
Ward: Parsons Green and Sandford

Site Address:

Fulham Gas Works Imperial Road London



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For identification purposes only - do not scale.

Req. No:
2025/00568/LBC

Case Officer:
Catherine Slade

Date Valid:
03.03.2025

Conservation Area:
Imperial Square & Gasworks Conservation Area -
Number 6

Committee Date:
20.01.2026

Applicant:
Mr Sean Gilbreth
3 Riverlight Quay London SW11 8AY

Description:
Works to Gasholder No.2 comprising:

- (i) bell and tank wall stabilisation works including concrete pours;
- (ii) the recording of the existing structure, the dismantling and off-site refurbishment and restoration of part of the existing structure;
- (iii) the permanent removal of roof sheeting, metal tank walls and infilling of existing void;
- (iv) the incorporation of replacement components where the original components are degraded beyond repair; and
- (v) the repainting and erection of the restored and replacement components of the gasholder in a new configuration with required alterations to facilitate the use of the salvaged elements of the gasholder as an integrated feature of the wider landscaped park, including introduction of a water feature and new seating and other associated works.

Drg Nos: See Condition No.2

Application Type:
Listed Building Consent

Officer Recommendation:

- (1) That the Committee resolve, subject to there being no contrary direction from the Secretary of State, that the Director of Planning and Property be authorised to determine the application and grant listed building consent subject to the conditions listed below (as amended or varied in accordance with 2 below).
- (2) That the Committee resolve that the Director of Planning and Property, after consultation with the Assistant Director of Legal Services and the Chair of the Planning and Development Control Committee, be authorised to make any changes to the conditions listed below, which may include the amendment, addition or deletion of conditions, and any such changes shall be within their discretion.

Conditions:

Time limit

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

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

Drawings

- 2) The works hereby granted consent shall be carried out and completed in accordance with the following approved documents and drawings:

6449-PL 01 Rev 01 Site Location Plan
6449-PL 02 Rev 01 Existing Site Plan
6449-PL 03 Rev 01 Existing Ground Floor Plans Showing Demolitions
6449-PL 04 Rev 01 Existing Internal Floor Plan Showing Demolitions
6449-PL 05 Rev 01 Existing Ceiling Plan Showing Crown Structure
6449-PL 06 Rev 01 Existing Sections Through Gasholder
6449-PL 07 Rev 01 Existing Elevation
6449-PL 08 Rev 01 Existing Tripod Structure
6449-PL 09 Rev 01 Proposed Ground Floor Plan
6449-PL 10 Rev 01 Proposed Roof Structure Plan
6449-PL 11 Rev 01 Proposed Section Through Gasholder
6449-PL 12 Rev 01 Proposed Elevation
6449-PL 13 Rev 01 Proposed Tripod Structure Details
6449-PL 14 Rev 01 Proposed 1:20 Details

W502-CRA04-XX-ZZ-DR-S-005-0150 rev C01 – Gasholder No.2 General Arrangement – Overall (Existing)
W502-CRA04-XX-ZZ-DR-S-005-0151 rev C01 – Gasholder No.2 Sections and Elevations (Existing)

W502-CRA04-SHE-3A-XX-DR-HE-0600-0501 rev P01 – Gasholder No.2 As Existing Sheet 1
W502-CRA04-SHE-3A-XX-DR-HE-0600-0502 rev P01 – Gasholder No.2 As Existing Sheet 2
W502-CRA04-3A-XX-DR-HE-0600-0507 rev C02 – Gasholder No.2 As Existing (October 2025) Sheet 1
W502-CRA04-3A-XX-DR-HE-0600-0508 rev C02 – Gasholder No.2 As Existing (October 2025) Sheet 2

W502-CRA04-XX-ZZ-DR-S-005-0318 rev C01 Lattice Structure Repair Mark-Up
W502-CRA04-XX-ZZ-DR-S-005-0322 rev C01 – Perimeter Ring Beam General Arrangement, Sections & Details
W502-CRA04-XX-ZZ-DR-S-195-0601 rev C01 Replacement Fixings
W502-CRA04-XX-ZZ-DR-S-195-0602 rev C01 Overplate to Broken Tripod Column Castings 1

W502- CRA04- XX- XX- DR- S- 195- 0603 rev C01 Overplate to Broken Tripod Column Castings 2
W502- CRA04- XX- ZZ- DR- S- 195- 0604 rev C01 - Strengthening of Degraded Column Flanges
W502- CRA04- XX- ZZ- DR- S- 195- 0605 rev C01 - Corrosion Jacking of Number Plate
W502- CRA04- XX- ZZ- DR- S- 195- 0606 rev C01 - Corrosion of Radial Truss Top Chord Flanges
W502- CRA04- XX- ZZ- DR- S- 195- 0607 rev C01 - Corrosion of Radial Truss Top Chord Webs
W502- CRA04- XX- ZZ- DR- S- 195- 0608 rev C01 - Corrosion of Radial Flat Plate Rafters
W502- CRA04- XX- ZZ- DR- S- 195- 0609 rev C01 - Replacement of Significantly Corroded Bracing Ties
W502- CRA04- XX- ZZ- DR- S- 195- 0610 rev C01 - Replacement of Significantly Corroded Circumferential Ties
W502- CRA04- XX- ZZ- DR- S- 195- 0611 rev C01 - Baseplate Strengthening
W502- CRA04- XX- ZZ- DR- S- 195- 0612 rev C01 - Roller Refurbishment
W502- CRA04- XX- ZZ- DR- S- 195- 0613 rev C01 - Cracking to Cast Iron Components
W502- CRA04- XX- ZZ- DR- S- 195- 0614 rev C01 – Splice Repair to Radial Truss Bottom Chord
W502-CRA04-XX-ZZ-DR-S-195-0615 rev C01 – Lightening Protection

P11237-00-015-GIL-0103 rev 05 Gasholder Landscape General Arrangement Plan

Design & Access Statement (Adam Architecture) ref DP/6449 dated November 2023
Refurbishment Technical Requirements for Fulham Gasholder No 2 (Craddys) ref 12821w0020c rev P03 dated March 2025
Detailed Methodology for the Dismantle/Refurbishment and Re-installation of the Historic Gasholder No 2 (Alloy Fabweld) ref AFW 001 rev 05 dated 30 October 2025
Gasholder No.2 Heritage Statement (Montagu Evans) dated 9 June 2025

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

3) Prior to removal of any existing paint finishes, analysis of the existing paint finish shall be undertaken by an appropriately qualified party. The details of the analysis shall inform the proposed paint finish to all retained and new elements of the reinstalled gasholder, details of which shall be submitted to, and approved in writing by, the Local Planning Authority in consultation with Historic England prior to commencement of reinstatement of any element of the structure.

The development shall not be carried out other than in accordance with the approved details.

Reason: To protect the special architectural and historic interest of the Listed Building in accordance with Policy DC8 of the Local Plan 2018.

- 4) Prior to erection of the proposed structure, details of the external materials (including physical samples) to be used in the construction of all types of replacement elements and any additional element including masonry bases below tripods, infill (anti-climb) panels and anti-bird fouling measures shall be submitted to, and approved in writing, by the Local Planning Authority in consultation with Historic England.

The works shall not be carried out other than in accordance with the approved details.

Reason: To preserve the special architectural and historic interest of the Listed Building and its setting, the character and appearance of the Conservation Area in accordance with Policy DC8 of the Local Plan 2018.

JUSTIFICATION FOR APPROVING THE APPLICATION

- 1) The Grade II* listed Gasholder No. 2 is in very poor condition, its original use is redundant, it is considered incapable of any viable reuse without causing greater harm to its significance and the proposals are considered to represent the best opportunity available to conserve as much of its significance as is possible by reinterpreting part of the structure within the historic context of the Fulham Gas Works site and Imperial Square & Gasworks Conservation Area. The proposals will ensure the recording of the listed Gasholder No. 2, the refurbishment and reuse of salvageable elements of the listed Gasholder No. 2 and will provide heritage and public benefits through the creation of a centrepiece for the key public space within the wider development site, which will draw from the industrial heritage of the Fulham Gasworks including the adjacent listed buildings and Building of Merit. The substantial harm to the significance of the listed Gasholder No. 2 and the less than substantial harm caused to the group value and settings of adjacent listed buildings arising from the loss of the listed building in its original form, would be outweighed by the substantial heritage and planning benefits identified, including securing the future conservation of those elements of the listed Gasholder No. 2 that are capable of salvage and reuse.

The proposed arrangement of the salvaged elements from Gasholder No. 2 with new elements and landscaping as part of the public realm proposals is considered to be well designed in relation to the historic context and the settings of the salvaged elements of Gasholder No. 2. The settings of adjacent listed buildings including the Grade II listed Office building, Grade II listed Laboratory building, Grade II listed WW1 war memorial would not be harmed.

The works are considered acceptable having regard to and applying the statutory provisions of Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) and are in line with national guidance in the National Planning Policy Framework and Policies D3, D4,

D5, D8 and HC1 of the London Plan (2021), Policies DC1, DC2 and DC8 of the Local Plan (2018) and the Key Principles of the Planning Guidance SPD (2018).

Officer Report

LOCAL GOVERNMENT ACT 2000 LIST OF BACKGROUND PAPERS

All Background Papers held by case officer named above:

Application form received: 28 February 2025

Drawing Nos: see above

Policy Documents:	National Planning Policy Framework (NPPF) 2025 The London Plan 2021 LBHF - Local Plan 2018 LBHF - Planning Guidance Supplementary Planning Document 2018
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Consultation Comments:

Comments from:	Dated:
Historic England	14.04.2025
Historic England	12.01.2026
Greater London Industrial Archaeology Society	16.04.2025
Hammersmith & Fulham Historic Buildings Group	15.04.2025

Neighbour Comments:

Letters from: _____ Dated: _____

Officer report:

For the joint Officer Report please refer to application reference 2025/00651/FUL.