accord with the relevant transport policies of the London Plan and the Local Plan.

9.0 ENVIRONMENTAL CONSIDERATIONS

Flood Risk / Sustainable Drainage (SuDS)

- 9.1 The NPPF states that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk, but where development is necessary, making it safe without increasing flood risk elsewhere.
- 9.2 London Plan Policy SI 12 states that development proposals should ensure that flood risk is minimised and mitigated, and that residual risk is addressed. Policy SI 13 sets out the same requirement and additionally states that proposals for impermeable surfacing should normally be resisted unless they can be shown to be unavoidable and that drainage should be designed and implemented to address water efficiency, water quality, biodiversity and recreation.
- 9.3 Local Plan Policy CC3 requires that new development reduce the use of water and be designed to take account of increasing risks of flooding. Policy CC4 states that new development would be expected to manage surface water run off by implementing a range of measures, such as sustainable drainage systems (SuDs) where feasible and the use of water efficient fittings and appliances.
- 9.4 The site lies within a Flood Risk Zone 2 with medium residual risk of flooding and the application is submitted with a Flood Risk Assessment report, as well as a Flood Warning Evacuation Plan. Although the proposed structural works are from the first floor upwards, various flood mitigation measures have been outlined within the FRA which is welcomed and would be subject to a compliance condition. Notwithstanding this, the nature of the proposals would suggest that the flood risks associated with this scheme are likely to be low.

Contamination

- 9.5 Policy 5.21 of the London Plan and Policy CC9 of the Local Plan states that the Council will support the remediation of contaminated land and that it will take measures to minimise the potential harm of contaminated sites and ensure that mitigation measures are put in place.

- 9.6 The Council's Environmental Quality Team have advised that potentially contaminative land uses (past or present) have been identified at, and or, near to this site. Although it is not expected that any significant problems arise as a result of the proposed development, the applicant is advised to contact the Council should any unexpected materials or malodours are encountered during excavations.

Air Quality

- 9.7 NPPF Paragraph 199 relates to air quality, and states planning decisions should ensure that any new development in Air Quality Management Areas (AQMA) 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.
- 9.8 The development site is within the borough wide AQMA and GLA Air Quality Focus Area 65-Hammersmith Town Centre for the air pollutants - Nitrogen Dioxide (NO₂) and Particulate Matter (PM₁₀, PM_{2.5}).
- 9.9 The sources of PM_{2.5} within Hammersmith & Fulham are varied with the largest current contributor being Road Transport, followed by Commercial Cooking as the second largest source. LAEI 2019 data indicates Commercial cooking PM_{2.5} emissions account for 23% of total PM_{2.5} emissions in Hammersmith & Fulham. By 2030 Road Transport and Commercial Cooking are expected to account for approximately the same quantity of PM_{2.5} emissions in the borough. As such further mitigation measures are required to make the development acceptable in accordance with the above policies.
- 9.10 Policy CC10 of the Local Plan specifies that the Council will seek to reduce the potential adverse air quality impacts of new development. Notably, where a proposal has potential to result in occupants being affected by poor air quality, mitigation measures will be required to mitigate against this.
- 9.11 The Council's Air Quality Team have considered the proposals and raise no objection, subject to conditions to secure Air Quality Dust Management Plan, Ventilation Strategy, Indoor Air Quality, Zero Emission Heating, Aerobic Food Digester and an Ultra Low Emission Strategy. Appropriate conditions have been attached.

10. COMMUNITY INFRASTRUCTURE LEVY / PLANNING OBLIGATIONS

Mayoral and Local CIL

- 10.1 In this case, the proposed development would be liable to pay Community Infrastructure Levy (CIL) at both the mayoral and borough levels. The Mayoral CIL (MCIL2) rates are applicable to all planning permissions granted from 1 April 2019. The Mayor expects the Council, as the collecting authority, to secure the

levy in accordance with London Plan Policy DF1. This development would be subject to a London wide community infrastructure levy. This development is liable for an estimated Mayoral CIL of approximately £7,500 (plus indexation).

- 10.2 The Council's Community Infrastructure Levy (CIL) is also a charge levied on the net increase in floorspace arising from development to fund infrastructure that is needed to support development in the area. The CIL Charging Schedule formally took effect from 1st September 2015. This development is liable for an estimated Borough CIL of approximately £25,500 (plus indexation).

S106 Heads of Terms

- 10.3 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'.
- 10.4 London Plan Policy DF1 (Delivery of the Plan and Planning Obligations) states that development proposals should provide the infrastructure and meet the other relevant policy requirements necessary to ensure that they are sustainable and to support delivery of the Plan.
- 10.5 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 which are the Community Infrastructure Levy (CIL) and Section 106 Agreements.
- 10.6 The planning obligations set out in the heads of terms below are considered necessary to make the development acceptable in planning terms, they are related to the development and reasonably commensurate with the scale and type of development proposed. A Section 106 agreement is therefore required to ensure the proposed development is in accordance with the statutory development plan and to secure the necessary infrastructure to mitigate the needs and impacts of the proposed development.
- 10.7 In view of the fact the Section 106 agreement will be the subject of extended negotiations, officers consider that circumstances may arise which can result in the need to make minor modifications to the conditions and obligations (which may include variation, addition, or deletion). Accordingly, the second recommendation has been drafted to authorise the Director of Planning and Property, after consultation with the Assistant Director Legal Services and the Chair of the Planning and Development Control Committee, to authorise the changes they consider necessary and appropriate, within the scope of such delegated authority.

- 10.8 The applicant is expected to agree to enter into a legal agreement with the Council to which would include the following site-specific items:
- 1) Restriction of on-street car parking permit in borough CPZs save for blue badge holders (disabled parking);
 - 2) Secure a £150,000 financial contribution towards public realm and town centre improvements (as part of the Fulham Regeneration Area) and community safety measures.
 - 3) A commitment to meet the costs of the Council's associated legal fees.

11. CONCLUSION

- 11.1 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.
- 11.2 In the assessment of the application regard has been given to the NPPF, London Plan, and Local Plan policies as well as relevant guidance.
- 11.3 In summary, the proposals would contribute toward an identified housing need and local housing target by optimising an existing site capacity, that would maintain an existing commercial Public House use which provides local employment and protect the community space. This is supported in principle.
- 11.4 The proposed development is acceptable in visual terms and is of a good quality of design which would not adversely impact upon the setting of the adjacent Conservation Area. Subject to conditions, the proposals would not result in unacceptable impacts upon the amenities of neighbouring residential properties. Highways, transportation and environmental matters have also been satisfactorily addressed and will be subject to conditions. In these respects, the proposals comply with the relevant policies of the NPPF (2024), the London Plan (2021), the Local Plan (2018) and the relevant Key Principles within the 'Planning Guidance' (2018) Supplementary Planning Document.
- 11.5 In line with the Town and Country Planning Act 1990 and the Town and Country Planning (Pre-commencement Conditions) Regulations 2018, Officers have consulted the Applicant on the pre-commencement conditions included in the agenda and the Applicant has raised no objections.

12. RECOMMENDATION

- 12.1 The application is recommended for approval, subject to conditions and the completion of a legal agreement.