

London Borough Of Hammersmith & Fulham

Planning Applications Committee

Agenda for 14th March 2012

Index of Applications, Enforcement Actions, Advertisements etc.

WARD: REG NO:	SITE ADDRESS:	PAGE:
Shepherd's Bush Green 2011/03772/FUL	140-142 And 150 Goldhawk Road London W12 8HH	21
Shepherd's Bush Green 2011/04098/CAC	140-142 And 150 Goldhawk Road London W12 8HH	45
Askew 2011/02464/FUL	1A Gayford Road London W12 9BY	48
Askew 2011/02630/FUL	The Sun 120 Askew Road London W12 9BL	69
Askew 2012/00018/CAC	The Sun 120 Askew Road London W12 9BL	91
Avonmore And Brook Green 2011/02610/FUL	6 - 12 Gorleston Street London W14 8XS	94
Avonmore And Brook Green 2011/02613/CAC	6 - 12 Gorleston Street London W14 8XS	125

Ward: Shepherd's Bush Green

Site Address:

140-142 And 150 Goldhawk Road London W12 8HH



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For identification purposes only - do not scale.

Reg. No:

2011/03772/FUL

Case Officer:

Katherine Wood

Date Valid:

29.11.2011

Conservation Area:

Coningham And Lime Grove Conservation Area -
Number 33

Committee Date:

14.03.2012

Applicant:

Townhouse Studios LLP
C/o Agent

Description:

Refurbishment and extensions to existing buildings comprising: extension of existing basement floor to north beneath buildings on St Stephen's Avenue and to south beneath forecourts on Goldhawk Road; remodelling and elevational changes to building fronting St Stephen's Avenue; replacement of ground floor frontages to Goldhawk Road; provision of front boundary treatment to 140-142 Goldhawk Road and resurfacing of forecourt including provision of rooflights to basement level; replacement of first floor and second floor conservatories to 150 Goldhawk Road (on Godolphin Road elevation); replacement of roof and remodelling of existing building to the rear of nos.140-150 Goldhawk Road; provision of new windows to all elevations; in connection with the conversion and change of use of existing buildings from recording studios and 3 no. flats to provide 7 residential units (2 no. 4 bedroom houses, 1 no.3 bedroom house and 4 no. 2 bedroom houses/apartments) and replacement recording studio accommodation (514 sqm).

Drg Nos: PL_010 Rev 1; PL_099 Rev 2; PL_100 Rev 4; PL_101 Rev 1; PL_102 Rev 2; PL_103 Rev 2; PL_500 Rev 1; PL_300 Rev 3; PL_301 Rev 3; PL_200 Rev 3; PL_201 Rev 3; D_PL_099 Rev 1; D_PL_100 Rev 1; D_PL_101 Rev 1; D_PL_102 Rev 2; D_PL_103 Rev 2; D_PL_200 Rev 1; D_PL_201 Rev 1; D_PL_300 Rev 2; D_PL_301 Rev 2

Application Type:

Full Detailed Planning Application

Officer Recommendation:

That the application be approved subject to the condition(s) set out below:

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

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

- 2) The development shall not be erected otherwise than in accordance with the detailed drawings which have been approved, ref: PL_010 Rev 1; PL_099 Rev 2; PL_100 Rev 4; PL_101 Rev 1; PL_102 Rev 2; PL_103 Rev 2; PL_500 Rev 1; PL_300 Rev 3; PL_301 Rev 3; PL_200 Rev 3; PL_201 Rev 3; D_PL_099 Rev 1; D_PL_100 Rev 1; D_PL_101 Rev 1; D_PL_102 Rev 2; D_PL_103 Rev 2; D_PL_200 Rev 1; D_PL_201 Rev 1; D_PL_300 Rev 2; D_PL_301 Rev 2.

In order to ensure full compliance with the planning application hereby approved and to prevent harm arising through deviations from the approved plans, in accordance with Policies EN2 and EN8 of the Unitary Development Plan, as amended 2007 and 2011.

- 3) The development hereby permitted shall not commence until particulars and samples of materials to be used in all external faces of the buildings, and all surface treatments, have been submitted to and approved in writing by the Council. The development shall be carried out in accordance with such details as have been approved.

To ensure a satisfactory external appearance, in accordance with policies EN2 and EN8 of the Unitary Development Plan, as amended 2007 and 2011.

- 4) The development shall not commence until detailed drawings of the proposed frontages to 140-142 and 150 Goldhawk Road, at a scale no less than 1:20, have been submitted to and approved in writing by the Council. The development shall be implemented in accordance with the approved details.

To ensure a satisfactory external appearance in accordance with Policies EN2 and EN8 of the Unitary Development Plan, as amended 2007 and 2011.

- 5) The replacement fenestration at first and second floor levels on the front (Goldhawk Road) elevation shall be timber framed and painted white. Details of the opening style for the replacement windows shall be submitted to and approved in writing by the Council before the windows are installed.

To ensure a satisfactory standard of appearance in accordance with Policies EN2 and EN8F of the Unitary Development Plan as amended 2007 and 2011.

- 6) The development hereby permitted shall not be occupied before details of the landscaping of all areas external to the buildings, including planting, paving, boundary walls, fences, gates and other means of enclosure, have been submitted to and approved in writing by the Council, and the development shall not be occupied or used until such landscaping as is approved has been carried out.

To ensure a satisfactory external relationship with its surroundings in accordance with Policies EN2 and EN8 of the Unitary Development Plan, as amended 2007 and 2011.

- 7) The development shall not be occupied until full details of refuse storage, including provision for the storage of recyclable materials, have been submitted to and approved in writing by the Council. The details shall include a management plan indicating where refuse will be placed on collection days and who will be responsible for removing and returning bins from the refuse stores to the collection points. Such details as approved shall thereafter be permanently retained.

To ensure the satisfactory provision of refuse storage and recycling and to prevent obstruction of the highway in accordance with Policy EN17 of the Unitary Development Plan, as amended 2007 and 2011.

- 8) Prior to the occupation of the development, full details of the cycle parking for the development shall be provided and approved in writing by the council. Provision shall be made for the safe and weatherproof storage of at least one bicycle per dwelling and at least two spaces for the commercial use. The cycle parking shall be provided prior to occupation and thereafter permanently maintained.

To ensure the provision of bicycle spaces in accordance with Policy TN6 and standard S20.1 of the Unitary Development Plan, as amended 2007 and 2011.

- 9) No development shall commence until a statement of how Secured by Design requirements are to be achieved has been submitted to and approved in writing by the council. The approved details shall be carried out before any use of that part of the development to which the approved details relate.

To ensure a safe and secure environment in accordance with Policy EN10 of the Unitary Development Plan, as amended 2007 and 2011.

- 10) Prior to commencement of the development hereby approved, details shall be submitted to and approved in writing by the Council, of the sound insulation of the floor/ceiling /walls separating the commercial parts of the premises from dwellings, and of the floor/ceiling structure separating different types of rooms in adjoining dwellings. Details shall ensure that the sound insulation ($D_{nT,w}$ and $L'_{nT,w}$) and any other mitigation measures are sufficiently enhanced in order that the standard specified in BS 8233:1999 is achieved within noise sensitive premises and their external amenity areas. 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 and adjacent dwellings are not adversely affected by noise, in accordance with Policies EN20A, EN20B and EN21 of the Unitary Development Plan, as amended 2007 and 2011.

- 11) Prior to use of the development hereby approved, details shall be submitted to and approved in writing by the Council, of the external noise level emitted from plant/ machinery/ equipment and mitigation measures. The measures shall ensure that the external noise level emitted from plant, machinery/ equipment will be lower than the lowest existing background noise level by at least 10dBA, as assessed according to BS4142:1997 at the nearest and/or most affected noise sensitive premises, with all machinery operating together. Approved details shall be implemented prior to occupation of the development and thereafter be permanently retained.

To ensure that the amenity of occupiers of surrounding premises is not adversely affected by noise from mechanical installations/ equipment and their uses, in accordance with Policies EN20A, EN20B and EN21 of the Unitary Development Plan, as amended 2007 and 2011.

- 12) The development shall not commence until details of a Noise Exposure Category (NEC) assessment (according to PPG24) is submitted to and approved in writing by the Council. The assessment shall also include details of sound insulation measures for the building envelope, including details of acoustic glazing, in order that 'Good' internal room noise standards will be achieved, in accordance with BS8233:1999. Approved details shall be implemented prior to occupation of the development and thereafter be permanently retained, unless subsequently otherwise approved in writing by the Council.

To ensure that the amenity of occupiers of the development site is not adversely affected by noise from transport noise, in accordance with policies EN20A, EN20B and EN21 of the Unitary Development Plan, as amended 2007 and 2011.

- 13) No demolition or construction works shall commence prior to the submission and approval in writing by the Council of a Demolition Management Plan and a Construction Management Plan, which shall include details of the steps to be taken to re-use and recycle demolition waste and details of the measures proposed to minimise the impact of the demolition and construction processes on the existing amenities of the occupiers of neighbouring properties, including monitoring and control measures for dust, noise, vibration, lighting and working hours, waste classification and disposal procedures and locations, suitable site hoarding and the measures proposed to prevent the passage of mud and dirt onto the highway by vehicles entering and leaving the site in connection with the demolition and construction processes. All demolition and construction works shall be carried out in accordance with the approved details.

In order that appropriate steps are taken to limit the impact of the proposed demolition and construction works on the amenities of local residents and the area generally, in accordance with policies EN19A, EN20A, EN20B, EN20C and EN21 of the Unitary Development Plan, as amended 2007 and 2011.

- 14) No development shall commence until a preliminary risk assessment report is submitted to and approved in writing by the Council. This report shall comprise: a desktop study which identifies all current and previous uses at the site and surrounding area as well as the potential contaminants associated with those uses; a site reconnaissance; and a conceptual model indicating potential pollutant linkages between sources, pathways and receptors, including those in the surrounding area and those planned at the site; and a qualitative risk assessment of any potentially unacceptable risks arising from the identified pollutant linkages to human health, controlled waters and the wider environment including ecological receptors and building materials. All works must be carried out in compliance with and by a competent person who conforms to CLR 11: Model Procedures for the Management of Land Contamination (Defra 2004) or the current UK requirements for sampling and testing.

Potentially contaminative land uses (past or present) are understood to occur at, or near to, this site. The conditions are required to ensure that no unacceptable risks are caused to humans, controlled waters or the wider environment during and following the development works, in accordance with policies EN20A and EN21 of the Unitary Development Plan as amended 2007 and 2011, policy CC4 of the Core Strategy 2011, and policy 5.21 of The London Plan 2011.

- 15) No development shall commence until a site investigation scheme is submitted to and approved in writing by the Council. This scheme shall be based upon and target the risks identified in the approved preliminary risk assessment and shall provide provisions for, where relevant, the sampling of soil, soil vapour, ground gas, surface and groundwater. All works must be carried out in compliance with and by a competent person who conforms to CLR 11: Model Procedures for the Management of Land Contamination (Defra 2004) or the current UK requirements for sampling and testing.

Potentially contaminative land uses (past or present) are understood to occur at, or near to, this site. The conditions are required to ensure that no unacceptable risks are caused to humans, controlled waters or the wider environment during and following the development works, in accordance with policies EN20A and

EN21 of the Unitary Development Plan as amended 2007 and 2011, policy CC4 of the Core Strategy 2011, and policy 5.21 of The London Plan 2011.

- 16) Unless otherwise agreed in writing by the Council, the development hereby approved shall not commence until, following a site investigation undertaken in compliance with the approved site investigation scheme, a quantitative risk assessment report is submitted to and approved in writing by the Council. This report shall: assess the degree and nature of any contamination identified on the site through the site investigation; include a revised conceptual site model from the preliminary risk assessment based on the information gathered through the site investigation to confirm the existence of any remaining pollutant linkages and determine the risks posed by any contamination to human health, controlled waters and the wider environment. All works must be carried out in compliance with and by a competent person who conforms to CLR 11: Model Procedures for the Management of Land Contamination (Defra 2004) or the current UK requirements for sampling and testing.

Potentially contaminative land uses (past or present) are understood to occur at, or near to, this site. The conditions are required to ensure that no unacceptable risks are caused to humans, controlled waters or the wider environment during and following the development works, in accordance with policies EN20A and EN21 of the Unitary Development Plan as amended 2007 and 2011, policy CC4 of the Core Strategy 2011, and policy 5.21 of The London Plan 2011.

- 17) Unless otherwise agreed in writing by the Council, the development hereby approved shall not commence until a remediation method statement is submitted to and approved in writing by the Council. This statement shall detail any required remediation works and shall be designed to mitigate any remaining risks identified in the approved quantitative risk assessment. All works must be carried out in compliance with and by a competent person who conforms to CLR 11: Model Procedures for the Management of Land Contamination (Defra 2004) or the current UK requirements for sampling and testing.

Potentially contaminative land uses (past or present) are understood to occur at, or near to, this site. The conditions are required to ensure that no unacceptable risks are caused to humans, controlled waters or the wider environment during and following the development works, in accordance with policies EN20A and EN21 of the Unitary Development Plan as amended 2007 and 2011, policy CC4 of the Core Strategy 2011, and policy 5.21 of The London Plan 2011.

- 18) Unless otherwise agreed in writing by the Council, the development hereby approved shall not commence until the approved remediation method statement has been carried out in full and a verification report confirming these works has been submitted to, and approved in writing, by the Council. This report shall include: details of the remediation works carried out; results of any verification sampling, testing or monitoring including the analysis of any imported soil; all waste management documentation showing the classification of waste, its treatment, movement and disposal; and the validation of gas membrane placement. If, during development, contamination not previously identified is found to be present at the site, the Council is to be informed immediately and no further development (unless otherwise agreed in writing by the Council) shall be carried out until a report indicating the nature of the contamination and how it is to be dealt

with is submitted to, and agreed in writing by, the Council. Any required remediation shall be detailed in an amendment to the remediation statement and verification of these works included in the verification report. All works must be carried out in compliance with and by a competent person who conforms to CLR 11: Model Procedures for the Management of Land Contamination (Defra 2004) or the current UK requirements for sampling and testing.

Potentially contaminative land uses (past or present) are understood to occur at, or near to, this site. The conditions are required to ensure that no unacceptable risks are caused to humans, controlled waters or the wider environment during and following the development works, in accordance with policies EN20A and EN21 of the Unitary Development Plan as amended 2007 and 2011, policy CC4 of the Core Strategy 2011, and policy 5.21 of The London Plan 2011.

- 19) Unless otherwise agreed in writing by the Council, the development hereby approved shall not commence until an onward long-term monitoring methodology report is submitted to and approved in writing by the Council where further monitoring is required past the completion of development works to verify the success of the remediation undertaken. A verification report of these monitoring works shall then be submitted to and approved in writing by the Council when it may be demonstrated that no residual adverse risks exist. All works must be carried out in compliance with and by a competent person who conforms to CLR 11: Model Procedures for the Management of Land Contamination (Defra 2004) or the current UK requirements for sampling and testing.

Potentially contaminative land uses (past or present) are understood to occur at, or near to, this site. The conditions are required to ensure that no unacceptable risks are caused to humans, controlled waters or the wider environment during and following the development works, in accordance with policies EN20A and EN21 of the Unitary Development Plan as amended 2007 and 2011, policy CC4 of the Core Strategy 2011, and policy 5.21 of The London Plan 2011.

- 20) Notwithstanding the provisions of Part 1 of Schedule 2 to The Town and Country Planning (General Permitted Development) Order 1995 (or any order amending, revoking and re-enacting that Order) no extensions or other form of enlargement to the residential dwellings hereby permitted, nor erection of porches, outbuildings, hardstandings or storage tanks shall be carried out within the residential curtilages.

To enable the Council to retain control over any future development in view of the restricted area of the site and the effect of such development on the residential amenities of surrounding properties, in accordance with policies EN2 and EN8 and Standard S13 of the Unitary Development Plan, as amended 2007 and 2011.

- 21) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order amending, revoking and re-enacting that Order with or without modification), no aerials, antennae, satellite dishes or related telecommunications equipment shall be erected on any external part of the approved buildings, without planning permission first being obtained.

In order to ensure that the Council can fully consider the effect of telecommunications equipment upon the appearance of the building, in

accordance with Policies EN2 and EN8 of the Unitary Development Plan as amended 2007 and 2011.

- 22) The development hereby approved shall be constructed in accordance with the measures outlined in the submitted Sustainability and Energy Report and shall be constructed to meet Code for Sustainable Homes Level 4. A Construction Environment Management Plan and Site Waste Management Plan shall be submitted to and approved in writing by the Council before development commences and no part of the development shall be occupied until the approved measures have been implemented.

To ensure the construction of a sustainable development, in accordance with Policy 5.3 of The London Plan 2011 and Policy CC1 of the Core Strategy 2011.

- 23) The development hereby permitted shall not be occupied until the renewable and low carbon technology energy options, as identified within the Sustainability and Energy Report, submitted with the application, have been implemented.

To ensure an energy efficient development that integrates on-site renewable energy generation to help reduce its carbon dioxide emissions, in accordance with Policies 5.2 and 5.7 of the London Plan 2011 and Policy CC1 of the Core Strategy 2011.

- 24) The development hereby permitted shall not commence until a surface water drainage scheme, based on sustainable drainage principles, and a maintenance programme for the sustainable urban drainage measures, have been submitted to and approved in writing by the council. The scheme shall be implemented in accordance with the approved details prior to first occupation of the development hereby permitted, and thereafter permanently maintained in accordance with the agreed details.

To prevent any increased risk of flooding and to ensure the satisfactory storage of/disposal of surface water from the site in accordance with Policy CC2 of the Core Strategy 2011, Policy 5.13 of The London Plan 2011 and PPS25.

- 25) The development shall be implemented in accordance with the recommended flood mitigation measures as proposed in the submitted Flood Risk Assessment. In line with advice from Thames Water, a non-return valve or other suitable device shall be installed to avoid the risk of the sewerage network surcharging wastewater to basement/ground level during storm conditions.

To prevent risk from flooding, in accordance with Policy CC2 of the Core Strategy 2011, and Planning Policy Statement 25.

- 26) Prior to the commencement of the development, details of the proposed green roof shall be submitted to and approved in writing by the Council. The details shall include a scheme for the permanent maintenance of the green roof as approved.

To ensure a satisfactory standard of appearance and to secure satisfactory disposal of surface water from the site in accordance with Policy CC2 of the Core Strategy 2011, Policy 5.13 of The London Plan 2011 and PPS25.

- 27) No development shall commence until details (including elevational details) are submitted and approved in writing by the Council, of the position, number and noise output of the proposed air source heat pumps and the final position and number of the proposed PV panels, to be provided as part of the approved development. The development shall be carried out in accordance with the details as approved.

To ensure a satisfactory standard of external appearance and to prevent noise and disturbance to neighbouring residents, in accordance with Policies EN2, EN8 and EN21 of the Unitary Development Plan as amended 2007 and 2011.

- 28) Development shall not commence until details, including elevational details, of the proposed perimeter barrier referred to in the submitted Flood Risk Assessment, have been submitted to and approved in writing by the Council.

To ensure a satisfactory standard of external appearance in accordance with Policies EN2 and EN8B of the Unitary Development Plan as amended 2007 and 2011.

- 29) The new windows proposed at first floor level of the south-facing elevation of the building behind the Goldhawk Road terrace, and the new windows at first and second floor levels on the flank elevation of Nos. 150 and 142 Goldhawk Road, shall be designed to be non-opening or top-opening only and glazed with obscure glass, a sample of which shall be submitted to and approved in writing by the Council before development commences. The dwellings shall not be occupied until the obscure glazing as approved has been installed as approved and the windows shall be permanently retained in this form.

To prevent loss of amenity to neighbouring properties as a result of overlooking and loss of privacy, in accordance with Standard S13.2 of the Unitary Development Plan as amended 2007 and 2011

- 30) No development shall commence until elevational details of the proposed high level window to the rear elevation of Unit 1, facing towards no.1 Godolphin Road, and details of the boundary treatment enclosing the rear garden, have been submitted to and approved in writing by the Council. The development shall be implemented in accordance with the approved details and shall be permanently maintained in this form.

To prevent undue further loss of privacy and loss of outlook to the neighbouring property, and to ensure a satisfactory standard of external appearance, in accordance with Policy EN8 and Standards S13.1 and S13.2 of the Unitary Development Plan as amended 2007 and 2011.

- 31) The window glass of the proposed replacement frontages to 140-142 and 150 Goldhawk Road, other than the doors into the residential units at nos. 140-142 shown as obscurely glazed on the approved plans, shall be glazed with clear glass and shall not be mirrored, painted or otherwise obscured. The glazing shall be permanently maintained in this form.

To ensure a satisfactory external appearance and to prevent harm to the street scene, in accordance with Policies EN2 and EN8 of the Unitary Development Plan as amended 2007 and 2011.

- 32) The development hereby permitted shall not commence until a method statement for the protection of the street tree on Goldhawk Road during construction (in accordance with BS5837:2005), has been submitted to and approved in writing by the Council. The development shall not cause harm to this tree and shall not affect its long term viability. The tree shall be protected during the construction period in accordance with the approved statement.

In order to ensure that the tree adjacent to the development site is retained and protected, in accordance with Policy EN25 of the Unitary Development Plan as amended 2007 and 2011.

Justification for Approving the Application:

- 1) 1. Land Use: It is considered that the proposal is acceptable in land use terms. The existing recording studios have been vacant for several years and the premises have been marketed for over a year for an alternative commercial occupier, without success. It is considered that it has been demonstrated that the existing employment site is surplus to requirements. The redevelopment and change of use would provide additional residential units which would help the borough meet its housing targets, in accordance with London Plan Policy 3.3 and Core Strategy Policy H1, whilst retaining some viable employment floorspace appropriate to the site's context. Planning Policy Statement 3, London Plan Policies 3.3 and 4.2 and Policy LE1 of the Core Strategy 2011 are thereby satisfied.
2. Residential quality and density: The scheme would provide residential accommodation at an acceptable density in accordance with London Plan Policy 3.4 and Core Strategy Policy H2. Given the features and layout of the building to be converted it is not considered that the scheme could feasibly provide a larger number of residential units. The internal design and layout of the proposed residential units are considered satisfactory, and it has been demonstrated that the units can achieve satisfactory internal lighting conditions. Subject to conditions, the proposed units would not be unduly affected by noise. The amenity space provision is also considered satisfactory within this scheme for the conversion of existing buildings, having regard to the physical constraints of the site. The proposal is therefore considered acceptable having regard to Policy EN21 and Standards S5.A, S6.1, S7.A, S8.1A and S8.1B of the Unitary Development Plan as amended 2007 and 2011, Core Strategy Policy H3 and London Plan Policy 3.5.
3. Design: The development is considered to comply with UDP Policy EN8, which requires a high standard of design in all developments. It is considered that the development would be compatible with the scale and character of existing development and its setting, and would enhance the character and appearance of the Conservation Area in accordance with Policy EN2. The proposal thus complies with Core Strategy Policy BE1 and London Plan policies 7.4 and 7.6 which seek a high quality in design and architecture. The proposal has respect to the historic environment, in accordance with the aims of Planning Policy Statement 5.

4. Residential amenity: The impact of the proposed development upon adjoining occupiers is considered acceptable. In this regard, the proposals accord with UDP Policy EN8, which requires developments to be of high quality design which, amongst other things, respects the principles of good neighbourliness, and with Standard S13 which states that there be no significant loss of amenity to neighbouring properties in terms of loss of outlook or privacy or the creation of additional noise and disturbance.

5. Safety and Access: The development subject to conditions would provide a safe and secure environment for all users in accordance with Policy EN10 of the UDP, and would provide access by disabled people where feasible in this scheme for the conversion of the existing buildings, in accordance with Core Strategy Policy H4, London Plan Policies 3.8 and 7.2 and the Council's Adopted Supplementary Planning Document (SDP) 'Access for All'.

6. Highways matters: It has been demonstrated that the scheme would not have a significant further impact on the highway network or local parking conditions and is thus considered to be acceptable. Adequate provision would be made for the storage of bicycles and the storage of refuse and recycling. The development thereby accords with UDP Policies EN17, TN6, TN13 and TN15 and standards S18 and S20.

7. Sustainability: The application proposes a number of measures to reduce CO2 emissions from the baseline, including renewable energy measures. The proposal would seek to reduce pollution and waste and minimise its environmental impact. Policy CC1 of the Core Strategy 2011 and Policies 5.2, 5.3 and 5.7 of The London Plan 2011 are thereby satisfied.

8. Flood Risk: A Flood Risk Assessment has been submitted and has considered all possible risks of flooding to the site, and has identified adequate preventative measures, in accordance with Planning Policy Statement (PPS) 25 and Policy CC2 of the Core Strategy 2011.

LOCAL GOVERNMENT ACT 2000 LIST OF BACKGROUND PAPERS

All Background Papers held by Michael Merrington (Ext: 3453):

Application form received: 24th November 2011
Drawing Nos: see above

Policy Documents: The London Plan 2011
Unitary Development Plan as amended 2007 and 2011
Core Strategy 2011

Consultation Comments:

Comments from:
Thames Water - Development Control
Environment Agency - Planning Liaison

Dated:
09.01.12
10.01.12

Neighbour Comments:

Letters from:

Basement Flat, 6 Godolphin Road, London

Dated:

22.01.12

1.0 BACKGROUND

1.1 The application site relates to nos.140-142 and 150 Goldhawk Road, which are two three-storey buildings forming either end of the terrace between Godolphin Road and St Stephen's Avenue, on the northern side of Goldhawk Road. The site includes a two storey building with a pitched roof which is built at the rear of the entire length of this terrace, and also encompasses a single storey building to the side of no.6 St Stephen's Avenue. The buildings have been used as recording studios since the 1970s, although they have been vacant for four years. There are also three two-bedroom flats on the upper floors of nos.140-142 Goldhawk Road. The applicant owns the freehold of no.1 Godolphin Road. This property does not form part of the application site, but the front forecourt and land to the side and rear of the property is included in the application site. The site is within the Coningham and Lime Grove Conservation Area. It is within the Environment Agency's Flood Risk Zones 2 and 3.

1.2 There are various planning records dating back to the 1960s relating to the use of the site and extensions and alterations to the property; none of which are especially relevant to the consideration of this planning application. .

1.3 Two applications have been made which seek planning permission and conservation area consent for the refurbishment and extensions to existing buildings comprising: extension of existing basement floor to north beneath buildings on St Stephen's Avenue and to south beneath forecourts on Goldhawk Road; remodelling and elevational changes to building fronting St Stephen's Avenue; replacement of ground floor frontages to Goldhawk Road; provision of front boundary treatment to 140-142 Goldhawk Road and resurfacing of forecourt including provision of rooflights to basement level; replacement of first floor and second floor conservatories to 150 Goldhawk Road (on Godolphin Road elevation); replacement of roof and remodelling of existing building to the rear of nos.140-150 Goldhawk Road; provision of new windows to all elevations; in connection with the conversion and change of use of existing buildings from recording studios and 3 no. flats to provide 7 residential units (2 no. 4 bedroom houses, 1 no. 3 bedroom house and 4 no. 2 bedroom houses/apartments) and replacement recording studio accommodation (514 sqm). This is a joint report which considers planning and conservation area matters arising from the two applications.

1.4 An application for conservation area consent for the demolition of roofs and internal structures has also been submitted. This report will consider both applications.

2.0 PUBLICITY AND CONSULTATIONS

2.1 Notification letters were sent to 245 surrounding properties and a site and press notices were posted. The Hammersmith Society and the Hammersmith and Fulham Historic Buildings Group were also consulted. Two responses have been received from

or on behalf of the adjacent neighbouring properties at no.1 Godolphin Road and no.6 St Stephen's Avenue. The issues raised are as follows:

- Concern about the noise during development works
- Request for confirmation on the length of works, start date and nature of construction traffic
- Request that the existing rights of access to the front and side of 1 Godolphin Road is maintained, and that rights of light to this property are safeguarded.

2.2 Officers' note: matters relating to noise and disturbance of building works are not planning issues, but the hours of construction work and any highways impact of construction traffic would be controlled in a Construction Management Plan to be required by condition (Condition 13). The applicants have confirmed that the development would not affect existing rights of access. Matters relating to light and amenity to neighbours will be considered in the report below.

2.3 The Environment Agency has responded to a consultation on the application, raising no objection.

2.4 Thames Water has responded with no objection, but suggested informatives which will be attached to any permission. The recommendation for incorporating a non-return valve within the scheme has been included within Condition 25.

2.5 The Crime Prevention Design Officer has been consulted and has responded with advice for the applicant on incorporating Secured By Design measures in to the scheme. This is noted and a condition is recommended requesting details of how the scheme will comply with Secured by Design criteria. (Condition 9).

2.6 English Heritage was consulted on the planning application and the application for conservation area consent, and have responded with authorisation for the Local Planning Authority to decide the application in accordance with local policies and standards.

3.0 PLANNING CONSIDERATIONS

3.1 The main planning issues to be considered are the principle of development in land use terms, the principle of the demolition proposed, the impact of the design of the proposed extensions and alterations on the street scene and the conservation area, the effect on residential amenity of adjoining properties, the quality of the proposed residential accommodation, highways impacts and parking and any other material planning considerations.

Land use and residential density

3.2 The lawful use of the buildings on the site are as music recording studios, and there are also three residential flats within the application site. The Council's Core Strategy Policy LE1 states that 'The Council will seek to retain land capable of providing accommodation for local services or significant employment unless, amongst other considerations, it can be satisfactorily demonstrated that the property is no longer required for employment purposes'. In addition, London Plan Policy 4.2 states that 'Employment land and premises should be retained where needed and intensified where appropriate, but that changes of use of surplus office space to other uses should be supported'.

3.3 The proposal is to change the use of the buildings, which currently provide 2,299 sq m of recording studio floorspace and 446 sq m of residential floorspace, to a predominantly residential use, but which also retains 514 sq m of recording studio floorspace. The application has been accompanied by a report that details the marketing conditions for the existing use, to support the proposal. It is stated that the studios were established in 1979 and had a successful period of business until the mid 2000s, when they began to decline in popularity due to changes in the music industry, which no longer demanded the type of studio rooms that the Townhouse Studios provided. Despite being bought by Universal Music Group in 2007, it is stated that the decline could not be halted and the studios were closed in February 2008. The building remained vacant and was sold to the present owner in 2010.

3.4 The building was actively marketed over a period of a year from 2008 to 2009 to other commercial occupiers. The property was widely advertised in commercial property registers and had a dedicated website. However, it is stated that it became apparent during the marketing exercise that the building would not attract an occupier willing to take on a sub-lease. It is further stated that the building was no longer felt to be viable as music studios by the industry, as changes in technology meant that the studios would have to be demolished and rebuilt to accommodate the type of equipment and layout that is required by the industry nowadays. Other commercial uses such as office and retailers were discouraged by the unusual layout of the building, and availability of vacant premises closer to the town centre. After a period of a year, then, the decision was taken to concentrate on finding a purchaser for the freehold of the building.

3.5 Officers accept that the premises have been extensively marketed for an alternative commercial use, and that whilst the building was suitable for a music studio use in the past, it is not so suitable for another type of use without significant alterations due to the constraints of the site, e.g. the lack of daylight of the main bulk of the building to the rear. It is considered that the submitted evidence satisfactorily demonstrates that the existing studio use is surplus to requirements and that an alternative employment use within the whole of the buildings on site is unlikely to be viable. The proposed use would bring the buildings back into an active use, whilst retaining 514sqm of recording studio space which would be designed to meet modern requirements. The continued provision of this space is welcomed within the mixed use scheme for which there is more demand, and therefore more likely to be lettable. The quality of the proposed residential accommodation will be considered further below, but in principle the change of use is considered appropriate and in compliance with the Core Strategy and London Plan policies.

3.6 London Plan Policy 3.3 states that an annual average of 32,210 net additional homes should be delivered. Table 3.1 sets an annual target of 615 net additional dwellings for Hammersmith and Fulham (excluding an increment in provision in the Earls Court West Kensington Opportunity Area). This requirement is reiterated in the Council's Core Strategy Policy H1. The proposed redevelopment to provide 7 units (a net increase of 4 units) would contribute to this target.

3.7 The proposed density would be 284 habitable rooms/hectare or 54 dwellings/hectare. The site has a PTAL of 3, according to the London Plan's density matrix which would give a guideline density of 200-450 hr/ha and 45-120 u/ha. The proposed residential density is therefore at the lower end of this range, and it should be considered whether the site is capable of providing more than 7 units. However, it is officer opinion that given the site constraints, particularly the design challenge of

providing adequate daylight into the rear building, it would not be feasible or desirable to attempt to achieve a greater number of units within this scheme. The scheme has been designed with individual townhouses at the rear of the site in order to achieve daylight penetration to all floors (discussed below). In the circumstances, the proposed density is considered acceptable, and the proposed scheme would not conflict with Core Strategy Policy H2 and London Plan Policy 3.2.

Design and impact of new development

3.8 Policies EN8 and EN8B of the UDP require new developments and extensions to buildings to have a high standard of design, and state that the physical character of new development should respond to that of the surrounding area, taking into account historical context, height, scale, massing, form, grain and use of materials. Although use of innovative and contemporary materials is encouraged, these must be sensitively integrated into the existing built form and townscape. Policy EN2 states that development within conservation areas, including alterations or additions to existing buildings, will only be permitted if the character or appearance of the conservation area is preserved or enhanced. In addition, Policy EN8D states that the council will expect a high standard of design in all new and altered shopfronts and EN8F requires replacement windows to be compatible with the architectural character of the building.

3.9 The proposals would involve the demolition of the existing single storey shopfronts on Goldhawk Road, the side dormer roofs and part of the front elevation of the warehouse building on St Stephen's Avenue, part of the roof structure to the building behind the Goldhawk Road terrace, and the existing first and second floor conservatories on the Godolphin Road side. The extent of the demolition is considered to warrant an application for conservation area consent. However, the parts of the buildings which would be demolished are not considered to make a significant or positive contribution to the character of the conservation area. The first and second floor conservatories to the side of no.150 Goldhawk Road are not original features. These would be replaced by frameless glass conservatories. The ornate porch over the entrance door on Godolphin Road would remain. On the St Stephen's Avenue frontage, the warehouse building structure has undergone 1970s interventions. The non-original single storey shopfronts to the Goldhawk Road frontage have clumsy concrete pilasters, lintels and fascias and are glazed with dark tinted glass. It is not considered that the design of these 1970s frontages contribute positively to the character of the conservation area. There is no objection in principle to the demolition of the elements described, provided that the replacement development improves the appearance of the site.

3.10 The envelope of the building would remain largely as existing. The most visible changes to the building would be the replacement of the existing single storey shopfronts on Goldhawk Road with new largely glazed frontages including the provision of front boundary treatment to enclose the existing forecourt in front of nos. 140-142, the replacement of the first floor conservatory on Godolphin Road, and the elevational changes to the warehouse building fronting St Stephen's Avenue. Windows would also be inserted in the side elevations, where currently windows are painted on to the building, and one additional window would be inserted to the front elevation of no.150 Goldhawk Road, where this is currently missing. In addition, the existing plastic windows on the front elevation to Goldhawk Road at first and second floor levels would be replaced with timber windows of a more appropriate design (a condition - Condition 5 - will be attached to ensure that the design and opening style is appropriate). The

proposed development would therefore secure a significant improvement to the existing appearance of the buildings at either end of the terrace.

3.11 Whilst the provision of traditional shopfronts is generally encouraged in the borough, it should be noted that within this parade that there are no original or traditional shopfronts. All the existing shopfronts are either poor quality aluminium framed or framed in heavy concrete. The terrace and its parade of shops have a somewhat dated and dilapidated appearance. In this context, the replacement of the commercial frontages at either end of the parade with traditional timber shopfronts may in fact appear as an oddity. The replacement with modern, smart glazed frontages as proposed has the potential to considerably improve the appearance of the parade, and would look appropriate against the backdrop of the rendered and heavily altered buildings behind. The clear glazing would recreate an active frontage which has been lost in the current shopfronts with their tinted windows, albeit that the frontages to nos.140-142 Goldhawk Road would now serve residential units (the design of these residential frontages are considered further below).

3.12 The proposal would also involve the enclosure of the private forecourt in front of nos.140-142 with a low wall, planting and three sets of steps up to the three ground floor level entrance doors. The enclosure of the forecourt has been established at the neighbouring restaurant premises. The pavement in front of the forecourt is at least 4m wide, and although this is narrowed by the positioning of a telephone box and a tree in front of the premises, there would be a pavement width of at least 2.5m between the front boundary and any obstruction which is considered sufficient in this part of Goldhawk Road which does not experience exceptionally high volumes of pedestrian traffic. To the side, the existing pavement width of 1.7m would be continued to the corner of the forecourt. It is not considered that the enclosure of the forecourt would inconvenience pedestrians, including those with mobility needs. In terms of visual amenity, the addition of the proposed boundary treatment would remove the existing parking area in front of the building which is unsightly and causes potential conflict with pedestrians. The enclosure of the forecourt would therefore approve the appearance of the street scene. It is noted that the basement excavation beneath the forecourt would mean that the basement level would move closer to the street tree positioned in front of the building (there would be a distance of approximately 3m from the development to the tree) and as such a condition is recommended requiring a method statement of how this tree will be protected during construction (Condition 32). Officers do not raise objections to the proposed development on Goldhawk Road in design terms.

3.12 The replacement of the existing first and second floor conservatories on Godolphin Road with frameless glazed conservatories is not considered to cause further harm to the appearance of the building or the conservation area. To the St Stephen's Avenue frontage, the ex-warehouse building with the pitched roof would be remodelled with extended areas of render and glazing. It is considered that this remodelling would significantly improve the appearance of the existing building using an innovative design, and would thus contribute positively to the conservation area.

3.13 The existing flank walls of nos.150 and 142 Goldhawk Road have painted-on windows on the blank facades (and one real window at second floor level to each facade). The proposals would involve the insertion of four new windows to the western side and five new windows to the eastern side, plus the redesign of existing windows and doors to both side facades. These are considered to be acceptable alterations

which would not harm the character of the building. The impact on privacy and residential amenity will be considered below.

3.14 The alterations to the rear, involving the removal of sections of roof to create cut-out voids to terraces below, would not have a visual impact from the street and are considered to be acceptable.

3.15 It is therefore considered that the proposed development would not result in harm to the character of the buildings or the conservation area and would represent an enhancement of the existing appearance of the site. The proposal thus complies with Policies EN2, EN8, EN8B, EN8D and EN8F, and Core Strategy Policy BE1.

Residential amenity

3.16 The proposal would essentially maintain the existing envelope of the building and there would be no change to the height of the boundary walls to the rear. The scheme would not therefore have detrimental impact on the outlook or daylight to any neighbouring property.

3.17 The scheme would introduce additional windows and a terrace to the building. The additional windows to be inserted in the flank elevations of no.142 and no.150 Goldhawk Road would face similar flank windows to the neighbouring buildings across Godolphin Road and St Stephen's Avenue. There would be less than 18m between the existing and proposed windows (there is one existing window at second floor level on the flank elevations of the application premises), though the windows would face each other at a common distance across a street (13m). However, given that the proposed windows would be secondary windows to rooms or would serve stairwells, it is considered appropriate to condition that they are glazed with obscure glass and fixed shut, in order to preserve the existing privacy to the neighbours' upper floor windows (Condition 29). Windows are also proposed at ground and first floor levels on the south-facing elevation of the rear building, facing on to the narrow alley between buildings, towards the rear elevation of the properties fronting Goldhawk Road. As there are residential windows to the Goldhawk Road properties which also face into this alley, it is recommended a condition be included that the additional windows at first floor level shall be obscurely glazed and fixed shut (Condition 29) to avoid further loss of privacy to neighbours. The applicable windows have been designed to serve corridors and bathrooms, so this condition would not be inappropriate. The proposed window to the kitchen of proposed Unit 1, facing towards the rear elevation of no.1 Godolphin Road, would be high level and would not thus cause loss of privacy. Elevational details of this window, and the proposed new boundary treatment around the garden area to the rear of this unit, will be required by condition to ensure that there is no further loss of privacy to the occupiers of no.1 Godolphin Road (Condition 30).

3.18 A roof terrace is proposed at second floor level along the Godolphin Road frontage, where there is an existing accessible roof with railings. Although the terrace would now be used as part of the residential use of the proposed flat, it would be positioned above a long-existing conservatory and it is not considered that the terrace would create a significantly greater opportunity for overlooking than from the current roof terrace or the existing and proposed conservatories on this elevation. The proposed internal courtyards within the rear part of the building would not create new opportunities for overlooking as they would be shielded to the rear by the full-height rear wall of the building (only the roof section would be removed). No windows are proposed

on the rear elevations. It is thus not considered that there would be any significant or detrimental impact on the privacy to neighbouring properties.

3.19 It is not considered that the completed development would result in significant impact on the amenities of neighbours through noise and disturbance. The open courtyards to the rear would be shielded by the high boundary wall and as separate, small terraces are proposed within the voids, it is not considered that significant noise disturbance would result from the use of these courtyards. Although the proposed terrace to the rear of no.150 Goldhawk Road would replace an existing terrace in this location, in view of the fact that it would now be used as part of residential floorspace with potentially different impacts in terms of noise creation, officers have requested the reduction of the size of the terrace from 38sqm to 24sqm. It is not considered that the use of this terrace would give rise to significant concerns about the creation of additional noise and disturbance, particularly as it is close to a busy main road.

3.20 The construction of the extended basement, demolition and rebuilding works would be controlled by a construction management plan which would specify hours of work, control of dust and noise, and the management of construction and delivery vehicles (Condition 13).

Quality of accommodation

3.21 Core Strategy Policy H3 states that "the council will expect all housing development to respect the local setting and context, provide a high quality residential environment, be well designed and energy efficient in line with the requirements of the Code for Sustainable Homes, meet satisfactory internal and external space standards, and (subject to the size of scheme) provide a good range of housing types and sizes." The Council's UDP standards on residential development, and the London Plan's standards for minimum sizes of dwellings, are also relevant.

3.22 The proposal would provide residential units with floor areas of between 282sqm and 750sqm. The scheme thus provides large units which are well in excess of the Council's minimum size standards (both S8.1A and S8.1B relating to conversions and S7A relating to new builds) and, for information, the size standards expressed in Policy 3.3 of The London Plan, although those standards only relate to new builds. All of the units would have windows on at least two aspects, although given the nature of the rear building to be converted, which is enclosed on two sides by existing buildings, the three units at the rear of the site would rely on the provision of daylight from internal courtyards in order to light rooms within the proposed dwellings. The dwellings have been designed with large open plan spaces in order to gain the maximum daylight via these internal courtyards. The applicants have commissioned an internal daylight study of the proposed scheme, in order to ascertain whether lighting conditions would be adequate. This confirms that all rooms would receive satisfactory levels of daylight judged against British Standard BS8206, Code of Practice for Daylighting and the Building Research Establishment's (BRE) recommendations for daylighting levels to individual rooms, with the exception of the basement level of unit 2 which would receive slightly below the recommended average daylight factor for a living room (this room would achieve ADF of 1.26% compared to the recommended 1.5%). However, this basement living room would provide secondary living space, as there would be a large ground floor living room which would receive acceptable levels of daylight. In this context it is not considered that the living conditions of the potential occupants would be

significantly diminished because of the slightly lower levels of daylight in the basement level.

3.23 As this is essentially a scheme for the conversion of buildings which cover almost all of the site, the opportunities for providing external amenity space are limited. The UDP standards state that every new family dwelling with accommodation at ground floor level should have a private rear garden of at least 36 sq m (Standard S5A.1) but also recognises that the size of any open space cannot generally be altered in a property proposed for conversion (Standard S6.1). All the proposed residential units would be family-sized dwellings. The three proposed dwellings (Units 3,4 and 5) fronting on to Goldhawk Road would not have access to private amenity space. It should be noted that there are three existing two-bedroom family units in this part of the building which are on upper floors and do not have access to amenity space as it currently stands. Units 1, 2 and 6 would have between 3 and 5 courtyard areas, plus additional floorspace beneath a retractable glass roof. Unit 1 would also have access to the existing rear garden. The amenity space available to these units would therefore be as follows: Unit 1: 51sqm plus an additional 8.75 sqm; Unit 2: 29.5sqm plus an additional 29.5sq; Unit 6: 33sqm plus an additional 13sqm. Unit 7 would have a private roof terrace of 24 sqm. Considering the nature of the converted building, the proposed design has been imaginative in providing external amenity space where possible, and the proposal is not considered to be overdevelopment given the generous size of the proposed dwellings and the density of the scheme. In these circumstances it is considered that as the scheme provides amenity space where feasible in this conversion proposal, the application does not fail to comply with the Council's standards and that a good quality of accommodation would be provided within the development.

3.24 The frontage of nos.140-142 Goldhawk Road would now serve residential units. There are several examples of residential frontages on this side of Goldhawk Road in the near vicinity, including on either side of the development site, and there is no objection in principle to this, if it could be demonstrated that the living conditions of the occupiers were not compromised by this arrangement. The proposal involves the enclosure of the forecourt with new boundary treatment, which would create separation between the public realm and the front windows on the ground floor. The finished floor level of the ground floor would also be 1m above street level as the front doors are accessible up a flight of five steps, and this would create an additional degree of separation from passers by on the pavement (it is noted that the ground floor flank windows on St Stephen's Avenue are above the head height of a pedestrian). In addition, the internal design of the units is such that the ground floor living space would be separated from the street frontage by a void providing light to the basement level, which would be surrounded by a 1.5m upstand. Section drawings show that this, in combination with the higher floor level, would prevent views from the street into the living space on the ground floor. The front doors would be obscurely glazed. It is considered, then, that the design has sufficiently accounted for the potentially awkward relationship of the residential frontages with Goldhawk Road, and that the privacy of the future occupiers would not be severely compromised, such that the scheme is refusable on this point.

3.25 The site is subject to traffic noise from Goldhawk Road. The applicants have submitted a noise survey showing that the frontage of the site is subject to typical daytime noise levels of 65-70dB_Laeq, putting this part of the site within Noise Exposure Category C as identified by PPG24. The report recommends remedial measures to ensure compliance with current noise and vibration standards, including the installation

of sealed double glazed units to specifications which would achieve a Sound Reduction Index of Rw40. Officers are satisfied that satisfactory noise levels could be achieved if the proposed mitigation measures are implemented, and a condition is therefore recommended to confirm these measures are undertaken and that internal noise standards, in accordance with British Standard BS8233:1999, are achieved (Condition 12).

3.26 It is therefore considered that the scheme would provide residential units of a satisfactory quality, in accordance with Core Strategy Policy H3.

Accessibility

3.27 Core Strategy Policy H4 requires all new build housing to be built to 'Lifetime Homes' standards, and 10% to be wheelchair accessible or adaptable. This scheme, although it would provide new houses, involves the conversion of existing buildings rather than new build, so this policy does not strictly apply. However, the applicants have proposed alterations to the existing building to provide level access to units where feasible. Units 1 and 2 have been designed to have accessible entrances from St Stephen's Avenue. This necessitates the provision of an internal ramp within Unit 2 to account for its raised floor level. The commercial unit within no.150 Goldhawk Road has been redesigned to have a level access from the street and a platform lift internally. The entrance to the building from Godolphin Road, where Units 6 and 7 would be accessed, has been redesigned to incorporate a platform lift to the side of the existing steps, to provide level access into these units (although due to the nature of the building, Unit 7 would be an upper floor duplex apartment and would be accessible by stairs once inside the entrance). With regard to the three units fronting on to Goldhawk Road (Units 3, 4 and 5), these dwellings have been carefully designed to minimise visual intrusion from the street as explained above, and the existing floor levels have deliberately remained unaltered so that the ground floor living room is above the level of the street. It would not be desirable in terms of the design and function of these units for the floor levels to be altered so that the ground floor is level with the street. It is not feasible for ramps to be added in the rear alleyway as this would impede access by the occupiers of the commercial units who use this alley.

3.28 Although not all of the units would provide level access, then, four of the proposed seven units would have accessible entrances and three of the four would be accessible throughout the ground floor. There would be sufficient space for the installation of a through-floor lift to adapt the units in the future. It should be remembered that there are three existing residential flats within the site which are not accessible, and that significant alterations would be made to help achieve accessible entrances to the new units where there is no level access to the building. Once inside the units, the internal spaces would comply with Lifetime Homes standards. In these circumstances it is considered that reasonable attempts have been made to provide accessible homes and no objection is therefore raised under Policy H4 and the Council's Supplementary Planning Guidance "Access for All".

Highways and parking

3.29 UDP Standard S18.1 sets out parking standards with respect to extensions, new build and change of use schemes, and refers to the specific parking standards set out in Table 12.1. Standard S18.2 states that the parking standards will normally be applied as set out, but when reducing a particular standard, the Council will need to be satisfied that the lesser provision will not contribute to the creation of unsafe traffic conditions, additional on-street parking stress or other problems of traffic management.

3.30 Goldhawk Road is classified as a London Distributor Road. According to Table 12.1 of the UDP, the development would require ten off street parking spaces to be provided. One off street parking space would be provided, in the front forecourt of no.1 Godolphin Road (which is in the applicant's ownership). It is noted that the existing development has three residents' parking permits issued to it plus the existing off street car parking space. The most recent overnight parking stress levels on Godolphin Road were recorded at 73% and 50% on the west and east sides of the carriageway respectively (data gathered on 21st October 2010). For St Stephen's Avenue the overnight parking stress levels were most recently recorded at 71% and 52% for the east and west sides of the carriageway (data also recorded on 21st October 2010). There were sixteen free parking spaces recorded in total on these roads. It is presumed, given the restrictions and nature of Goldhawk Road, that residents would park on these side roads. Unit 6 would be allocated the off street parking space as noted in the information submitted with the application. It could be presumed that each of the 3 and 4 bed townhouses could have up to two vehicles each and therefore this would lead to five vehicles parking on street (2 cars for each of the three dwellings minus the one off-street space). The 2-bedroom dwellings would be expected to have one vehicle each and this would lead to four vehicles parked on street. Therefore nine vehicles could be expected to be parked on street. As there are already three parking permits associated with the development, this amounts to six additional vehicles parked on the street.

3.31 Units 1, 2, 3, 4 and 5 would be accessed from or near to St Stephen's Avenue and it can therefore be presumed that residents would choose to park on St Stephen's Avenue. The three existing flats were also located with access to St Stephen's Avenue therefore four additional vehicles could be expected to park on St Stephen's Avenue overnight when the highest levels of parking stress occur (i.e. these four units could be expected to result in the demand for a total of 7 spaces - one car for the three two-beds and two cars for the two three and four-beds - minus the three existing permits, giving an additional 4 vehicles). This would mean that the eastern side of the carriageway would have a 90% parking stress level with 4 additional vehicles, however, vehicles could also park on the western side which from the surveys only has 52% parking occupancy. Therefore, it is considered that St Stephen's Avenue can comfortably accommodate the additional vehicles with sufficient remaining capacity.

3.32 Units 6 and 7 would be accessed from Godolphin Road. Unit 6 would be allocated the off street parking space and therefore only two additional vehicles may favour parking on-street. Given that Godolphin Road has similar capacity levels as St Stephen's Avenue, it is clear that overnight parking stress would still be within acceptable levels.

3.33 The UDP standards do not require off-street parking for a Class B1 use below 600sqm. The existing recording studio has a much larger floor area and therefore the demand for on street parking would be reduced from the existing daytime demand.

3.34 It is not therefore considered that the scheme warrants the imposition of car permit free conditions and that overnight parking stress levels would, most likely, not end up exceeding 90% on the local streets.

Cycle parking

3.35 According the Council's standards in Table 12.2, one cycle parking space per residential flat should be provided. Although the development would provide only one flat, the rest being houses, cycle parking spaces for each unit has been indicated on the

drawings. The standards require two spaces for the 500sqm of recording studio space. Ten bicycle racks have been shown at ground floor level in front of no.1 Godolphin Road, for use by the two residential units accessed from Godolphin Road, and visitors/staff of the recording studio. Space for at least one bicycle has also been shown within the vestibule area or stairwell of each residential unit accessed from the St Stephen's Avenue side. A condition will be attached to ensure the permanent provision of appropriate cycle storage and to secure the design of the external cycle spaces which should be safe and weatherproof. (Condition 8)

3.36 Refuse

External refuse and recycling storage space has been shown on the plans for all proposed residential units and the recording studio. The refuse storage for Units 2 - 5 would be within the alley to the rear of the Goldhawk Road terrace, where there is space for one container per unit for refuse and recycling sacks. These would be brought out to St Stephen's Avenue by residents on collection days. Unit 1 would have its own refuse store to the rear of the unit, which could be brought out to Godolphin Road for collection. Units 6 and 7 and the recording studio would share a refuse store to the side of the Godolphin Road entrance. A condition will require details to be submitted to ensure adequate provision of refuse and recycling storage, a management strategy for the collection of refuse and the permanent provision of the agreed storage (Condition 7).

Energy efficiency

3.37 An Energy Statement has been submitted with the application which outlines the sustainable energy measures to be implemented in the scheme to help reduce energy use and associated CO₂ emissions. The baseline CO₂ emissions for the development are calculated to be just over 77 tonnes a year, if built to comply with the minimum standards required by the 2010 Building Regulations. Energy efficiency measures such as making use of passive design measures to utilize natural daylight and solar gain, using higher levels of insulation, energy efficient lighting and appliances, installing efficient gas back-up boilers and heat recovery on the ventilation system are planned to help reduce energy use beyond the Building Regulations requirements. Taking these measures into account is calculated to reduce annual CO₂ emissions by 30 tonnes.

3.38 Further CO₂ emissions reductions would also be achieved by installing renewable energy generation on-site. Roof mounted solar PV panels and solar water heating systems are proposed. These would be positioned on the south-facing roof slope of the building behind the Goldhawk Road terrace and would not be visually prominent. The 130m² of PV panels are expected to provide 11% of the development's electricity demand and the 30m² of water heating panels are calculated to supply 70% of the hot water. Heat pumps are also planned to provide space heating and cooling requirements via a centralised distribution system. In total, the renewable energy measures are expected to help reduce CO₂ emissions by a further 15 tonnes a year. In total, the energy efficiency and renewable energy measures are calculated to reduce CO₂ emissions by 58% from the baseline which easily meets the London Plan requirement to reduce emissions by 25% (Policy 5.2 Minimising Carbon Dioxide Emissions). Conditions are recommended to be attached requiring details of the proposed heat pump system to ensure that they would not cause unacceptable visual impact or noise and disturbance, the siting and design of the PV panels, and to secure the implementation of the outlined energy efficiency measures (Conditions 23 and 27).

3.39 In addition to the sustainable energy measures outlined above, a range of other sustainability measures are planned to ensure compliance with London Plan policy 5.3 on sustainable design and construction. The residential aspect of the development has been designed to meet level 4 of the Code for Sustainable Homes which is adequate to meet these requirements. Design measures planned for the development include the installation of water efficient appliances such as dual flush WCs, low use appliances such as basins and showers and re-use of 'grey water' from basins/sinks etc to flush toilets in the residential units. For the studio toilets, a rain water harvesting system is planned, which will collect and provide water for toilet flushing. Water will be stored in an underground tank (5m³ capacity). Waste issues will be dealt with during construction by implementing a Site Waste Management Plan to reduce waste and increase recycling. Storage space will be allocated in the development for waste and recycling. Building materials with low environmental impacts will be used, including re-using materials such as aggregates and recycled content materials where possible. Pollution will be minimised by using low emission gas boilers and heat pumps as the main source of heating. It is considered that these details are satisfactory to meet the requirements of The London Plan policy. The implementation of the recommended measures will be secured by condition (Condition 22).

Flood Risk and Sustainable Urban Drainage

3.40 As required, a Flood Risk Assessment (FRA) has been submitted with the application. The site lies in the Environment Agency's (EA's) Flood Zone 2 and partly in Zone 3. This indicates a medium/high risk of fluvial flooding from river sources, although this risk rating does not take account of the flood defences such as the Thames Barrier and river wall that protect the borough from flooding. Areas of residual flood risk can occur due to failure or over-topping of the flood defences. However, the FRA shows that such occurrences would not impact on the site, which is therefore regarded as being in an area of low residual risk of fluvial flooding. The Environment Agency has been consulted on the application and has responded with no objection.

3.41 The potential for flooding from other sources including groundwater, surface water and sewers has also been assessed. Although there is no evidence of groundwater flooding in this location, this part of Goldhawk Road has been identified as being susceptible to ponding of water and surface water flooding in the event of an intense downpour when sewers may not be able to cope with combined flows of foul and surface water. To mitigate potential flooding impacts, the basement would not be used for self-contained residential units and safe internal access would be provided where residential units include a basement level. The recording studio space, which is a less vulnerable use than residential, would be located at basement level. Ground floor levels are 450mm above the external ground floor levels and a 200mm perimeter barrier is proposed to protect against ingress of flood waters, should a flood event occur. Details of this barrier will be requested by condition to ensure an acceptable visual appearance (Condition 28), and a condition will also be attached to ensure that the recommended flood mitigation measures are implemented (Condition 25)

3.42 In terms of sustainable urban drainage (SUDS) it is noted that the whole of the site is currently covered with hard surfaces and buildings (apart from a small area of grass to the rear which would not be altered), and the proposed development would not result in a worsening of the existing surface water drainage conditions. The applicant has also confirmed that a green roof can be incorporated into the development, on the flat roof of proposed Unit 1, which would improve the existing situation by helping to slow surface water run-off. In line with Policy CC2 of the Core Strategy and Policy 5.13 of the London

Plan, a SUDS scheme and maintenance plan will be required by condition (Condition 24) to prevent risk of surface water flooding, and details of the green roof will also be required by condition (Condition 26)

Contaminated land

3.43 Potentially contaminative land uses (past or present) are understood to occur at, or near to, this site. Conditions are therefore recommended to ensure that no unacceptable risks are caused to humans, controlled waters or the wider environment during and following the development works, in accordance with policies EN20A and EN21 of the Unitary Development Plan as amended 2007 and 2011, policy CC4 of the Core Strategy 2011, and policy 5.21 of The London Plan 2011 (Conditions 14-19).

4.0 CONCLUSION AND RECOMMENDATIONS

4.1 It is not considered that the proposed alterations to the buildings would cause demonstrable harm to the amenities of neighbouring residents, and the proposals are considered to be acceptable in terms of preserving and enhancing the character and appearance of the conservation area. The development would not impact significantly on the highway network and local parking conditions. The principle of the land use, and the quality of the proposed residential units, is considered to be acceptable.

4.2 In view of the above it is therefore recommended that members resolve to grant planning permission and conservation area consent.

Ward: Shepherd's Bush Green

Site Address:

140-142 And 150 Goldhawk Road London W12 8HH



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Reg. No:
2011/04098/CAC

Case Officer:
Katherine Wood

Date Valid:
30.01.2012

Conservation Area:
Coningham And Lime Grove Conservation Area -
Number 33

Committee Date:
14.03.2012

Applicant:

C/o Agent

Description:

Demolition of existing shopfronts, rear conservatories, roof structures and internal walls, in association with the refurbishment and extensions to existing buildings comprising: extension of existing basement floor to north beneath buildings on St Stephen's Avenue and to south beneath forecourts on Goldhawk Road; remodelling and elevational changes to building fronting St Stephen's Avenue; replacement of ground floor frontages to Goldhawk Road; provision of front boundary treatment to 140-142 Goldhawk Road and resurfacing of forecourt including provision of rooflights to basement level; replacement of first floor and second floor conservatories to 150 Goldhawk Road (on Godolphin Road elevation); replacement of roof and remodelling of existing building to the rear of nos.140-150 Goldhawk Road; provision of new windows to all elevations; in connection with the conversion and change of use of existing buildings from recording studios and 3 no. flats to provide 7 residential units (3 no. 4 bedroom houses and 4 no. 2 bedroom houses/apartments) and replacement recording studio accommodation (514 sqm).

Drg Nos:

Application Type:

Conservation Area Consent

Officer Recommendation:

That the application be approved subject to the condition(s) set out below:

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

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

- 2) The demolition of the building hereby permitted shall not be undertaken before:
 - (i) a building contract for the redevelopment of the site in accordance with planning permission reference 2011/03772/FUL has been entered into, and;
 - (ii) notice of demolition in writing and a copy of the building contract has been submitted to the Council.

To ensure that the demolition does not take place prematurely and to safeguard the character and appearance of the conservation area, in accordance with policy EN2 of the Unitary Development Plan as amended 2007 and 2011.

Justification for Approving the Application:

- 1) It is not considered that the demolition would have a harmful effect on the character or appearance of the conservation area, on the basis that planning permission has been granted for the erection of a satisfactory replacement

development. In this respect the demolition is considered to comply with Policy EN2 of the Unitary Development Plan, as amended 2007 and 2011.

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

All Background Papers held by Michael Merrington (Ext: 3453):

Application form received: 9th January 2012

Drawing Nos: see above

Policy Documents: The London Plan 2011
Unitary Development Plan as amended 2007 and 2011
Core Strategy 2011

Consultation Comments:

Comments from:
English Heritage London Region

Dated:
21.02.12

Neighbour Comments:

Letters from:

Dated:

Please see related report ref: 2011/03772/FUL

Ward: Askew

Site Address:

1A Gayford Road London W12 9BY



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For identification purposes only - do not scale.

Reg. No:
2011/02464/FUL

Case Officer:
Neil Egerton

Date Valid:
07.09.2011

Conservation Area:

Committee Date:
14.03.2012

Applicant:

Mr Gary Holloway
85 Frampton Street London NW8 8NQ

Description:

Demolition of the existing office/warehouse building and the redevelopment of the site by the erection of 7 x 3-storey 4 bedroom terraced townhouses (3 with integral garages).

Drg Nos: PL3 1100A, PL3 1101A, PL3 1102A, PL3 1103A, PL3 3100A, PL3 3101A, PL3 3102A, PL3 3110

Application Type:

Full Detailed Planning Application

Officer Recommendation:

That the Committee resolve that the Executive Director of Transport and Technical Services be authorised to determine the application and grant permission up on the completion of a satisfactory legal agreement and subject to the condition(s) set out below:

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

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

- 2) The development shall not be erected otherwise than in accordance with the detailed drawings which have been approved: PL3 1100A, PL3 1101A, PL3 1102A, PL3 1103A, PL3 3100A, PL3 3101A, PL3 3102A, PL3 3110.

In order to ensure full compliance with the planning application hereby approved and to prevent harm arising through deviations from the approved plans, in accordance with policies 7.1, 7.2, 7.3, 7.4, 7.5, and 7.6 of the London Plan and policy EN8 of the Unitary Development Plan as amended 2007 and 2011 and policy BE1 of the Core Strategy 2011.

- 3) No development shall commence until a scheme for temporary fencing and/or enclosure of the site where necessary has been submitted to and approved in writing by the Council, and such enclosure must be erected in accordance with the approved details and retained for the duration of the building works. No part of the temporary fencing and/or enclosure of the site shall be used for the display of advertisement hoardings.

To ensure a satisfactory external appearance of the site, in accordance with policy EN8 of the Unitary Development Plan, as amended 2007 and 2011 and Policy BE1 of the Core Strategy 2011.

- 4) No demolition or construction works shall commence prior to the submission and approval in writing by the Council of a Demolition Management Plan and a Construction Management Plan, which shall include details of the steps to be

taken to re-use and recycle demolition waste and details of the measures proposed to minimise the impact of the demolition and construction processes on the existing amenities of the occupiers of neighbouring properties, including monitoring and control measures for dust, noise, vibration, lighting and working hours, waste classification and disposal procedures and locations, suitable site hoarding and the measures proposed to prevent the passage of mud and dirt onto the highway by vehicles entering and leaving the site in connection with the demolition and construction processes. All demolition and construction works shall be carried out in accordance with the approved details.

In order that appropriate steps are taken to limit the impact of the proposed demolition and construction works on the amenities of local residents and the area generally, in accordance with policies EN19A, EN20A, EN20B, EN20C and EN21 of the Unitary Development Plan, as amended 2007 and 2011.

- 5) No alterations shall be carried out to the external appearance of the building, including the installation of air-conditioning units, ventilation fans or extraction equipment not shown on the approved drawings, without planning permission first being obtained. Any such changes shall be carried out in accordance with the approved details.

To ensure a satisfactory external appearance and to prevent harm to the amenities of the occupiers of neighbouring residential properties, in accordance with Policies EN8, EN8B, EN20A, EN20B and EN21 of the Unitary Development Plan, as amended 2007 and 2011, and Policy BE1 of the Core Strategy 2011.

- 6) The development shall not commence until detailed drawings at a scale of no less than 1:20, and covering the following matters:
 - a) details of a typical bay in the front elevation of the new building in plan, section and elevation;
 - b) fenestration, including opening style

have been submitted to and approved in writing by the council. The development shall be carried out in accordance with the approved details and retained as such.

To ensure a satisfactory external appearance and prevent harm to the street scene, in accordance with Policy EN8 of the Unitary Development Plan, as amended 2007 and 2011 and Policy BE1 of the Core Strategy 2011.

- 7) The development hereby permitted shall not commence until particulars and samples of all materials to be used in all external faces and roof covering of the building, have been submitted to and approved in writing by the Council. The development shall be carried out in accordance with the approved details.

To ensure a satisfactory external appearance, in accordance with Policy EN8 of the Unitary Development Plan, as amended 2007 and 2011, and Policy BE1 of the Core Strategy 2011.

- 8) The development shall not commence until a statement of how Secured by Design requirements are to be adequately achieved has been submitted to and approved in writing by the Council. The approved details shall be carried out prior to

occupation of the development hereby approved and permanently maintained thereafter.

To ensure a safe and secure environment for users of the development, in accordance with policy EN10 of the Unitary Development Plan as amended 2007 and 2011.

- 9) No development shall commence until a preliminary risk assessment report is submitted to and approved in writing by the Council. This report shall comprise: a desktop study which identifies all current and previous uses at the site and surrounding area as well as the potential contaminants associated with those uses; a site reconnaissance; and a conceptual model indicating potential pollutant linkages between sources, pathways and receptors, including those in the surrounding area and those planned at the site; and a qualitative risk assessment of any potentially unacceptable risks arising from the identified pollutant linkages to human health, controlled waters and the wider environment including ecological receptors and building materials. All works must be carried out in compliance with and by a competent person who conforms to CLR 11: Model Procedures for the Management of Land Contamination (Defra 2004) or the current UK requirements for sampling and testing.

In order to ensure that no unacceptable risks are caused to humans, controlled waters or the wider environment during and following the development works, in accordance with policies EN20A and EN21 of the Unitary Development Plan as amended 2007 and 2011, policy CC4 of the Core Strategy 2011, and policy 5.21 of The London Plan 2011.

- 10) No development shall commence until a site investigation scheme is submitted to and approved in writing by the Council. This scheme shall be based upon and target the risks identified in the approved preliminary risk assessment and shall provide provisions for, where relevant, the sampling of soil, soil vapour, ground gas, surface and groundwater. All works must be carried out in compliance with and by a competent person who conforms to CLR 11: Model Procedures for the Management of Land Contamination (Defra 2004) or the current UK requirements for sampling and testing.

In order to ensure that no unacceptable risks are caused to humans, controlled waters or the wider environment during and following the development works, in accordance with policies EN20A and EN21 of the Unitary Development Plan as amended 2007 and 2011, policy CC4 of the Core Strategy 2011, and policy 5.21 of The London Plan 2011.

- 11) Unless otherwise agreed in writing by the Council, the development hereby approved shall not commence until, following a site investigation undertaken in compliance with the approved site investigation scheme, a quantitative risk assessment report is submitted to and approved in writing by the Council. This report shall: assess the degree and nature of any contamination identified on the site through the site investigation; include a revised conceptual site model from the preliminary risk assessment based on the information gathered through the site investigation to confirm the existence of any remaining pollutant linkages and determine the risks posed by any contamination to human health, controlled waters and the wider environment. All works must be carried out in compliance

with and by a competent person who conforms to CLR 11: Model Procedures for the Management of Land Contamination (Defra 2004) or the current UK requirements for sampling and testing.

In order to ensure that no unacceptable risks are caused to humans, controlled waters or the wider environment during and following the development works, in accordance with policies EN20A and EN21 of the Unitary Development Plan as amended 2007 and 2011, policy CC4 of the Core Strategy 2011, and policy 5.21 of The London Plan 2011.

- 12) Unless otherwise agreed in writing by the Council, the development hereby approved shall not commence until a remediation method statement is submitted to and approved in writing by the Council. This statement shall detail any required remediation works and shall be designed to mitigate any remaining risks identified in the approved quantitative risk assessment. All works must be carried out in compliance with and by a competent person who conforms to CLR 11: Model Procedures for the Management of Land Contamination (Defra 2004) or the current UK requirements for sampling and testing.

In order to ensure that no unacceptable risks are caused to humans, controlled waters or the wider environment during and following the development works, in accordance with policies EN20A and EN21 of the Unitary Development Plan as amended 2007 and 2011, policy CC4 of the Core Strategy 2011, and policy 5.21 of The London Plan 2011.

- 13) Unless otherwise agreed in writing by the Council, the development hereby approved shall not commence until the approved remediation method statement has been carried out in full and a verification report confirming these works has been submitted to, and approved in writing, by the Council. This report shall include: details of the remediation works carried out; results of any verification sampling, testing or monitoring including the analysis of any imported soil; all waste management documentation showing the classification of waste, its treatment, movement and disposal; and the validation of gas membrane placement. If, during development, contamination not previously identified is found to be present at the site, the Council is to be informed immediately and no further development (unless otherwise agreed in writing by the Council) shall be carried out until a report indicating the nature of the contamination and how it is to be dealt with is submitted to, and agreed in writing by, the Council. Any required remediation shall be detailed in an amendment to the remediation statement and verification of these works included in the verification report. All works must be carried out in compliance with and by a competent person who conforms to CLR 11: Model Procedures for the Management of Land Contamination (Defra 2004) or the current UK requirements for sampling and testing.

In order to ensure that no unacceptable risks are caused to humans, controlled waters or the wider environment during and following the development works, in accordance with policies EN20A and EN21 of the Unitary Development Plan as amended 2007 and 2011, policy CC4 of the Core Strategy 2011, and policy 5.21 of The London Plan 2011.

- 14) Unless otherwise agreed in writing by the Council, the development hereby approved shall not commence until an onward long-term monitoring methodology report is submitted to and approved in writing by the Council where further monitoring is required past the completion of development works to verify the success of the remediation undertaken. A verification report of these monitoring works shall then be submitted to and approved in writing by the Council when it may be demonstrated that no residual adverse risks exist. All works must be carried out in compliance with and by a competent person who conforms to CLR 11: Model Procedures for the Management of Land Contamination (Defra 2004) or the current UK requirements for sampling and testing.

In order to ensure that no unacceptable risks are caused to humans, controlled waters or the wider environment during and following the development works, in accordance with policies EN20A and EN21 of the Unitary Development Plan as amended 2007 and 2011, policy CC4 of the Core Strategy 2011, and policy 5.21 of The London Plan 2011.

- 15) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order with or without modification), 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 that the visual impact of telecommunication equipment can be considered in accordance with Policy EN8B of the Unitary Development Plan, as amended 2007 and 2011.

- 16) Pursuant to Article 3(1) and the provision of Article 3(2) of the Town and Country Planning (General Permitted Development) Order 1995, Part 1 of Schedule 2 of the said Order (being development within the curtilage of the dwellinghouse) (or any Order revoking or re-enacting that Order with or without modification) shall not apply to the dwellinghouses to which this planning permission relates, and no such development within the curtilage of the dwellinghouses shall take place without planning permission first being obtained.

To enable the Council to retain control over any future development in view of the overall design and integrated appearance of the scheme and the effect of any such development on the residential amenities of the surrounding properties, in accordance with policy EN8 of the Unitary Development Plan, as amended 2007 and 2011.

- 17) The development shall not commence before details of the refuse and recycling storage have been submitted to and approved in writing by the council. Such details as approved shall be implemented prior to the occupation of the development and thereafter permanently retained. All refuse/recycling generated by the development hereby approved shall be stored within the agreed areas. These areas shall be permanently retained for this use.

To ensure the satisfactory provision of refuse storage and recycling, in accordance with policy EN17 of the Unitary Development Plan, as amended 2007 and 2011.

- 18) The houses hereby approved must be built to Lifetime Homes standards taking account of general guidance in the Council's adopted Supplementary Planning Guidance (Access for All) and, as relevant to this development, the Mayor's Interim Edition Housing Design Guide 2010, have first been submitted to and approved in writing by the Council. The development shall thereafter be implemented in accordance with the approved details.

To ensure that the proposal provides an inclusive and accessible environment in accordance with the Council's 'Access for All' Supplementary Planning Document and London Plan Policy 7.2.

- 19) The development shall not commence prior to the submission and approval in writing by the Council of details of the proposed sound insulation of the wall/floor/ceilings separating the residential units hereby approved, and the walls separating the residential units from the adjoining property at 1 Gayford Road. These details shall ensure that the sound insulation and any other mitigation measures are sufficiently enhanced in order that the standard specified in BS 8233:1999 is achieved within the residential units. No part of the development shall be used or occupied prior to the installation of the sound insulation in accordance with the approved details, and the sound insulation measures shall thereafter be permanently retained.

To ensure that the amenities of neighbours of the development site are not adversely affected by noise, in accordance with Policies EN20A, EN20B and EN21 of the Unitary Development Plan, as amended 2007 and 2011.

- 20) No water tanks, water tank enclosures or other structures shall be erected on the roofs of the development hereby permitted, without planning permission first being obtained.

The Council wishes to exercise future control over development which may detract from the appearance of the building and negatively impact on the street scene in accordance with policy EN8 of the Unitary Development Plan, as amended 2007 and 2011.

- 21) The development hereby permitted shall not commence until a surface water drainage scheme, based on sustainable drainage principles, and a maintenance programme for the sustainable urban drainage measures, have been submitted to and approved in writing by the council. The scheme shall be implemented in accordance with the approved details prior to first occupation of the development hereby permitted, and thereafter permanently maintained in accordance with the agreed details.

To prevent any increased risk of flooding and to ensure the satisfactory storage of/disposal of surface water from the site in accordance with Policy CC2 of the Core Strategy 2011, Policy 5.13 of The London Plan 2011 and PPS25.

- 22) The development hereby permitted shall not commence until details of landscaping, boundary treatment and surface materials including planting schedules and material samples where appropriate, have been submitted to and approved in writing by the Council. The development shall be carried out in accordance with the approved details.

To ensure a satisfactory external appearance, in accordance with Policy EN8 of the Unitary Development Plan, as amended 2007 and 2011, and Policy BE1 of the Core Strategy 2011.

- 23) The three garages shall be provided prior to first use of the houses to which they relate. The three garages shall be provided in connection with the residential development and shall not be used other than for the parking of private motor vehicles and the garages shall not be used in connection with any trade or business.

To ensure the permanent retention of the parking space for parking purposes, in accordance with Standard S18 of the Unitary Development Plan, as amended 2007 and 2011.

Justification for Approving the Application:

- 1) 1. Land use: The loss of the office/warehouse is considered to be acceptable in that it has remained vacant for a considerable time, despite active marketing of the site. As such the principle of redevelopment which would make effective use of previously developed land is considered to be acceptable. The development would be in accordance with policies H1 and LE1 of the Core Strategy and policy 4.2 of the London Plan 2011, as well as policy HO6 of the Unitary Development Plan as amended 2007 and 2011.
2. Design: The development is considered to comply with UDP Policy EN8, which requires a high standard of design in all developments, compatible with the scale and character of existing development and its setting, policy BE1 of the Core Strategy, and London Plan (2011) policies 7.4 and 7.6 which seek a high quality in design and architecture, requiring new developments to have regard to the pattern and grain of existing development.
3. Residential Amenity and Impact on Neighbouring Properties: The impact of the proposed development upon adjoining occupiers is considered acceptable with no significant worsening of noise, overlooking, loss of sunlight or daylight to cause undue detriment to the amenities of neighbours. In this regard, the development would respect the principles of good neighbourliness. The internal design and layout of the new residential units are considered satisfactory, and the amenity space provision is also considered satisfactory. The proposed development has been designed to meet the current standards with regards to new buildings and will provide a Sustainable Urban Drainage system. The development would therefore be acceptable in accordance with Policies EN10, HO6, EN8, EN20A, EN23 and Standards S5A.1, S7A, S13.1, S13.2 and S13.3 of the Unitary Development Plan as amended 2007 and 2011, and policies CC1, CC2 and H3 of the Core Strategy 2011.
4. Transport: Subject to a satisfactory legal agreement there would be no adverse impact on traffic generation and the scheme would not result in congestion of the road network. Satisfactory provision would be made for cycle parking. Adequate provision for storage and collection of refuse and recyclables would be provided. The development would therefore be acceptable in accordance with Policies 6.1, 6.3, 6.9, 6.10, 6.11, 6.13 of The London Plan 2011 and policies TN4, TN5, TN6, TN8, TN13, TN15 and TN21 and Standards S18, S19, S20, S21

and S23 of the Unitary Development Plan as amended 2007 and 2011 and policy T1 of the Core Strategy 2011.

5. Access and Safety: The development would provide a safe and secure environment for all users. The development would therefore be acceptable in accordance with Policy EN10 of the Unitary Development Plan as amended 2007 and 2011, and the Council's adopted supplementary planning document 'Access for all'.

6. Land Contamination: The application proposes that contaminated land will be investigated and if required the site would be remediated to an appropriate level for the sensitive residential and open space uses. The proposed development therefore accords with policy 5.21 of the London Plan 2011 and policy CC4 of the Core Strategy 2011.

7. Flood Risk: A Flood Risk Assessment (FRA) has been submitted and has considered risks of flooding to the site and adequate preventative measures have been identified. The development would therefore be acceptable in accordance with Planning Policy Statement (PPS) 25 and policies 5.13, 5.14 of the London Plan 2011.

LOCAL GOVERNMENT ACT 2000 LIST OF BACKGROUND PAPERS

All Background Papers held by Michael Merrington (Ext: 3453):

Application form received: 4th August 2011
Drawing Nos: see above

Policy Documents: The London Plan 2011
Unitary Development Plan as amended 2007 and 2011
Core Strategy 2011

Consultation Comments:

Comments from:
Thames Water - Development Control

Dated:
10.10.11

Neighbour Comments:

Letters from:
18A Gayford Road London W12 9BN
12 Gayford Road
Nag
NAG
16 Gayford road
18a Gayford Rd
16B Gayford Road, London
18 Gayford Road London W12 9BN

Dated:
17.10.11
18.10.11
07.11.11
20.12.11
30.12.11
17.10.11
19.10.11
17.10.11

37-39 Artillery Lane	03.11.11
6 Gayford Road London W12 9BN	29.12.11
18 Gayford Road	22.12.11
159 Becklow Road	26.09.11
12 Gayford Road	20.12.11
16 Gayford Road London W12 9BN	18.10.11
Basement Flat, 16 Gayford Road	19.10.11
1 Gayford Road London W12 9BY	20.10.11
1 Gayford Road London W12 9BY	19.12.11
16 Gayford Road	17.10.11

1.0 BACKGROUND

1.1 The application site comprises a vacant warehouse/office building situated on the south side of Gayford Road, close to the junction with Askew Road. To the south the site adjoins the flank walls of part of Edans Court (residential development), and to the east the site adjoins the vehicular access to Edans Court. To the west the site adjoins 1 Gayford Road (formerly a commercial use, but now residential). The site is not situated within a conservation area, nor visible from within one; the nearest part being on Askew Road to the south some 90 metres away. The property is located partially within Flood Zones 2 and 3.

1.2 The existing building dates from the 1960's, is two storeys in height over the entire footprint of the site, and is of little architectural merit. There is a large crossover and roller shutter (for service access) at the western end of the site. The premises have been vacant since 2006; in spite of active marketing of the site no commercial occupier has been found for the site.

1.3 Gayford Road is a predominantly residential street with a mixture of two and three storey high Victorian terraced houses. The terraces step in plan to follow the curve of the road. The buildings in Askew Road to the east of the site are larger in scale, with commercial uses at ground floor level, and residential accommodation on the upper floors.

1.4 In the past planning applications made and permissions were granted at the site, but were not implemented. These were for: (i) a three storey plus basement building for B1 office purposes (1989) (ii) a three storey plus basement building for B class use (1990). Outline planning permission was also granted for the erection of two two-storey buildings to provide 8 residential units in 1991; again this consent was not implemented.

1.5 In 2010 a planning application was submitted for the erection of 7 x 3-storey 4-bedroom terraced townhouses (with integral garages); following demolition of the existing office building. This application was withdrawn at the applicant's request.

1.6 The current application is for redevelopment comprising the erection of 7 x 3-storey 4 bedroom terraced townhouses, 3 of which would have integral garages; following demolition of the existing office building. The houses would be for private sale.

1.7 A similar (and concurrent) planning application for redevelopment of this site is also currently under consideration; ref: 2011/02459/FUL. This also proposes the erection of 7 x 3 storey 4-bedroom terraced townhouses; but in this case each of the

houses would have an integral garage. This application is expected to be withdrawn shortly.

1.8 The current application has been revised since its original submission. The key changes can be summarised as follows:

- minor alterations to the front elevation of the terrace (level of window heads at first floor level amended to line through, reconstituted stone window cills added for greater emphasis, party walls extended through roof to emphasise visual identity; also method of window opening detailed)
- House 4 has been handed to avoid an awkward relationship of the front door canopies between houses 4 and 5

2.0 PUBLICITY AND CONSULTATIONS

2.1 The application was advertised by way of site and press notices and individual notification letters were sent to the occupiers of the adjoining properties, together with interested parties who previously commented on the earlier withdrawn planning application.

2.2 Ten letters were received in response to the original consultation. Nine of the letters received were in support of the application. These letters of support (from 12, 16 (3 letters), 16 - basement flat, 16B, 18 and 18A (2 letters) Gayford Road) can be summarised as follows:

- current empty building is an eyesore
- redevelopment will regenerate the street
- no reservations about safety issues
- will improve character and appearance of the street
- empty building encourages anti-social behaviour and people to loiter
- this will allow Gayford Road to improve in line with Askew Road improvements
- will increase the housing stock within the street and borough generally
- development will not cause harm to parking within the street

2.3 One letter of objection was received from 1 Gayford Road. This objection can be summarised as follows:

- this compromise proposal fails to address the main issues
- the garages will result in safety issues between pedestrians and the drivers. This is especially relevant given the high numbers of children using the road to go to Stepping Stones Nursery, Good Shepherd School and St Stephen's Hall
- with limited space in front of the houses there is a danger that drivers will block pavement by stopping on the crossovers
- proposal does nothing to ease the blind entrance/exit from Edans Court
- development will increase the demand for the limited on-street car parking spaces
- development is over-scaled
- inadequate daylighting to development
- ground floors are blind, inappropriate materials
- overlooking to my property
- objections to the previous scheme should be taken into account given the similarity of the schemes

2.4 Following the revisions to the scheme, neighbours were reconsulted by way of letter. This time a further 6 responses were received. Four of these (from 12, 16 (2 letters) and 18 Gayford Road) were in support of the scheme, for similar reasons to

those stated in para 2.2. Two of the responses (from 1 and 6 Gayford Road) object to the scheme. The objection from no.1 reiterates the earlier objections to the scheme and the response from no.6 objects on as follows: A three story plus roof building is out of scale with the general height of Gayford Road (though design and especially the front garden/space is an improvement); Is there any safeguard that the ground floor living spaces will not be converted into garages/homeworkshops (or the garages into living spaces)?

2.5 Officers consider that the responses received with regard to the concurrent application (2011/02459/FUL) should be noted with regard to this application. There were 14 responses; 13 of which were objections on the following grounds:

- very concerned about safety issues with vehicles entering/exiting garages and conflict with pedestrian traffic, especially given the large numbers of small children passing the site to access the Stepping Stones Nursery, Good Shepherd School and St Stephen's Hall
- loss of on street car parking spaces
- vehicles overhanging/blocking pavement
- density of development
- height and bulk of development
- inappropriate design
- increase in demand for limited parking spaces

One response, from 12 Gayford Road, supported the development as detailed above.

2.6 The Environment Agency raise no objections to the proposed development on Flood Risk grounds.

2.7 Thames Water raise no objections to the proposal.

2.8 Crime Prevention Design Advisor - raises no objections to the proposed scheme.

3.0 PLANNING CONSIDERATIONS

3.1 Development on this site is subject to policies and standards set out in the Council's Unitary Development Plan and Core Strategy, and The London Plan. The main issues are considered to be the acceptability of the loss of the existing land use and the suitability of the proposed land use, whether the proposal is of acceptable design and appearance, whether it is acceptable in terms of traffic and parking and its impact on amenities of surrounding occupiers in terms of outlook, privacy, noise and disturbance and daylight and sunlight; energy and sustainability matters.

3.2 As this application is subject to a legal agreement, it may not be possible to grant permission before Mayoral CIL takes effect, which is anticipated to happen on 1st April 2012. Should the levy become payable, this will be a material consideration to which regard must be had when determining the application. In the event of this happening, the resolution recommended to committee members by officers will enable the Director of T&TS to take this into account before determining the application.

LAND USE and QUANTUM:

3.3 The building is located at the eastern end of Gayford Road, which is a predominantly residential street, close to the junction with Askew Road. The proposed demolition of the existing premises, which is a vacant warehouse/office building, needs to be considered against Policy LE1 of the Core Strategy and Policy 4.2 of The London

Plan, which allows for change of use of surplus commercial premises for residential use subject to certain criteria.

3.3 Given that the premises have been vacant for several years and that the owners have marketed the site unsuccessfully, officers consider that it is reasonable to regard the previous warehouse/office use as surplus to requirements.

3.4 National Planning Policy Statement (PPS) 1 (Delivering Sustainable Development) requires local authorities to promote more efficient use of land through higher density, mixed use development and the use of suitably located previously developed land and buildings. The London Plan also seeks to ensure that proposals achieve the optimum intensity of use that remains compatible with the local context and is well served by public transport.

3.5 PPS3 emphasises the importance of increasing the delivery of homes and seeks to create mixed and balanced communities through encouraging the provision of a wide range of well designed housing to meet a variety of needs. Paragraph 41 sets a national target for 60% of new homes to be built on previously developed land. The document states that housing should be located in close proximity to community facilities, access to jobs, key services and infrastructure to assist in the creation of sustainable communities.

3.6 Policy 3.3 (Increasing London's Supply of Housing) of The London Plan sets minimum borough targets for housing provision up to 2021. The policy specifies a 10 year minimum target for LBHF of 6,150 dwellings, and an annual monitoring target of 615 dwellings. London Plan policy 3.4 (Optimising Housing Potential) requires new development to optimise the intensity of use of sites, taking into account the local context and character, design principles and public transport accessibility, consistent with the development density guidance.

3.7 Core Strategy policy H1 (Housing Supply) reflects the guidance of The London Plan housing target and explains that one of the ways to address this is by way of the development of brownfield sites such as that proposed. Meanwhile, policy HO6 of the UDP requires new residential development to provide a mixture of units to meet the needs of family and non-family households. This development seeks to create a terrace of 7 houses, reflective of the existing character of the street, and therefore the development provides only 7 x 4 bedroom houses. Officers consider that given the desire to replicate the terrace aspect of the area, that in this instance the proposed mix is acceptable.

3.8 The proposal involves the provision of 7 new residential dwellings in the form of townhouses (3 with integral garages) on previously developed land in a predominantly residential area. Local shops and services together with public transport links to the town centres and beyond, are available on Askew Road. The construction of these homes would contribute towards achieving the Borough's housing targets. As detailed in the density section of this report, the proposed development is considered to optimise the use of the site. Accordingly, in addition to the compliance with Central Government guidance and the Core Strategy, the provision of housing on the site is considered, in principle, to be consistent with London Plan policy guidance.

3.9 The proposed provision of 7 x 4 bedroom houses provides a significant number of larger family sized units. This would provide for a type of development appropriate to the location, and in line with Core Strategy Policy H4 (Housing Need).

3.10 The number of residential units proposed is below the threshold of 10 for which affordable housing is required under London Plan Policy 3.13. Although this site does not propose 10 or more units, there is a requirement to consider whether there is any capacity for 10 or more units, applying the density guidance set out in policy 3.4 (maximising the potential of sites) and table 3.2, of the London Plan 2011.

3.11 Policy H3 (Housing Quality and Density) of the Core Strategy requires that all housing development to respect the local setting and context, provide a high quality residential environment, be well designed and energy efficient in line with the requirements of the Code for Sustainable Homes, meet satisfactory internal and external space standards, and (subject to the size of scheme) provide a good range of housing types and sizes. Acceptable housing density will be dependent primarily on an assessment of these factors, taking account of London Plan policies and subject to public transport and highway impact and capacity.

3.12 Policy 3.4 of The London Plan seeks to ensure that development optimises housing output for different types of location within the relevant density range shown in Table 3.2 (Sustainable residential quality and residential density matrix), which takes into account local context and character, design principles and public transport capacity.

3.13 The site is located in Public Transport Accessibility Level (PTAL) 3 using Transport for London's methodology, indicating that it has a moderate level of accessibility by public transport. This location would normally support a density of between 200 and 450 habitable rooms per hectare (Hrh).

3.14 The proposed development site comprises 0.0855 hectares and would have a total of 53 habitable rooms which would result in a residential density of 613 hr/ha, which is in excess of the normal limits for this type of location. It is therefore considered that it would not be appropriate to include further units within the proposed development as this would further increase the density level for the site. On this basis it is considered that it would be unreasonable to require the provision of affordable housing in this case.

3.15 At 613 hrh the proposed density is above the guideline in The London Plan. However, the London Plan says that where proposals are made for developments above the relevant density range they must be tested rigorously, balancing concerns for overall housing output against other policies which are relevant to higher density development. These include different aspects of 'liveability' related to proposed dwelling mix, design and quality, amenity provision and space, physical access to services, sustainable design and construction, car parking. In addition, the wider context of the proposal taking account of its contribution to local 'place shaping' is relevant. Assessed under these criteria, officers judge that the proposed density is acceptable. These criteria are considered in more detail in the paragraphs below.

DESIGN and ACCESSIBILITY

3.16 London Plan policy 7.1 requires that all new development is of high quality that responds to the surrounding context and improves access to social and community infrastructure contributes to the provision of high quality living environments and enhances the character, legibility, permeability and accessibility of the surrounding

neighbourhood. Policy 7.2 requires that new development embraces the principles of inclusive design. Policy 7.3 requires new development to incorporate crime prevention measures to provide a safe and secure environment.

3.17 Policy 7.4 of The London Plan requires that new development responds to the surrounding setting and provides a human scale and relationship with street level activity and is informed by the historic context. Policy 7.5 requires the provision of high quality public realm that is comprehensible at a human scale. Policy 7.6 requires development to be of high architectural quality that is of a scale that is compatible with the surrounding area that makes a positive contribution to the immediate, local and wider area.

3.18 UDP policy EN8, which requires that new development, is of a high standard of design that is compatible with the scale and character of existing surrounding development, is relevant.

3.19 Policy G1 of the Draft Development Management Development Plan Document (DM DPD) 2011 builds on UDP policy EN8 and other design policies, seeking new build development to be of a high standard of design and compatible with the scale and character of existing development and its setting. Core Strategy policy BE1 requires that all new development creates a high quality, accessible, urban environment that respects the surrounding setting, including heritage assets.

3.20 The application site currently presents a poor visual aspect to the street. The existing building has no architectural merit presenting a bland, utilitarian appearance within the predominantly Victorian streetscene. The building is of no distinct architectural quality and is not particularly characteristic of the rest of the street; it does not make a positive contribution to the character or appearance of the street scene.

3.21 The proposed development would be three storeys high. Whilst two storey properties are the predominate building typology within the street, there is a range of property heights within the streetscene (2 storeys- residential and commercial, 2 storey plus basement, and three storeys). Whilst the proposed scheme is contemporary in appearance, and three storeys high, the site adjoins an unremarkable commercial style building within the terrace. It is judged that the three storeys proposed, when assessed in the context of the adjoining commercial style buildings would not be unreasonable or out of keeping with the streetscene at this point. The development would introduce, unlike the existing building, a good quality façade to the frontage on Gayford Road, improving the character and appearance of the streetscene. The new houses are set back from the back edge of the pavement behind front gardens and the rear gardens would open up space between the buildings at the rear. Officers consider that the proposed development introduces a residential terrace on this site, which has the rhythm and scale of a traditional terrace but with a contemporary interpretation to the detailed design of the elevations, and that the development would effectively repair the street frontage using modern materials, proportions and design features found in the adjoining street frontages. It is considered that the replacement building has been sensitively designed in terms of the form, height and proportions. The materials proposed for the development include London stock facing brick, natural slate roofs, timber cladding and grey aluminium framed fenestration. A condition has been attached requiring the submission of samples for further approval (Condition 07).

3.22 Three of the houses would incorporate integral garages at ground floor level, but officers consider that the large ground floor windows to the remaining four houses and the extent of fenestration to the upper floors on the front elevation of the terrace would provide an active frontage to the street and the opportunity for natural surveillance. The proposed development would not cover the footprint of the entire site (as the current building does) and would have private gardens to the rear for each of the houses. In this regard the scheme would have a more pleasing relationship with its neighbours to the south, creating space between buildings; whilst introducing green areas in the interest of the amenity of future residents, biodiversity and surface water disposal.

ENVIRONMENTAL QUALITY, SPACE AND AMENITY

3.23 Policy 3.5 of The London Plan requires new residential development to provide a high quality living environment internally. Table 3.3 of this policy specifies unit sizes for new residential development. A caveat is included within the policy stating that development that does not accord fully with the policy can be permitted if it exhibits exemplary design and contributes to the achievement of other policy objectives. Policy H3 of the Core Strategy requires new residential development to provide high quality living conditions for future occupiers. UDP standard S7A specifies minimum internal floorspace standards for new residential units.

3.24 Policy 3.8 of The London Plan requires new residential development to be built to lifetime homes standards, with 10% of units designed to be wheelchair accessible or easily adaptable to this standard. UDP policy HO6 requires, among other matters, 10% of new residential units to be designed to be suitable for occupation by wheelchair users. The scheme meets this criteria.

3.25 London Plan policy 7.3 advises that new development should seek to create safe, secure and appropriately accessible environments. UDP Policy EN10 requires new development to create a safe and secure environment. The Crime Prevention Design officer did not raise any objections to the development. Notwithstanding this, a condition (08) has been attached requiring the submission of a statement as to how the development will comply with SBD requirements.

3.26 Policy EN23 of the UDP states that all new developments would be required to make provision for open space to meet the needs of the occupiers and users. Standard S5 states that family dwellings with ground floor accommodation should have at least 36m² of private amenity space.

3.27 All of the proposed units have been designed to exceed the minimum dwelling size requirements outlined in Standard S7A of the UDP and to exceed the minimum dwelling size requirements of Table 3.3 of The London Plan. Private amenity space would be provided for each dwelling; each house would have access to at least 36sqm in size. The new houses have rear gardens ranging from 32.27 sqm to 40.39sqm in size. Four of the rear gardens are slightly below the 36 sqm target, however, all houses have a front garden area and this area brings the available amenity space to above 36 sqm.

3.28 Standard S13.3 of the UDP relates to aspect, and states that no dwelling should normally have all of its habitable windows facing exclusively in any northerly direction. In this case, all the proposed houses are orientated north/south and would therefore have an acceptable aspect arrangement.

3.29 The proposed units would meet lifetime homes standards in terms of access, lighting, hallway and door widths, wheelchair space in dining and living access, living room at entry level, entrance level bedspace, wheelchair accessible entrance level WC (and future shower drainage), wc/bathroom adaptability, potential for stairlift/though floor lift, and height of fittings; as such the development complies with Core Strategy Policy H4 for meeting housing needs that all new-build dwellings should be to lifetime homes standards. A condition (18) has been attached to ensure that the new houses are built to Lifetime Homes Standards.

3.30 Overall, it is considered that the standard of accommodation would give rise to a high quality internal living environment that would satisfactorily meet policy requirements. The scheme generally complies with the relevant policies and guidance, all of which require a high standard of design.

RESIDENTIAL AMENITY

3.31 Policy EN8 of the UDP states that development should respect the principles of good neighbourliness and ensure that new developments are designed so that the amenities of existing residential properties are not unacceptably harmed. Standards S13.1, S13.2 and S13.2a provide guidance on loss of outlook, loss of privacy to neighbouring properties and noise and disturbance.

3.32 Under Standard S13.1 where a development does not breach a general standard of 45 degrees from a 2m height on the boundary from adjoining residential property the development would not have an overbearing impact in terms of outlook. In this case, the rear boundary of the site backs onto the flank walls of Edan Court. The rear boundary is a variable distance away from the proposed houses (between 5.5 and 10m) and House 1 marginally infringes this standard. However, currently the site has a two storey commercial building with total site coverage, and that the proposed should also be remembered that at present there is a two storey high building on the site (with total site coverage) that does not comply with this standard, and that the proposed development, would result in an open area between the flank of the Edans Court properties and the rear wall of the proposed houses which is an improvement over the current situation. In this respect the development is judged to comply with the aim of this standard.

3.33 To the east, the nearest residential windows are on the upper floors (above the Askew Road commercial premises). Taking a line at 25 degrees from the lowest window it can be demonstrated that the proposed development would not result in harm to the amenity of these properties as a result of loss of daylight/sunlight. This is the same position with regard to the existing premises in Gayford Road (opposite the site).

3.34 To the west the adjoining property (1 Gayford Road, formerly commercial now used for residential purposes) has a lightwell to allow light to the rear of the premises. The applicant proposes to retain the existing wall of the application site to this lightwell at the same height, so as to ensure the protection of the amenities of this property (in terms of overlooking /loss of privacy and daylight).

3.35 With regard to overlooking and loss of privacy, to the rear the proposed houses would look onto the flank elevations of Edans Court. These windows would only have an obtuse view to Edans Court and would not result in demonstrable harm. To the front there are existing windows facing towards the terrace opposite, the proposed houses would be set further back, and whilst these windows would be within 18m of these windows, officers consider that the windows would follow the normal pattern of

development in this type of street, and given the fact that the proposed windows are set further back, it is considered that this would not result in harm such that it would justify withholding planning permission. There are no windows proposed in the flank elevations. The 7 houses all have `loggias` at first floor level, which have fold up doors/windows to allow them to be opened (weather permitting) creating a small internal balcony area (measuring between 6.4 sqm to 7.9 sqm. These loggias do not project beyond the rear main building line and officers consider that they would not result in a loss of privacy nor noise and disturbance for neighbouring properties.

3.36 The development is set in a predominantly residential side street. As such officers consider that, subject to conditions, the proposal would not have an undue noise impact on the amenities of adjoining neighbours. Conditions are recommended to mitigate against external noise levels through the provision of sound insulation. The proposal is therefore considered to be consistent with Policy EN21 of the UDP.

3.37 In summary, it is not considered that the proposed development would have an unacceptable impact on the existing amenities of neighbouring occupiers in terms of loss of outlook or increased sense of enclosure; overlooking or loss of privacy; noise and disturbance or loss of daylight/sunlight, and is judged to be acceptable in the context of Policies EN8 and EN21 and Standard S13 of the UDP.

PARKING, SERVICING, TRAFFIC GENERATION, REFUSE

3.38 PPG13 expects better integration between planning and transport and promotes accessibility by public transport, walking and cycling instead of using private vehicles.

3.39 Policy 6.1 of The London Plan sets out the intention to encourage consideration of transport implications as a fundamental element of sustainable transport, supporting development patterns that reduce the need to travel or that locate development with high trip generation in proximity of public transport services. The policy also provides guidance for the establishment of maximum car and cycle parking standards. Policy 6.3 of The London Plan requires applications for new development to detail the impacts on transport capacity and that development does not compromise highway safety. Policy 6.9 seeks to facilitate an increase in cycling in London and requires that new development provides for the needs of cyclists.

3.40 London Plan Policy 6.10 seeks an increase in walking in London through the provision of high quality pedestrian environments. Policy 6.13 of The London Plan states the objective for promoting new development while preventing excessive car parking provision, and states that new development should accord with the London Plan car and cycle parking standards.

3.41 UDP Policy TN13 requires all development proposals be assessed for their contribution to traffic generation and their impact on congestion. Policy TN15 of the UDP requires any proposed development to conform to the parking standards, as listed in Standards S18 and S19 as well as Table 12.1, to ensure that there would be no increase in on-street parking demand. Policy TN4 states that development will not be permitted unless in terms of its design and layout it would facilitate ease of access by disabled people and others with impaired mobility to and from public transport facilities and car parking areas that directly serve the development.

3.42 Core Strategy policy T1 seeks improvement to the opportunities for walking within the Borough and localised highway improvements to reduce north-south congestion in

the Borough and requires that new development secures access for all persons and provides appropriate car parking provision to meet the essential needs of the development without impacting on the quality of the urban environment. The council's draft Development Management DPD is currently the subject of public consultation. The policies contained therein are proposed to replace the remaining extant policies in the UDP. By and large, the transport policies are the same as those currently in the UDP. Policies J2 and J3 set out vehicle parking standards, which brings them in line with London Plan standards and circumstances when they need not be met (similar to UDP policy TN15 and Standard S18, which references Table 12.1). Policy J5 encourages the use of cycling and walking and in terms of cycle parking requires a greater number of spaces than both the UDP and London Plan. The relevant policies in the Development Management DPD will be a material consideration to which regard must be had in considering the application. As it is still a draft document at an early stage of the adoption procedure and will not be adopted until after an independent examination, it does not lend itself considerable weight. Nonetheless, officers consider that the proposal also accords with the relevant transport policies mentioned above. Officers are satisfied that the relevant provisions of the UDP and London Plan are met.

3.43 The site is located on the south side of Gayford Road, close to the junction with Askew Road. The current proposal would require 11 car parking spaces to meet full UDP standard though one parking space per house has emerged to be generally acceptable, meaning that 7 spaces would be required; and would result in the loss of 1 existing on-street parking space. The proposal includes three houses with integral garages (at the western end of the site), adjacent to the existing crossover. Four of the houses would not have parking provided on site. The site has a Public Transport Accessibility Level (PTAL 3) using Transport for London methodology, indicating that it has a moderate level of accessibility by public transport; residents have access to local shops/services and public transport quite readily. Gayford Road has an average parking stress of 71.5%, however, indicating that there is some spare capacity in the street to accommodate additional parking which may arise from this proposal such that some parking permits may be allowable. Subject to such an arrangement which would be secured in a legal agreement, it is not considered that the proposed development would be likely to have an unacceptable impact on the existing amenities of local residents as a result of resultant on-street car parking stress. Cycle parking is proposed to be provided at two spaces per house; which is considered to be satisfactory. The applicant has agreed to enter into a Section 106 agreement to fund necessary remedial works to the footway and crossover.

3.44 It is recommended, in the interests of protecting the amenities of residents and minimising impact on the highways, that details of a satisfactory Construction Management Plan would be secured by condition (Condition 04).

3.45 London Plan Policy 5.16 outlines the Mayor's approach to waste management. UDP Policies EN17 and HO14 set out the Council's Waste Management guidance, requiring development to incorporate suitable facilities for the storage and collection of segregated waste. The submitted plans indicate that the location of the refuse storage area for the houses would be within the front garden areas of each individual house. Notwithstanding this, further details of this provision are reserved by condition (Condition 17).

OTHER MATTERS

Land Contamination

3.46 Policy 5.21 of The London Plan states the support for the remediation of contaminated sites and that appropriate measures should be taken to control the impact of contamination with new development. Policy CC4 of the Core Strategy 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. Policy H7 of the draft DM DPD requires effective measures to treat, contain or control contamination and policy H11 builds on UDP policy EN20A(i).

3.47 Potentially contaminative land uses, past or present, are understood to occur at, or near to, this site. In order to ensure that no unacceptable risks are caused to humans, controlled waters or the wider environment during and following the development works, and in accordance with policies EN20A and EN21 of the UDP as amended 2007 and 2011, policy CC4 of the Core Strategy 2011, and policy 5.21 of The London Plan 2011 conditions are recommended to be attached to the planning permission requiring the assessment of contaminated land to be carried out and remediation to be identified/carried out if necessary (Conditions 09 to 14).

Flood Risk

3.48 The site lies within Flood Zones 2 and 3. The applicant has submitted a flood risk assessment which identifies flood resilience and flood resistance techniques, and measures to mitigate the effects of flood. The Environment Agency state that the proposed development falls into a flood risk vulnerability category that is appropriate to the Flood Zone according to Tables D.1 and D.3 of PPS25 and as such have no objection to the application in this instance. They state that the River Thames flood defences in this area defend the site to a 1 in 1000 year annual probability of river flooding in any year (<0.1%) and that areas of residual flood risk can occur due to failure of the flood defences or a design flood event greater than that mentioned above. However, they go on to state that according to the best information available, the site lies outside the area of residual risk of flooding. In this respect the development is considered to be acceptable in the context of PPS25 and Policy H3 of the draft DM DPD, which requires development to minimise flood risk.

3.49 As a minor development, there is no requirement to meet the sustainable energy and carbon reduction policies in the Core Strategy/London Plan. However, the proposed development will be designed and constructed to meet the minimum requirements of the 2010 Building Regulations in relation to energy performance. This ensures that good levels of insulation will be integrated and heat loss will be reduced. Energy efficient heating systems and lighting will also be installed to reduce energy use and associated CO2 emissions.

Sustainable Urban Drainage

3.50 Core Strategy Policy CC3 advises that the Council would pursue sustainable water management. The redevelopment of the site provides an opportunity to reduce surface water run-off. Although this is a minor development, consideration has been given to introducing some soft landscaping and permeable surfaces, which could divert some surface water away from the combined sewer system. A condition is recommended to be attached to deal with these issues (Condition 21)

LEGAL AGREEMENT

3.51 London Plan policy 8.2 recognises the role of planning obligations in mitigating the effects of development. In accordance with Section 106 of the Town and Country Planning Act 1990 (as amended) the applicant has agreed to enter into a legal agreement. The Legal Agreement would have the following heads of terms:

- Applicant to pay for works to the highway, to facilitate the scheme
- Houses with garages to be ineligible for on-street car parking permits
- Houses with no garages to be eligible to 1 on-street car parking permit per house (maximum 4 for the development).

4.0 CONCLUSION and RECOMMENDATION

4.1 It is not considered that the loss of the vacant office/warehouse building would result in an unacceptable loss of commercial floorspace. The principle of the land use, and the quality of the proposed residential units, is considered to be acceptable. Furthermore the proposed redevelopment of the site would not cause demonstrable harm to the amenities of neighbouring residents, and the proposals are considered to be acceptable in terms of enhancing the character and appearance of the streetscene and the area generally. The development would not impact significantly on the highway network and local parking conditions, subject to a legal agreement.

4.2 It is recommended that the application be approved, subject to conditions and the completion of a legal agreement.

Ward: Askew

Site Address:

The Sun 120 Askew Road London W12 9BL



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For identification purposes only - do not scale.

Reg. No:

2011/02630/FUL

Case Officer:

Dale Jones

Date Valid:

08.09.2011

Conservation Area:

Ravenscourt And Starch Green Conservation Area
- Number 8

Committee Date:

14.03.2012

Applicant:

KARRADA DEVELOPMENTS
14 NORTH END ROAD LONDON W14 0SH

Description:

Erection of an additional floor at roof level; erection of a part single storey part 3 storey rear extension in connection with retail on ground floor (Class A1) and 8 residential units on upper floors together with associated cycle and refuse storage; erection of a 3 storey side extension housing staircase to upper floors; new front and rear elevational facades
Drg Nos: 3089/01; 099A; 100C; 101B; 102B; 103; 200B; 201B; 202B; 300B and 400 (Demolition Plan).

Application Type:

Full Detailed Planning Application

Officer Recommendation:

That the application be approved subject to the condition(s) set out below:

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

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

- 2) The development hereby permitted shall not be carried out other than in accordance with the following approved plans: 3089/01; 099A; 100C; 101B; 102B; 103; 200B; 201B; 202B; 300B and 400 (Demolition Plan).

In order to ensure full compliance with the planning application hereby approved and to prevent harm arising through deviations from the approved plans, in accordance with Policies EN2, EN2B and EN8 of the Unitary Development Plan, as amended 2007 and 2011.

- 3) No demolition or construction works shall commence prior to the submission and approval in writing by the Council of a Demolition Management Plan and a Construction Management Plan, which shall include details of the steps to be taken to re-use and recycle demolition waste and details of the measures proposed to minimise the impact of the demolition and construction processes on the existing amenities of the occupiers of neighbouring properties, including monitoring and control measures for dust, noise, vibration, lighting and working hours, waste classification and disposal procedures and locations, suitable site hoarding and the measures proposed to prevent the passage of mud and dirt onto the highway by vehicles entering and leaving the site in connection with the demolition and construction processes. All demolition and construction works shall be carried out in accordance with the approved details.

In order that appropriate steps are taken to limit the impact of the proposed demolition and construction works on the amenities of local residents and the area generally, in accordance with policies EN19A, EN20A, EN20B, EN20C and EN21 of the Unitary Development Plan, as amended 2007 and 2011.

- 4) The development hereby permitted shall not commence prior to the submission and approval in writing by the Council of details in plan, section and elevation (at a scale of not less than 1:20) of the following matters, and no part of the development shall be used or occupied prior to the completion of that part of the development in accordance with the approved details:

- a) A typical bay through the front elevation at Askew Road
- b) The proposed shopfront and shop surround

To ensure a satisfactory external appearance and to prevent harm to the street scene and to make the environment safe and more accessible for all, in accordance with Policies EN2, EN2B and EN8 of the Unitary Development Plan, as amended 2007 and 2011, and the general guidance given in the Council's Access For All Supplementary Planning Guidance.

- 5) The development hereby approved shall not commence until particulars and samples (where appropriate) of all materials to be used in all external faces of the development and details of all paving and external hard surfaces, boundary walls, railings, gates, fences and other means of enclosure have been submitted and approved in writing by the Council. The development shall be carried out in accordance with the approved details.

To ensure a satisfactory external appearance, in accordance with Policies EN2, EN2B and EN8 of the Unitary Development Plan, as amended 2007 and 2011.

- 6) The development hereby permitted shall not commence until a statement of how 'Secure by Design' requirements are to be adequately achieved has been submitted to and approved in writing by the Council. The approved details shall be carried out prior to occupation of the development hereby approved and permanently maintained thereafter.

To ensure a safe and secure environment for users of the development, in accordance with Policy EN10 of the Unitary Development Plan as amended 2007 and 2011.

- 7) No plumbing, extract flues or pipes, other than rainwater pipes shall be fixed on the front elevation of the new residential units hereby approved.

To ensure a satisfactory external appearance and to prevent harm to the street scene and the conservation area, in accordance with Policies EN2, EN2B and EN8 of the Unitary Development Plan, as amended 2007 and 2011.

- 8) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008 (or any Order revoking or re-enacting that Order with or without modification), 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 granted.

To ensure that the visual impact of telecommunication equipment can be considered, in accordance with Policies EN2, EN2B and EN8 of the Unitary Development Plan, as amended 2007 and 2011.

- 9) No plant, water tanks, water tank enclosures or other structures, that are not shown on the approved plans, shall be erected upon the roofs of the building hereby permitted.

To ensure a satisfactory external appearance, in accordance with Policies EN2, EN2B and EN8 of the Unitary Development Plan, as amended 2007 and 2011.

- 10) No part of the any roofs of the development hereby approved shall be converted into or be used as a terrace or other form of open amenity space. No railings or other means of enclosure shall be erected on any other roofs and no alterations shall be carried out to facilitate access onto any other roofs.

Such a use would be harmful to the existing residential amenities of neighbouring occupiers as a result of overlooking, loss of privacy and additional noise and disturbance, contrary to Policy EN21 and standards S13.2, and S13.2A of the Unitary Development Plan as amended 2007 and 2011.

- 11) No part of the development hereby approved shall be occupied prior to the provision of the refuse and recycling storage enclosures, as indicated on the approved drawing: 3089/100 C. All refuse and recycling generated by the development hereby permitted shall be stored within these enclosures and shall be permanently retained for these purposes.

To ensure that the use does not give rise to smell nuisance and to prevent harm to the street scene arising from the appearance of accumulated rubbish, in accordance with Policy EN17 of the Unitary Development Plan, as amended 2007 and 2011.

- 12) No development shall commence until details have been submitted to and approved in writing by the council for the proposed cycle parking areas as indicated on approved drawing: 3089/100 C. The cycle storage facilities shall be provided prior to first occupation of the property and permanently retained thereafter in accordance with the approved details.

To ensure the provision of bicycle spaces in accordance with Policy TN6 and standard S20.1 of the Unitary Development Plan, as amended 2007 and 2011.

- 13) Prior to commencement of the development hereby approved, details shall be submitted to and approved in writing by the Council, of the levels of sound insulation of the wall/floor/ceilings separating the proposed residential units with the proposed retail space and all adjoining existing and proposed properties. Details shall ensure that the sound insulation and any other mitigation measures are sufficiently enhanced in order that the standard specified in BS 8233:1999 is achieved within residential units. 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 and neighbours are not adversely affected by noise, in accordance with Policies EN20A, EN20B and EN21 of the Unitary Development Plan, as amended 2007 and 2011.

- 14) The development shall not commence prior to the submission and approval in writing by the Council of details of any proposed external lighting, including security lights, and no part of development shall be use or occupied until the lighting has been installed in full accordance with the approved details. Such details shall include the number, exact location, design and appearance of the lights, together with data concerning the levels of illumination and light spillage and the specific measures, having regard to the recommendations of the Institution of Lighting Engineers in the 'Guidance Notes For The Reduction Of Light Pollution 2005' to ensure that the any lighting proposed does not harm the existing amenities of the occupiers of neighbouring properties.

To ensure a satisfactory external appearance and to prevent harm to the occupiers of neighbouring properties, in accordance with Policies EN8, EN20A, EN20C and EN21 of the Unitary Development Plan, as amended 2007 and 2011.

- 15) No goods, plant/machinery or equipment in connection with the ground floor commercial use shall be placed/stored on the forecourt of the property.

In order to prevent visual clutter, and to ensure a satisfactory external appearance, in accordance with Policies EN2 and EN8 of the Unitary Development Plan, as amended September 2007 and 2011.

- 16) The shopfront glazing to the ground floor commercial unit shall be clear and remain permanently unobscured, including from adverts. No external security roller shutters or roller blinds shall be attached to the shopfront.

To ensure a satisfactory external appearance, in accordance with Policies EN8 and EN8D of the Unitary Development Plan, as amended 2007 and 2011.

- 17) Notwithstanding the information shown in the application hereby approved, all replacement windows at first and second floor front elevation of the building shall be of timber frame sliding sash opening style.

To ensure a satisfactory external appearance, in accordance with Policies EN2, EN2B, EN8 and EN8F of the Unitary Development Plan, as amended 2007 and 2011.

- 18) Servicing or deliveries to the commercial unit shall only take place between the hours of 07:00 - 08:00 (Mon-Sat); 09:30 -16:30 (all days) and 18:30 - 21:00 (Mon-Sat) at the Askew Road frontage. Prior to commencement of development a Servicing and Deliveries Management Plan for the commercial unit shall be submitted to and approved in writing by the council and the development shall thereafter be carried out in accordance with this plan.

In order to ensure that the development does not give rise to conditions that would be detrimental to the amenities of surrounding occupiers by reason of noise and disturbance, in accordance with Policy EN21 of the Unitary Development Plan as amended in September 2007 and 2011.

- 19) The entrance door(s) to the ground floor commercial property shall have a level threshold at the same level as the pavement fronting the entrance. Detailed plans shall be submitted and approved in writing prior to the commencement of the

development showing floor levels and the external ground levels of the proposed commercial unit and the adjoining pavement. The development shall be implemented in accordance with the approved details and retained thereafter.

To ensure adequate access for people with disabilities or mobility difficulties, in accordance with the Council's 'Access for All' SPD document.

- 20) No delivery trolleys associated with a shop use of the ground floor shall be stored or kept external to the building. Details of delivery trolley storage and measures to prevent delivery trolleys being taken outside of the shop unit shall be submitted to and approved in writing by the council prior to commencement of the development. The development shall thereafter be carried out in accordance with the details submitted and retained in this form.

To ensure a satisfactory external appearance, to prevent any adverse impact on pedestrian and highway users and road safety and to prevent harm to the amenities of neighbouring residential neighbours through noise and disturbance, in accordance with Policies G4, EN8 and EN21 and of the Unitary Development Plan, as amended September 2007 and 2011.

- 21) No amplified sound provided in connection with the use of the ground floor commercial unit shall be audible within any neighbouring residential property.

In order that the use does not give rise to conditions detrimental to the amenities of neighbouring residential occupiers by reason of noise disturbance in accordance with Policies EN21 and SH11 of the Unitary Development Plan, as amended 2007 and 2011.

- 22) The gates hereby permitted shall be constructed in steel and painted black and shall open inwards. Detailed drawings, materials and paint colour of the gates at a scale of 1:20 shall be submitted to and approved in writing by the council prior to commencement of development. The development shall thereafter be carried out in compliance with the agreed details and retained as such.

To ensure a satisfactory external appearance and in the interests of public safety to avoid vehicle/pedestrian conflict, and in the interest of the security of residents, in accordance with Policies EN2 and EN8 and Standard S23.1 of the Unitary Development Plan, as amended 2007 and 2011.

- 23) The development hereby permitted shall not commence until a surface water drainage scheme, based on sustainable drainage principles, and a maintenance programme for the sustainable urban drainage measures, have been submitted to and approved in writing by the council. The scheme shall be implemented in accordance with the approved details prior to first occupation of the development hereby permitted, and thereafter permanently maintained in accordance with the agreed details.

To prevent any increased risk of flooding and to ensure the satisfactory storage of/disposal of surface water from the site in accordance with Policy CC2 of the Core Strategy 2011, Policy 5.13 of The London Plan 2011 and PPS25.

- 24) All windows to the main front elevation of the development at Askew Road hereby approved shall have timber frames and shall have a sliding sash design

To ensure a satisfactory external appearance, in accordance with Policies EN2, EN2B and EN8 of the Unitary Development Plan, as amended 2007 and 2011.

- 25) No occupiers of the 8 new units hereby permitted, with the exception of disabled persons who are blue badge holders, shall apply to the Council for a parking permit or retain such a permit, and if such a permit is issued it shall be surrendered to the Council within seven days of written demand.

In order to ensure that the development does not harm the existing amenities of the occupiers of neighbouring residential properties by adding to the already high level of on-street car parking stress in the area, in accordance with Policy HO3 and TN15 and Standards S8.2 and S18.1 of the Unitary Development Plan, as amended 2007 and 2011.

- 26) The 8 residential units hereby permitted shall not be occupied until such time as a scheme has been submitted to and approved in writing by the local planning authority to ensure that all occupiers, other than those with disabilities who are blue badge holders, have no entitlement to parking permits from the council and to ensure that occupiers are informed, prior to occupation, of such restriction. The flats shall not be occupied otherwise than in accordance with the approved scheme unless prior written agreement is issued by the Council.

In order that the prospective occupiers of the 8 flats concerned are made aware of the fact that they will not be entitled to an on-street car parking permit, in the interests of the proper management of parking, and to ensure that the development does not harm the existing amenities of the occupiers of neighbouring residential properties by adding to the already high level of on-street car parking stress in the area, in accordance with Policy TN15 and Standards S8.2 and S18.1 of the Unitary Development Plan, as amended 2007 and 2011.

- 27) The 8 residential units hereby permitted shall not be occupied until the Council has been notified in writing (and has acknowledged such notification) of the full postal address of the flats. Such notification shall be to the council's Head of Development Management and shall quote the planning application number specified in this decision letter.

In order that the Council can update its records to ensure that parking permits are not issued to the occupiers of the additional units hereby approved, and thus ensure that the development does not harm the existing amenities of the occupiers of neighbouring residential properties by adding to the already high level of on-street car parking stress in the area, in accordance with Policy TN15 and Standards S8.2 and S18.1 of the Unitary Development Plan, as amended 2007 and 2011.

Justification for Approving the Application:

- 1) 1. Land Use: The proposed development would achieve a sustainable development with efficient use of land. The proposal would not result in unacceptable loss of employment land. The proposal would co-ordinate land use

and transportation, conserving and enhancing environmental quality, ensuring a provision of good quality housing accommodation. The scheme would help to meet The London Plan target of 32,210 net additional homes delivered per annum in London and the local target in the Core Strategy of 615 net additional dwellings per annum. Policy HO1 of the Unitary Development Plan as amended 2007 and 2011 and Policies H1 and LE1 of the Core Strategy and Policies 3.3B and 4.4 of The London Plan 2011 and PPS1 and PPS3 are thereby considered to be satisfied.

2. Design: The proposal would be of an acceptable standard of design, which would complement the character of existing development in the area and the site's setting. The proposal would preserve and enhance the character and appearance of the conservation area. Policies EN2, EN2B and EN8 of the Unitary Development Plan as amended 2007 and 2011, Policy BE1 of the Core Strategy and Policies 7.1, 7.2 and 7.4 of The London Plan 2011 and PPS1 would thereby be satisfied.

3. Highways matters: There would be no adverse impact on traffic generation and the scheme would not result in congestion of bus routes nor the primary road network. Acceptable provision would be made for cycle parking. The accessibility level of the site is good and there are public transport and other shops and services available nearby. Adequate provision for storage and collection of refuse and recyclables would be provided. The proposal is thereby in accordance with policies EN17, TN4, TN6, TN13, TN15 and Standards S18.1, S19, S20.1, S22, S23 of the Unitary Development Plan as amended 2007 and 2011.

4. Amenity: The proposed units would have sufficient internal floor space and satisfactory aspect to meet the requirements of future users of the proposed units. The proposal is thereby in accordance with standards S7.A and S13.3 of the Unitary Development Plan as amended 2007 and 2011.

5. Access: The development would provide a development that complies with the objectives of Policy H4 of the Core Strategy 2011 on meeting housing needs and the SPD Access for all would thereby be satisfied.

6. Flood Risk: A Flood Risk Assessment (FRA) has been submitted and is considered acceptable in terms of incorporating preventative flooding measures into the scheme, in accordance with Planning Policy Statement (PPS) 25.

7. Residential Amenity: The impact of the proposed development upon adjoining occupiers is considered acceptable. In this regard, the development would be of high quality design which, amongst other things, respects the principles of good neighbourliness, and thereby satisfies policy EN8 and standard S13 of the Unitary Development Plan, as amended 2007 and 2011 and Policy BE1 of the Core Strategy.

8. Environmental: The Council is satisfied that the scheme represents the principles of good design and properly addresses environmental issues. It considers that UDP Policy EN10, which requires a safe and secure environment, is complied with. The proposals, similarly, accord with UDP Policy EN17 in that they incorporate suitable facilities for the storage and collection of segregated waste, and with Policies EN20A and EN20B because the development would not

cause any undue pollution, with no significant worsening of air quality nor undue noise and with other pollution controls in place, which would also ensure compliance with EN21, which requires that development does not cause undue detriment to the amenities of neighbours.

LOCAL GOVERNMENT ACT 2000 LIST OF BACKGROUND PAPERS

All Background Papers held by Michael Merrington (Ext: 3453):

Application form received: 17th August 2011
Drawing Nos: see above

Policy Documents: The London Plan 2011
Unitary Development Plan as amended 2007 and 2011
Core Strategy 2011

Consultation Comments:

Comments from:	Dated:
Environment Agency - Planning Liaison	12.12.11
Environment Agency - Planning Liaison	12.12.11
Environment Agency - Planning Liaison	26.09.11
Thames Water - Development Control	26.09.11
Crime Prevention Design Advisor - Hammersmith	13.12.11

Neighbour Comments:

Letters from:	Dated:
124 Askew Road London W12 9BL	10.10.11
124 Askew Road London W12 9BL	15.12.11
124a Askew road	18.12.11
124 Askew Road London W12 9BL	26.10.11
3 Laurence Mews London W12 9AT	07.10.11
36 Wendell Road	23.09.11
Nag	04.11.11
42 Greenside Rd	04.11.11
Cathnor Park Area Action Group 42 Greenside Rd W12 9JG	26.10.11
159 Becklow Road London W12 9HH	11.10.11

1.0 BACKGROUND

1.1 The application site relates to a two storey detached Public House with basement called 'The Sun', which is located on the west side of Askew Road. The building dates from the 1960's, has no architectural or historic merit and is situated between two separate terraces of larger 3-storey Victorian properties. The property has an access road, which serves a rear courtyard area used for servicing and which was also used as a beer garden for the public house. To the rear of the building is an external metal staircase that provides access to the upper residential floor. The basement level was

used for storage of pub stock, including beer barrels. There are also some single storey storage buildings in the rear courtyard.

1.2 The site is located within the Ravenscourt & Starch Green Conservation Area, and within the Environment Agency Flood Risk Zones 2 and 3. The Public House is located at ground level with ancillary residential space on the upper floor. The building has been vacant for more than 18 months.

1.3 Planning permission was granted for the rebuilding of The Sun public house in 1958. In 1996 planning permission was granted for alterations to the front elevation and the installation of two canopies.

1.4 In 2010 (ref: 2010/03907/FUL) planning permission was refused for the erection of an additional floor at roof level; conversion of the first and second floors into HMO accommodation (comprising 20 units); erection of a three storey side extension to accommodate a new internal staircase; erection of a rear extension together with an external staircase at first and second floor levels and related external alterations.

1.5 This application was refused for five reasons relating to (i) over-intensification of the use of the site, which would result in unacceptable noise and disturbance to neighbours (ii) additional on-street parking demand resulting in detriment of the existing amenities of adjoining residential occupiers (iii) insufficient information with regard to the standard of accommodation being provided (iv) failure to provide conveniently located safe and secure cycle parking facilities (v) failure to provide refuse/recycling storage facilities, with consequential adverse affect on the residential amenities of neighbours by reason of litter nuisance and on the living conditions of any future occupiers.

1.6 The current proposal is for the erection of an additional floor at roof level; erection of a part single storey / part 3 storey rear extension with 8 residential units on the upper floors together, associated cycle and refuse storage; erection of a 3 storey side extension housing staircase to upper floors following demolition of existing extensions and outbuildings and structures to the rear and of the rear and flank building facades. The property would be used as retail on the ground floor and basement (Class A1); for which planning permission is not required.

1.7 Access to the flats would be provided from a new separate entrance on Askew Road. Refuse and recycling storage for the residential units would be provided from a new ground floor bin store accessed from Askew Road, adjacent to the entrance to the flats. In addition, waste storage for the commercial use would be provided at the rear of the building.

1.8 The proposal has been revised since the original submission on the advice of officers. The design of the main frontage elevation along Askew Road has been amended to add visual interest and to ensure that the development accords with Policies EN2 and EN8 of the UDP in relation to securing a development that is appropriate in visual amenity terms. The following revisions have been secured:

- Reduce central rendered section
- Introduce punctured window openings
- Re-position the shopfront from the residential entrance
- Centre the shopfront on the windows above and introduce design features mullions, stall risers and kick plates

- Incorporate simple rendered pilasters either side of the shop front and corbels to mark the end of the shop front fascia
- Omit the screen that projected from the residential balcony
- Centre the windows on the new stair core

2.0 PUBLICITY AND CONSULTATIONS

2.1 The application has been advertised by way of site and press notices and individual notification letters have been sent to neighbouring properties. Eight responses have been received from nos 124, 124a and 159 Askew Road, 42 Greenside Road, 3 Laurence Mews, 11 Compton Crescent, 31 Wendell Road and from 159 Becklow Road (including one from the Cathnor Park Residents Action Group), with the following objections and comments, in summary form below:

- No car parking permits should be issued to prospective residential occupiers to ensure that parking stress levels are controlled and acceptable
- The development will result in a significantly larger population within a very small area, with all the stresses on the drainage and other local infrastructure that entails, including parking.
- The development should incorporate a disabled access lift as a requirement
- Outlook and views from the adjoining windows at 124 Askew Road would be detrimentally affected by the additional floor and side extensions
- Security concerns are raised in respect to the proposed extensions which could allow for increased opportunities for burglaries
- There are serious traffic management and servicing issues with the proposed retail element of the scheme
- Eight single bedroom units are too many for this site. Family sized units would be more appropriate in this area
- There is potential for this development to avoid the whole problem of parking, since the site does at present offer a significant amount of outside space. If, instead of extending out at the back of the site, the developer were to create private parking for the residents of the flats, it would not only remove the cause for a primary objection to the development but indeed be viewed as a considerate proposal with regard to the neighbourhood by not overloading the already over-pressurised parking options in the surrounding streets
- The additional floor at roof level that is proposed would not be in keeping in visual amenity terms

2.2 The Cathnor Park Area Action Group made the following comments.

- Design: (1) Although this current application is a great improvement to the previous refused application, we consider that the opportunity to improve the Askew Road frontage has been squandered by this very bland design. This is a pity, as the Askew Road has been transformed in the last year with the new pavements, improved street furniture but most importantly with all the new shops and businesses which have recently opened. We acknowledge that the current 1959 building is hardly one of beauty but at least it had the virtue of interest on this front elevation being achieved by the subdivisions created by the street level windows and also the overhanging roof. ii) We have no issue with the additional storey as the parapet would be in line with the adjoining terracing and the windows would also be at the same height.

- Sunlight and Daylight: We do not consider that the enlarged building will be detrimental to the amenities of the currently enjoyed by the occupiers of the flats above either nos. 124 or 118 Askew Rd.
- Tenure: We note that there will be eight 1-bed flats. We consider that there should be some 2-bed flats - most particularly as eight 1-bed flats are being proposed for 123 Askew Rd (almost immediately opposite) ref 2011/00565/FUL which has not yet been determined.
- Parking: There is no indication if residents' parking permits would be awarded to the future flat dwellers. There is no documentation concerning parking stress in the adjacent side streets to enable us to see if on street parking could be viable in this location. The closest residents - most particularly those living in Laurence Mews - are very concerned that granting on-street permits in this location would worsen their parking difficulties.
- Deliveries: We do not think that retail deliveries will be able to take place from Askew Road, due to the proximity of this site to the pedestrian crossing. The loading bay at the junction of Bassein Park Road and Askew Road must be kept available for the undertakers, Barnes & Sons at 128 Askew Road. It would be completely unacceptable that deceased persons arriving either by ambulance or hearse should have to be wheeled down the streets should this facility be lost to the undertakers.
- Operating of the retail unit: It would be helpful if officers could try to ascertain who could be operating this unit so that suitable conditions could be attached to this application. We expect the following conditions be attached to this application: i) that no delivery cages (as is the case with Sainsbury's almost opposite) can be stored on the pavement ii) suitable arrangements for deliveries iii) If alcohol is to be sold then licensing stipulate that alcohol can only be sold between 9am and 11pm which is the case with both Salisbury's and Tesco's.
- Alterations to the retail unit: Signage should be discreet and make a positive contribution to the street scene. There should be no advertisements or signage on either of the flank walls. There should be no roller shutters externally to the plate glass windows
- Refuse disposal/Fly tipping: There is an ongoing issue with fly tipping on the flank wall of this property in the alleyway between 120 and 118 Askew. We hope that the redevelopment of this site will result in this no longer taking place. As this fly tipping has been ongoing for approximately 4 years we would request that the landlords of the redevelopment will ultimately be responsible for its removal in the future. If no locked gate is included between nos. 120 and 118 Askew Road then we request, due to the above problem, that a gate is included with this application.
- We request that officers look very carefully at the above comments and those of the many residents who have written to you requesting refusal. At the very least we consider that and that additional information is required from the applicant prior to determination of this application. Therefore we consider that this application in its current form should be refused.

2.3 A second round of notifications to neighbours was also carried out following the submission of the Servicing Management Plan and a revised proposed front building

elevation. Two objections were received from nos 124 and 124a Askew Road, which did not specifically comment on the revised details, raising the same issues as referred to above with reference to loss of light, security issues and noise and disturbance problems associated with the development.

2.4 Officers note that there has been some local concern expressed about the possibility of the ground floor being used as a retail supermarket, and the potential adverse impact on local small shops and traders in the locality. However given that under the GPDO there is permitted change of use from Class A4 to Class A1, it is not possible for the Council to prevent the use of the premises for shop purposes.

2.5 The Crime Prevention and Design Advisor suggests measures to ensure that the scheme adheres to the secured by design criteria. This will be discussed within section 3 of the report below.

2.6 The Environment Agency was consulted and raised no objections.

2.7 The London Fire Brigade were consulted and raised no objections.

2.8 Thames Water Development Management was consulted and has raised no objections.

3.0 PLANNING CONSIDERATIONS

3.1 The main planning considerations to be considered in light of The London Plan and the Council's Core Strategy, and adopted Unitary Development Plan (2007 and 2011) policies and standards include the land use, the impact of the proposal on the character and appearance of the street scene and conservation area, the impact of the proposal on residents and surrounding uses; traffic impact and parking; quality of the proposed accommodation; accessibility, secure by design and flood risk matters.

LAND USE

3.2 The application site comprises of a vacant public house with storage and hard standing along the flank and rear elevations. The proposal would extend the property to the rear and sides and through the erection of an additional floor at roof level. The scheme involves the use of the ground floor (and basement for storage) of the premises as a shop unit and change of use of the first and second floors to 8x1 bed self-contained flats. Planning cannot control the retail use at ground floor, though it is not out of keeping with uses in the adjacent Key Local Centre. It is noted that the scale of the retail unit proposed (360 sq m) is larger than the other retail units along this stretch of Askew Road.

3.3 Even though planning permission is not required for change of use to shops in this instance it is worth noting that there are no policies in the Council's UDP or The London Plan which seek to protect public houses from being lost. Nationally, it has been argued that pubs can sometimes constitute a community facility in certain isolated locations, away from other similar facilities. In this case, there are other pubs within walking distance such that there is limited relevance to that argument. In land use terms there is no policy basis to resist the loss of the public house property, which also, officers' note, has been vacant for some time, to a retail shop at ground and basement levels or loss of part of the pub, which served as ancillary accommodation to the pub, to residential use on the upper floors.

3.4 The re-use of the site on the upper floors (including through the proposed additional floor) for residential purposes to provide for 8 x 1-bedroom units would accord with the London Plan principles of policy 3.3 (Housing Supply). Policy 3.3 of the Mayor's London Plan states that 32, 210 net additional homes should be delivered per annum in London. Of this, the London Borough of Hammersmith and Fulham has a target to deliver 615 net additional dwellings per annum. The proposed redevelopment to provide 8 residential units would therefore contribute to these targets, albeit in a small way. In addition, this target is also included in Core Strategy 2011 policy H1.

DESIGN AND APPEARANCE

3.5 The Government Guidance to local authorities in relation to design issues is set out in Planning Policy Statement 1: Delivering Sustainable Development (PPS 1). PPS1, key principles, paragraph 13 (vi) states 'Planning Policies should promote high quality inclusive design in the layout of new developments and individual buildings in terms of function and impact, not just for the short term but over the lifetime of the development. Design which fails to take the opportunities available for improving the character and quality of an area should not be accepted'. PPS1, paragraph 38, states 'Design Policies should avoid unnecessary prescription or detail and should concentrate on guiding the overall scale, density, massing, height, landscape, layout and access of new development in relation to neighbouring buildings and the local area more generally. Local planning authorities should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles'.

3.6 Planning Policy Statement (PPS5 - 'Planning and the Historic Environment') is also relevant due to the siting of the development site within the Ravenscourt & Starch Green Conservation Area. The guidance states 'The value of the historic environment, and the contribution it makes to our cultural, social and economic life, is set out in the Government's Statement on the Historic Environment for England 2010. Planning has a central role to play in conserving our heritage assets and utilising the historic environment in creating sustainable places. This PPS comprises policies that will enable the Government's vision for the historic environment as set out in the 2010 Statement to be implemented through the planning system, where appropriate. The Government's overarching aim is that the historic environment and its heritage assets should be conserved and enjoyed for the quality of life they bring to this and future generations'.

3.7 London Plan Policy 7.4 states that 'Buildings, streets and open spaces should provide a high quality design response that: a) has regard to the pattern and grain of the existing spaces and streets in orientation, scale, proportion and mass, b) contributes to a positive relationship between the urban structure and natural landscape features, c) is human in scale, ensuring buildings create a positive relationship with street level activity and people feel comfortable with their surroundings, d) allows existing buildings and structures that make a positive contribution to the character of a place to influence the future character of the area, and e) is informed by the surrounding historic environment.'

3.8 Policy EN2 of the UDP states that 'Development within conservation areas, including alterations or additions to existing buildings, will only be permitted if the character or appearance of the conservation area is preserved or enhanced. Particular regard will be given in the design of new developments to details such as the scale, massing, bulk, height, materials, colour, vertical and horizontal emphasis, and the relationship to adjoining buildings, the street building line and open spaces. New developments in conservation areas must, where possible respect the historic context,

volume, scale, form, materials and quality. These matters will be of particular importance to the historic context. Policy EN2B states that 'Developmentwill only be permitted if the character or appearance of the conservation areas in terms of their setting and views into or out of them is preserved or enhanced'. Policy EN8 of the UDP states that 'Development will not be permitted unless it is of a high standard of design and compatible with the scale and character of the existing development and its setting. Schemes must be formulated to respect the historical context of the area and its sense of place, the scale, mass, form and grain of the surrounding development, relationship to the existing townscape, rhythm and articulation of frontages, local building materials, sustainability objectives and the principles of good neighbourliness'. Policy EN8D (Shopfronts), states that 'the council will require a high standard of design in all new and altered shopfronts, both within and outside conservation areas. Where a complete or substantially complete original shopfront remains, the council will expect it to be retained, repaired and restored'. The supporting text for this policy states that modern shopfronts of a quality design will be supported where they are considered to be appropriate, where they will not be detrimental to the character and appearance of a conservation area'.

3.9 This is a two storey detached property, located on the west side of Askew Road; the first property at the northern extremity of the conservation area. The building dates from the 1960's and has no architectural or historic merit and is situated between two separate terraces of larger 3-storey Victorian properties. The premises has an access road that serves a rear courtyard area for servicing and which also served as a beer garden for the public house, and to the rear of the main building is an external metal staircase that provides access from the upper residential floor. The adjoining properties are grander in scale and appearance to the existing application property, and are occupied by commercial units at ground level with residential flats generally occupying the upper floors. This form of the adjoining terraces is characteristic of the commercial setting that the application site is located within this section of Askew Road. The nearest residential units largely comprise those flats on the upper floors of the adjoining properties or to the west of the site where the rear gardens of two terraces adjoin each other. To the east of the site, across Askew Road, is again formed of commercial units including shops, restaurants and bookmakers, with residential on the floors above.

3.10 The proposal would involve the demolition of the existing extensions and outbuildings and structures to the rear and the demolition of the rear and flank building facades; followed by the erection of an additional floor at roof level. The scale of the resultant building would be in keeping with both neighbouring Victorian properties at three storeys in height. The proposed building has been redesigned since the original submission in order to add visual interest to the prominent Askew Road frontage. In this respect the proposed building design would reflect the scale, rhythm and massing of its neighbours and would respond to Askew Road in streetscape terms. In terms of the detailed finishing to the front elevation, the redesigned scheme would include punctured window openings, would be of stock brick finish and would also include detailing such as the proposed rendered parapet to match the two neighbouring buildings.

3.11 In officers' view the existing frontage is not of any particular architectural significance. It is of a modern post war design, with different elements and appears to have been altered in a piecemeal way, therefore there are no objections in principle to replacing the shopfront. The ground floor retail frontage would be of a contemporary design which has also been adopted in other retail units along this stretch of Askew Road. The new shop front would be predominantly glazed in this respect and of

aluminium finish. However, the depth, height and overall proportions of the shopfront would be in keeping with the neighbouring frontages in order to ensure that visual amenity is not compromised, particularly so due to the prominence of the building frontage from a wide range of public vantage points along Askew Road. The frontage of the new development would also include the installation of back iron gates that would service the access area to the southern flank elevation of the development site including for some deliveries. The remainder of the development would largely comprise stock brickwork in order to reflect the traditional palate of materials found in the neighbouring terraces.

3.12 The proposed development would include the provision of a part single and part three storey brick rear extension to provide an enlarged ground floor retail unit and larger residential space on the upper floors. The proposed single storey element of the extension would project to meet the rear boundary wall of the development site. The additional retail floor space that would be provided through the proposed ground level extension would amount to 155 sq metres in total floor area along with a separate area for the storage of refuse and recyclables to serve the commercial aspect. The ground floor element would also facilitate an area for cycle parking for 11 cycles to meet the needs of the residential and commercial elements, along with the storage of the residential and commercial refuse and recyclables.

3.13 A three storey brick side extension construction extension is proposed to facilitate separate access from off Askew Road for the proposed 8 new residential units on the upper floors. The extension has been purposely designed to be recessed from the front elevation and also to terminate at a lower level than the proposed parapet level in order to provide for a visual distinction with the main building and to ensure that the gap in the built form between the application property and its neighbours is respected.

3.14 All new building facades proposed would be of London Stock brick construction and would be designed to reflect the surrounding scale, massing and context of the property's context. In this respect the proposal would respect the form, height and finishing of the existing neighbouring properties at 116-118 Askew Road and 126 Askew Road.

3.15 Policy H3 of the Core Strategy 2011 relating to housing quality and density states: 'The council will expect all housing development to respect the local setting and context, provide a high quality residential environment, be well designed and energy efficient...meet satisfactory internal and external space standards, and (subject to the size of scheme) provide a good range of housing types and sizes. Acceptable housing density will be dependent primarily on an assessment of these factors, taking account of London Plan policies and subject to public transport and highway impact and capacity. In existing residential areas, and in substantial parts of regeneration areas, new housing will be expected to be predominantly low to medium rise consisting of small scale developments of houses, maisonettes and flats, and modern forms of the traditional mansion block and other typologies of residential development that may be suitable for its context, with gardens and shared amenity space in street based layouts.... Some high density housing with limited car parking may be appropriate in locations with high levels of public transport accessibility (PTAL 4-6) provided it is satisfactory in all other respects'.

- Respect the natural environment
- Respect London's built heritage'

3.16 The proposed part three, part one storey rear extension would extend beyond the existing building façade by 7.2 metres at ground level and by 3.7 metres at first and second floor levels. Due to the commercial setting of the rear of this part of Askew Road and the detached nature of the application building in context with its neighbours, officers do not consider that the resultant rear building lines would be inappropriate in visual amenity terms. Furthermore, the proposed extension would be compatible with the scale and character of the existing building and its surroundings, and would be subservient to the existing building. A planning condition would require the extension to be constructed in brickwork to match (Condition no.3). The proposed development is considered to be in accordance with requirements of Policies EN2, EN2B and EN8B with regard to design and impact on the conservation area and its setting. The neighbourliness of the proposed development will be discussed below.

RESIDENTIAL AMENITY

3.17 Policy EN8 of the UDP relates to the design of new development with an emphasis on the principles of neighbourliness. Standard S13 seeks to ensure developments protect existing residential amenities in terms of outlook, privacy and noise and disturbance. An indicator of possible harm to neighbours relates to whether daylight or sunlight to adjoining or nearby buildings would be adversely affected as a result of the proposed development. Policy EN21 of the UDP is concerned that there is no environmental nuisance as a result of development, Policy EN20A seeks to control potentially polluting uses and Policy EN20B seeks to minimise noise pollution. Policy SH11 of the UDP is concerned with the impact of A Class/shop uses on the amenity of neighbouring properties.

3.18 Officers do not consider the proposal to result in loss of daylight or sunlight to neighbours. It is considered that the proposed extensions would not have a harmful impact on the amenities of neighbours. In this respect, to the immediate north, the application property is separated from the blank brick façade of 116-118 Askew Road (which is occupied as a betting shop (Class A2) at ground level, with residential accommodation above) by between 3.6 and 7.0 metres due to the splayed building angles. Due to the fact that no habitable room windows within 116-118 face the application site, it is therefore not considered that the proposal, in particular the proposed additional floor, would have any impact on the existing amenities of the adjoining property.

3.19 With regard to the impact of the proposed development upon the property to the south of the development site, the application property (in its extended form) would be separated from the flank brick built elevation of no 126 Askew Road (which is occupied by a shop at ground level with residential accommodation above, comprising of flats) by between 2.5 and 4.2 metres at the closest points at first floor level and second floor levels. Whilst there are openings within the flank elevation of no 126 Askew Road, it was observed on site that these are small slim-line windows that serve non-habitable rooms. Due to the scale and location of the proposed development in context with no 126, it is not considered that there would be a loss of amenity in terms of loss of daylight/sunlight, outlook, privacy or sense of enclosure.

3.20 There would be no impact on property the east of the site in terms of the opposing properties that are positioned along the opposite side of Askew Road due to the 20.5 metre separation distance and the fact that the proposed new openings within the front building elevation are within the same building plain as existing openings,

therefore there would not be any reduction in privacy or increased overlooking in this respect.

3.21 In relation to the rear (west) of the site, the property as extended (including at upper levels) would be separated from the existing residential flats at 2-4 Wendell Road by more than 22.5 metres, and due to the orientation of the application site and those properties to the south along Bassein Park Road, the proposals would face the rear gardens rather than any habitable rooms, and as such, would not result in a loss of amenity in terms or loss of daylight/sunlight, privacy or outlook.

3.22 In assessing noise and disturbance issues, it is noted that the premises have lawful use rights to operate as a public house under Use Class A4, and that this use is not restricted by planning conditions and, is therefore, potentially at least, disruptive to residential neighbours. The application proposal provides an opportunity to control hours of operation and restrict them to prevent any potential round-the-clock operation of the businesses on site, and to attach other noise prevention planning conditions. This is considered necessary given the fact that it is proposed to change the use of the upper floors of the building to permanent residential use, separate from the ground floor use.

3.23 The ground floor commercial unit is expected to attract customers already living and/or working in the local area such that noise and disturbance from customer traffic is not expected to be significant. Askew Road is a Borough Distributor Road and is a busy and well-used route with a substantial flow of other vehicles. In addition, there is also a significant level of pedestrian and other activity. In such locations outside town centres, Policy SH11 of the UDP and the restaurant guidelines would normally allow pub and restaurant uses to stay open until 23.00. This restriction of hours of operation seeks to ensure that any noise or disturbance is confined to those periods of the day when the ambient noise level and general activity are similar, and it should be noted that the applicant has agreed to not operating beyond this time, which is considered to be reasonable given that this would be a shop use. Furthermore, with regard to the transfer and use of trolleys for deliveries, it is considered that this would not generate excessive noise levels over and above the noise levels experienced from deliveries to the pub use at this location, which is largely commercial in nature at street level. In addition, officers consider that the relatively high background noise levels outside the application site reduce the likelihood that customers arriving and leaving the premises would cause disturbance to local residents. It should also be noted that the applicant has confirmed that, given the size of the shop, the proposed unit would be a 'basket' service for customers (rather than, or in addition to trolleys) which further limit the potential for increased noise and disturbance that can be associated with trolleys.

3.24 Planning conditions would be attached to ensure that plant noise and vibration are kept to a minimum, and that sound insulation details and a detailed noise report are submitted and approved prior to works being carried out (Conditions 13 and 21). Delivery times as outlined in the applicants' Draft Servicing Management Plan would also be conditioned and this will be discussed further below in the Servicing section.

PARKING, TRAFFIC GENERATION and SERVICING

3.25 UDP Policy TN15 requires any proposed development to conform to the parking standards - S18 to S19. The proposal would result in the creation of eight new residential units, with no parking spaces provided. The site has a PTAL score of 3, but is close to the area designated as PTAL 4, indicating that it has a good level of accessibility by public transport. Bus stops are located on both sides of Askew Road to

the immediate north and south of the site. These are served by route 266, which runs between Hammersmith and Brent Cross Shopping Centre. The nearest Underground stations are Goldhawk Road (Circle/Hammersmith & City line), located to the east of the site, and Ravenscourt Park (District line), located to the south. There are also a variety of shops and services nearby, within walking distance of the site.

3.26 The site is located within Controlled Parking Zone I, which operates from 9am to 5pm Monday to Friday. A zebra crossing is located on Askew Road to the north of the site, the zig zags of which extend across approximately half of the site frontage. The zig zags prevent waiting and loading at any time. To the north and south of this Askew Road is subject to waiting and loading restrictions. No waiting is permitted between 8am and 6.30pm Monday to Saturday, whilst no loading is permitted between 8am and 9.30am and 4.30pm and 6.30pm Monday to Saturday. There are a number of one hour on-street parking bays located on Askew Road opposite the site. Standard parking bays are available on the residential side roads on either side of Askew Road to the north and south of the site.

3.27 The overnight on-street car parking stress on the nearby streets including Laurence Mews and Bassein Park Road is high. Figures (taken from the most recent October 2010 survey) include: 100% for the south-west and 86% for the north-east side of Laurence Mews and 74% for the south side of Bassein Park Road and 50% for the north side. Therefore, officers consider that there is insufficient available overnight on street parking capacity on adjoining streets to accommodate the development. A total of 1 car parking space per unit would be required by the development where assessed against the criteria for car parking that is set out in Table 12.1 of the UDP, therefore a total of 8 spaces would be required to meet the needs of the development in this case, however none can be provided due to the physical constraints of the site. In this instance, as no car parking is to be provided on site the applicant has agreed for the development to be 'Car Parking Permit Free' in order to prevent future occupiers of the development from obtaining on street parking permits. This would be secured by planning conditions (Conditions 25, 26 and 27) and is considered an appropriate measure to control parking stress levels in Askew Road and nearby residential streets, particularly so given the calculated potential demand for car parking spaces from the development (including visitor spaces). In this respect, given the likely demand for spaces and considering existing stress levels, the arrangement is both reasonable and necessary to prevent a detrimental increase in parking stress. Given this measure, taken together with the good public transport accessibility of the site and proximity to nearby shopping facilities and services, officers are satisfied that the proposal would be unlikely to generate any material increase in trip generation or parking pressure in the vicinity. The proposal is considered acceptable on this occasion and in general accordance to UDP policy TN15 and standard S18.

3.28 Standard S20.1 of the UDP requires the provision of secure cycle parking, in accordance with Table 12.2 of the UDP. The application identifies cycle parking provision at ground level to the side, with storage capacity for 11 cycles (comprising of 8 to serve the residential component and 3 for employees of the retail element) and the provision is calculated to be acceptable and in full accordance with Table 12.2 of the UDP.

3.29 The proposal would make adequate provision for refuse and recycling storage in accordance with UDP policy EN17 and Standard S5. In this respect a communal refuse/recycling storage area would be provided within the site boundary and an area

for the retail waste would be confined within the building envelope at ground level. This provision is considered appropriate to meet the needs of the development, and would be secured by planning conditions (Conditions 11 and 12).

3.30 The use of the ground floor as a shop is permitted development under planning legislation. However, given the size of the retail store of 429 sq.m floor space (and the fact that this proposal involves an extension to it), this could raise concerns regarding potential impact on the locality. The servicing arrangements need particular attention, given the site's proximity to bus stops and zebra crossings on either side of Askew Road. The applicant has submitted a Servicing Management Plan which is considered to satisfactorily address highways implications of the development both in terms of pedestrian/vehicle safety and in terms of convenience for the through flow of traffic along this busy stretch of Askew Road.

3.31 Along the site frontage, Askew Road to the immediate north and south is subject to waiting and loading restrictions. No waiting is permitted between 8am and 6.30pm Monday to Saturday, whilst no loading is permitted between 8am and 9.30am and 4.30pm and 6.30pm Monday to Saturday. Under a Borough wide Traffic Regulation Order, loading is restricted to a maximum of 40 minutes. A condition is therefore recommended to be attached limiting deliveries to between the hours of 7.00am-8.00am (Monday to Saturday), 9.30am-4.30pm (all days) and 6.30pm and 9pm (Monday to Saturday) at the Askew Road frontage (Condition no.18). Furthermore, the submitted Service Management Plan states that deliveries to the site would be from the south of the site (in a northbound direction) only and that the duration of stay of delivery vehicles would be kept to a minimum, with deliveries being for a maximum of 40 minutes - as deliveries to the existing pub use would have been up to 40 minutes. These restrictions are considered acceptable in highways and residential amenity terms.

3.32 It is considered that on-street servicing arising from a future food shop use could be appropriately managed via the Servicing Management Plan (SMP) that has been submitted. The Service Management Strategy submitted by the applicants identifies where on the highway (Askew Road) large and smaller service vehicles could load and unload. The SMP gives a trip generation analysis and profile for the site. In addition, it is also stated that several types of service vehicles including a small articulated vehicle, a rigid truck and a large 16.5m articulated HGV have been considered, with the latter representing the most sizable vehicle likely to frequent the site and that goods would be unloaded and taken into the small service yard at the side and into the unit. It is estimated that the site would generate a total of 8 two-way servicing trips (4 arrivals and 4 departures) over the course of an average weekday. The SMP, in its latest revised form, is acceptable to officers.

ENVIRONMENTAL QUALITY, SPACE AND AMENITY, ACCESSIBILITY

3.33 Standard S81.A and S8.1B of the UDP relate to internal space requirements for converted property and sets minimum room size requirements. The proposed eight new 1-bedroom flats would each have a floor area of 50sq.m. These would exceed the 32.5 sq.m as required by standard S8.1B and would also meet the 50 sq metres (min) floor area for 1-bedroom flats as set out in Table 3.3 of The London Plan 2011. The proposed flats would also meet the requirements of standard S8.1A in terms of individual room size and the proposed flats also would not have their habitable rooms facing exclusively in a northerly direction, as required by standard S13.2 such that aspect to the properties within the development is considered to be acceptable.

3.34 There is no formal requirement in the UDP to provide amenity space for new flats located above ground level. The proposed residential units would be located above ground and therefore there is no external amenity space requirement; and none is provided due to the physical constraints of the site. Officers consider this to be acceptable, particularly given the nature and configurations of the site and the physical constraints, and therefore consider that the standard of accommodation proposed is in accordance with both The London Plan and Unitary Development Plan policies.

ACCESS

3.35 The Council's Adopted Supplementary Planning Document (SDP) 'Access for All' is relevant in the consideration of the acceptability of the scheme in terms of disabled access. The development would not meet Lifetime Homes standards. However, this is not a requirement due to the fact that the proposals involve the redevelopment of the site through the change of use, conversion and extension of the upper floors and as such are not classified as a 'New Build'. However, it is considered that the scheme would adhere to the principles of the Access for All supplementary planning guideline.

SECURED BY DESIGN

3.36 The Crime Prevention Design advisor has raised no objections to the proposed development proposals but has instead suggested a number of measures to ensure that the scheme is designed to secure by design criteria. The applicant has been made aware of the Crime Prevention Design officers comments and has agreed to accept a condition in this matter, which would satisfactorily secured by details (Condition no. 6).

3.37 To protect the character and setting of buildings and in the interests of protecting the amenities of adjoining residents it is recommended a condition be attached to the permission requiring details to be submitted to allow the Council the opportunity to consider the positioning and acceptability of telecommunications and air conditioning equipment etc in the future.

SUSTAINABLE URBAN DRAINAGE

3.38 A condition is recommended (condition 23) to ensure that the development shall not commence until a surface water drainage scheme, based on sustainable drainage principles, has been submitted to and approved in writing by the council. Officers are satisfied that the imposition of such a condition would secure a suitable drainage scheme to take into full account of these environmental considerations.

FLOOD RISK

3.39 The site lies within Flood Zones 2 and 3. The applicant has submitted a flood risk assessment which identifies flood resilience and flood resistance techniques, and measures to mitigate the effects of flood. The Environment Agency (EA) did not raise any objections because the River Thames flood defences in this area defend the site to a 1 in 1000 year annual probability of river flooding in any year (<0.1%). Areas of residual flood risk can occur due to failure of the flood defences or a design flood event greater than that mentioned above. However, according to the best information available the site lies outside the area of residual risk of flooding. No residential accommodation is planned for the basement or ground floor levels and the basement will only be used for storage space. The proposal is therefore in line with EA advice for this type and scale of development in Flood Zone 3. In this respect the development is considered to be acceptable in the context of PPS25.

4.0 CONCLUSION and RECOMMENDATION

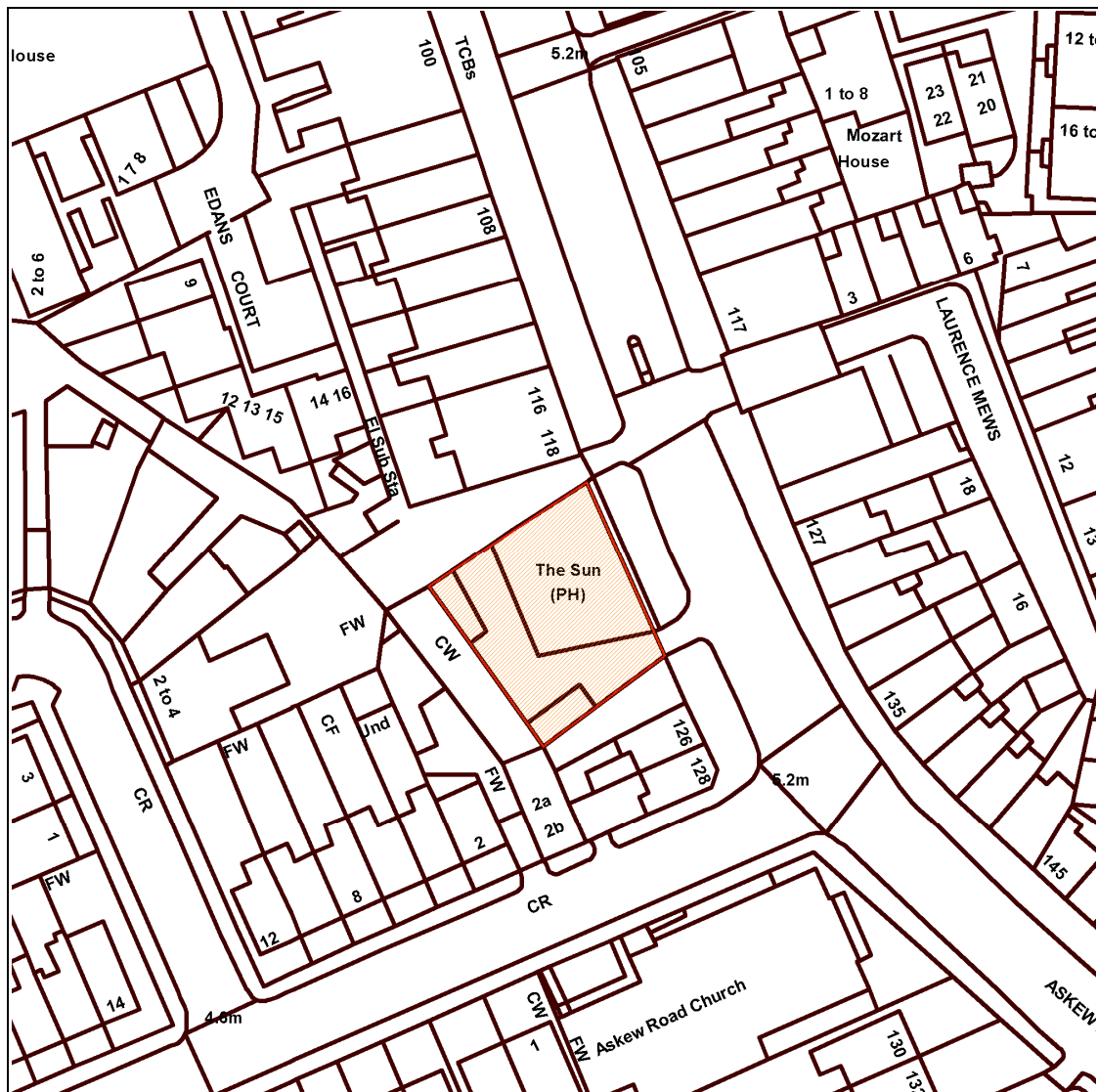
4.1 The principle of the uses on this site is considered to be in accordance with the council's land use policies and the development would succeed in making efficient use of this vacant building with a well-designed scheme that is in keeping with the character and appearance of the street scene and wider conservation area. The proposal would not have a harmful impact on neighbouring residential amenity in terms of light, outlook or privacy and through conditions and the submitted Service Management Plan officers are satisfied that the uses of the building would not result in unacceptable noise and disturbance to nearby residents; or unacceptable highway conditions. Subject to conditions ensuring that the future occupiers of the residential development would not be eligible to apply for on-street parking permits, it is not considered that there would be an adverse impact on local parking.

4.2 Therefore, subject to the planning conditions and as set out in this report, it is recommended that planning permission be granted; it is also recommended that conservation area consent be granted subject to conditions.

Ward: Askew

Site Address:

The Sun 120 Askew Road London W12 9BL



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For identification purposes only - do not scale.

Reg. No:
2012/00018/CAC

Case Officer:
Dale Jones

Date Valid:
06.01.2012

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

Committee Date:
14.03.2012

Applicant:

KARRADA DEVELOPMENTS
14 NORTH END ROAD LONDON W14 0SH

Description:

Demolition of existing extensions and outbuildings and structures to the rear and of the rear and flank building facades to facilitate erection of an additional floor at roof level; erection of a part single storey part 3 storey rear extension in connection with retail on ground floor (Class A1) and 8 residential units on upper floors together with associated cycle and refuse storage; erection of a 3 storey side extension housing staircase to upper floors

Drg Nos: 3089/01; 099A; 100C; 101B; 102B; 103; 200B; 201B; and 400 (Demolition Plan).

Application Type:

Conservation Area Consent

Officer Recommendation:

That the application be approved subject to the condition(s) set out below:

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

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

- 2) The demolition of the building hereby permitted shall not be undertaken before:
 - (i) a building contract for the redevelopment of the site in accordance with planning permission reference 2011/03772/FUL has been entered into, and;
 - (ii) notice of demolition in writing and a copy of the building contract has been submitted to the Council.

To ensure that the demolition does not take place prematurely and to safeguard the character and appearance of the conservation area, in accordance with policy EN2 of the Unitary Development Plan as amended 2007 and 2011.

Justification for Approving the Application:

- 1) It is not considered that the demolition would have a harmful effect on the character or appearance of the conservation area, on the basis that planning permission has been granted for the erection of a satisfactory replacement development. In this respect the demolition is considered to comply with Policy EN2 of the Unitary Development Plan, as amended 2007 and 2011.

All Background Papers held by Michael Merrington (Ext: 3453):

Application form received: 5th January 2012

Drawing Nos: see above

Policy Documents: The London Plan 2011
Unitary Development Plan as amended 2007 and 2011
Core Strategy 2011

Consultation Comments:

Comments from:

Dated:

Neighbour Comments:

Letters from:

Dated:

Refer to report for 2011/02630/FUL, reported elsewhere on this agenda.

Ward: Avonmore And Brook Green

Site Address:

6 - 12 Gorleston Street London W14 8XS



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Reg. No:
2011/02610/FUL

Case Officer:
Raj Satheesan

Date Valid:
11.08.2011

Conservation Area:
: Olympia And Avonmore Conservation Area -
Number 23

Committee Date:
14.03.2012

Applicant:

C/o Agent

Description:

Redevelopment to provide a part 3, part 4 and part 5 storey building comprising 28 residential units, with associated cycle parking, refuse storage, amenity space and landscaping.

Drg Nos: GOR/PA/03/ 101, GOR/PA/03/ 102, GOR/PA/03/ 302, GOR/PA/03/ 302, GOR/PA/03/ 303, GOR/PA/03/ 304, GOR/PA/03/ 305, GOR/PA/05/ 100/A, GOR/PA/05/ 101, GOR/PA/05/ 102, GOR/PA/05/ 103, GOR/PA/05/ 104, GOR/PA/05/ 105, GOR/PA/05/ 106, GOR/PA/05/ 200, GOR/PA/05/ 201, GOR/PA/05/ 202, GOR/PA/05/ 203, GOR/PA/05/ 300, GOR/PA/05/ 301/A, GOR/PA/05/ 302, GOR/PA/06/ 100, GOR/SK0069, GOR/SK0070, GOR/SK0071

Application Type:

Full Detailed Planning Application

Officer Recommendation:

That the Committee resolve that the Executive Director of Transport and Technical Services be authorised to determine the application and grant permission up on the completion of a satisfactory legal agreement and subject to the condition(s) set out below:

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

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

- 2) The development shall not be erected otherwise than in accordance with the detailed drawings which have been approved, ref: GOR/PA/03/ 101, GOR/PA/03/ 102, GOR/PA/03/ 302, GOR/PA/03/ 303, GOR/PA/03/ 304, GOR/PA/03/ 305, GOR/PA/05/ 100, GOR/PA/05/ 101, GOR/PA/05/ 102, GOR/PA/05/ 103, GOR/PA/05/ 104, GOR/PA/05/ 105, GOR/PA/05/ 106, GOR/PA/05/ 200, GOR/PA/05/ 201, GOR/PA/05/ 202, GOR/PA/05/ 203, GOR/PA/05/ 300, GOR/PA/05/ 301, GOR/PA/05/ 302, GOR/PA/06/ 100, GOR/SK0069, GOR/SK0070, GOR/SK0071

In order to ensure full compliance with the planning application hereby approved and to prevent harm arising through deviations from the approved plans, in accordance with Policies EN2 and EN8 of the Unitary Development Plan, as amended 2007 and 2011 and Core Strategy 2011 Policy BE1.

- 3) The development hereby permitted shall not commence until particulars and samples of materials to be used in all external faces of the buildings, and all surface treatments, have been submitted to and approved in writing by the Council. The development shall be carried out in accordance with such details as have been approved.

To ensure a satisfactory external appearance, in accordance with policies EN2 and EN8 of the Unitary Development Plan, as amended 2007 and 2011 and Core Strategy 2011 Policy BE1.

- 4) The development shall not commence until detailed drawings of typical bays of the development at a scale no less than 1:20 in plan section and elevation have been submitted to and approved in writing by the Council. The development shall be implemented in accordance with the approved details.

To ensure a satisfactory external appearance in accordance with Policies EN2 and EN8 of the Unitary Development Plan, as amended 2007 and 2011 and Core Strategy 2011 Policy BE1.

- 5) No trees surrounding the site shall be pruned, topped, lopped, felled or wilfully destroyed without the prior approval in writing of the Council. Prior to the commencement of any works on site, details of an Arboricultural Method Statement shall be submitted to and approved in writing by the Council illustrating measures to be used to protect trees surrounding the site, especially the Mature Alder Tree adjoining the site in Marcus Garvey Park from the development and also during construction. Such details as approved shall be implemented during construction of the development and during the lifetime of the development.

To ensure the Council is able to properly assess the impact of the development on any trees and prevent their unnecessary loss, in accordance with Policy EN25 of the Unitary Development Plan as amended 2007 and 2011.

- 6) The development hereby permitted shall not be occupied before details of the proposed hard and soft landscaping of all areas external to the buildings, including planting, paving, boundary walls, fences, gates and other means of enclosure, have been submitted to and approved in writing by the Council. The soft landscaping details shall include details of the species, height and maturity of any trees and shrubs. No part of the development shall be used or occupied prior to the implementation of the approved details and the landscaping and planting shall thereafter be retained.

To ensure a satisfactory external relationship with its surroundings in accordance with Policies EN2 and EN8 of the Unitary Development Plan, as amended 2007 and 2011.

- 7) All planting, seeding and turfing approved as part of the submitted landscaping scheme shall be carried out in the first planting or seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or shrubs which die, are removed or become seriously damaged or diseased within 5 years of the date of the initial planting shall be replaced in the next planting season with others of similar size and species.

To ensure a satisfactory provision for planting, in accordance with Policies EN2, EN25 and EN26 of the Unitary Development Plan as amended 2007 and 2011.

- 8) Prior to commencement of the development hereby approved, details and drawings at a scale of 1:100 demonstrating the development's compliance with the Lifetimes Home standards shall be submitted to and approved in writing by the

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

To ensure that the new flats are built to 'Lifetime Homes' standards, in accordance with Core Strategy (2011) Policy H4, Policy 3.8 of The London Plan (2011) and the Council's Supplementary Planning Guidance (Access for All).

- 9) A minimum of 3 of the residential units hereby permitted shall be capable of meeting the needs of wheelchair users and shall be designed and capable of adaptation.

To ensure a satisfactory provision for dwellings, meeting the needs of people with disabilities, in accordance with the Council's Supplementary Planning Guidance (Access for All), Core Strategy 2011 Policy H4 and Policy 3.8 of the London Plan 2011.

- 10) The development shall not be occupied until full details of refuse storage, including provision for the storage of recyclable materials, have been submitted to and approved in writing by the Council. The details shall include a management plan indicating where refuse will be placed on collection days and who will be responsible for removing and returning bins from the refuse stores to the collection points. Such details as approved shall thereafter be permanently retained.

To ensure the satisfactory provision of refuse storage and recycling and to prevent obstruction of the highway in accordance with Policy EN17 of the Unitary Development Plan, as amended 2007 and 2011.

- 11) Prior to the occupation of the development, the 28 cycle parking spaces shown on drawing no. GOR/PA/05/101 shall be provided, and shall be permanently accessible for the storage of bicycles for all residents within the development.

To ensure the provision of bicycle spaces in accordance with Policy TN6 and standard S20.1 of the Unitary Development Plan, as amended 2007 and 2011.

- 12) Prior to the occupation of the development, the 3 mobility scooter parking spaces and charging points shown on drawing no. GOR/PA/05/101 shall be provided, and shall be permanently accessible for the storage of scooters for disabled residents within the development.

To ensure the provision of mobility scooter spaces and charge points in accordance with Policy TN4 of the Unitary Development Plan, as amended 2007 and 2011 and the Council's Supplementary Planning Document (Access for All), Core Strategy 2011 Policy H4 and Policy 3.8 of the London Plan 2011.

- 13) No development shall commence until a statement of how Secured by Design requirements are to be achieved has been submitted to and approved in writing by the council. The statement shall include details of where CCTV cameras will be installed at the development to overlook Marcus Garvey Park. The approved details shall be carried out before any use of that part of the development to which the approved details relate.

To ensure a safe and secure environment in accordance with Policy EN10 of the Unitary Development Plan, as amended 2007 and 2011.

- 14) The development shall not commence prior to the submission and approval in writing by the Council of details of all proposed external lighting, including security lights and the use shall not commence until the lighting has been installed in full accordance with the approved details. Such details shall include the number, exact location, height, design and appearance of the lights, together with data concerning the levels of illumination and light spillage and the specific measures, having regard to the recommendations of the Institution of Lighting Engineers in the 'Guidance Notes For The Reduction Of Light Pollution 2005'.

To ensure a satisfactory external appearance and to prevent harm to the occupiers of neighbouring properties, in accordance with Policy EN2, EN8, EN20C and EN21 of the Unitary Development Plan, as amended 2007 and 2011 and Core Strategy 2011 Policy BE1.

- 15) No plumbing, extract flues or pipes, other than rainwater pipes, shall be fixed on the Gorleston Street or Marcus Garvey Park elevations of the development.

To ensure a satisfactory external appearance and to prevent harm to the street scene, in accordance with policies EN2, EN6 and EN8 of the Unitary Development Plan, as amended 2007 and 2011 and Core Strategy 2011 Policy BE1.

- 16) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008 (or any Order revoking or re-enacting that Order with or without modification), 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 granted.

To ensure that the visual impact of telecommunication equipment can be considered, in accordance with Policies EN2, EN6 and EN8 of the Unitary Development Plan, as amended 2007 and 2011 and Core Strategy 2011 Policy BE1.

- 17) The development hereby permitted shall not commence until a scheme setting out measures for the retention and protection of the boundary with the listed property at the former West London County Court, during both demolition and construction of the development, has been submitted to and approved in writing by the council. The development shall thereafter be carried out in accordance with the details as approved.

In order to preserve the setting of the listed property, in accordance with Policy EN3 of the Unitary Development Plan, as amended 2007 and 2011, Core Strategy 2011 Policy BE1 and the aims of PPS5.

- 18) Prior to commencement of the development hereby approved, details shall be submitted to and approved in writing by the Council, of an enhanced sound insulation value $D_{nT,w}$ for the floor/ceiling /wall structures separating different types of rooms/ uses in adjoining dwellings, namely where living rooms and kitchens are situated above bedroom of a separate dwelling. 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 and neighbouring properties are not adversely affected by noise, in accordance with Policy EN20A, EN20B and EN21 of the Unitary Development Plan, as amended 2007 and 2011

- 19) Prior to commencement of the development hereby approved, details shall be submitted to and approved in writing by the Council, of measures to ensure the new residential development will be protected against noise and disturbance users of the adjoining playground and youth centre have been submitted to and approved in writing by the Council. 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 are not adversely affected by noise, in accordance with Policy EN20A, EN20B and EN21 of the Unitary Development Plan, as amended 2007 and 2011

- 20) The lower panes of windows in the south elevation at first, second and third floor levels, facing towards the former West London County Court building, shall be designed to be non-opening and glazed with obscure glass, a sample of which shall be submitted to and approved in writing by the Council before development commences. The units shall not be occupied until the obscure glazing as approved has been installed and the windows shall be permanently retained in this form.

To prevent loss of amenity to neighbouring properties as a result of overlooking and loss of privacy, in accordance with Standard S13.2 of the Unitary Development Plan as amended 2007 and 2011.

- 21) Prior to the occupation of the development, obscure-glazed screens at a height of 1.7m shall be erected on all third and fourth floor level roof terraces where they adjoin neighbouring dwellings. Details of the screens shall be submitted to and approved in writing by the Council before development commences. The screens shall be permanently maintained.

To prevent loss of amenity to future occupiers of the development site and neighbouring properties as a result of overlooking and loss of privacy, in accordance with Policy EN8B and Standard S13.2 of the Unitary Development Plan as amended 2007 and 2011.

- 22) The development hereby permitted shall not commence until a surface water drainage scheme, based on sustainable drainage principles, and a maintenance programme for the sustainable urban drainage measures, have been submitted to and approved in writing by the council. The scheme shall be implemented in accordance with the approved details prior to first occupation of the development hereby permitted, and thereafter permanently maintained in accordance with the agreed details.

To prevent any increased risk of flooding and to ensure the satisfactory storage of/disposal of surface water from the site in accordance with Policy CC2 of the Core Strategy 2011, Policy 5.13 of The London Plan 2011 and PPS25.

- 23) The development hereby permitted shall not be occupied until the renewable and low carbon technology energy options, as identified within Energy Statement & Sustainability Strategy, Issue B / April 2011 prepared by Max Fordham submitted with the application, have been implemented, and thereafter shall be permanently retained.

To ensure an energy efficient development that integrates on-site renewable energy generation to help reduce its carbon dioxide emissions, in accordance with Policies 5.2 and 5.7 of The London Plan 2011.

- 24) The development hereby approved shall be constructed in accordance with the sustainable design and construction measures outlined in the submitted identified within Energy Statement & Sustainability Strategy, Issue B / April 2011 prepared by Max Fordham and shall be constructed to meet Code for Sustainable Homes Level 4 and have been implemented, and thereafter shall be permanently retained.

To ensure the construction of a sustainable development, in accordance with Policy 5.3 of The London Plan 2011.

- 25) No development shall commence until a site investigation scheme is submitted to and approved in writing by the Council. This scheme shall be based upon and target the risks identified within Phase 1 Desk Study Report (RAW report ref: 10RK202, dated 25 June 2010) and shall provide provisions for, where relevant, the sampling of soil, soil vapour, ground gas, surface and groundwater. All works must be carried out in compliance with and by a competent person who conforms to CLR 11: Model Procedures for the Management of Land Contamination (Defra 2004) or the current UK requirements for sampling and testing.

Potentially contaminative land uses (past or present) are understood to occur at, or near to, this site. The conditions are required to ensure that no unacceptable risks are caused to humans, controlled waters or the wider environment during and following the development works, in accordance with policies EN20A and EN21 of the Unitary Development Plan as amended 2007 and 2011, policy CC4 of the Core Strategy 2011, and policy 5.21 of The London Plan 2011.

- 26) Unless otherwise agreed in writing by the Council, the development hereby approved shall not commence until, following a site investigation undertaken in compliance with the approved site investigation scheme, a quantitative risk assessment report is submitted to and approved in writing by the Council. This report shall: assess the degree and nature of any contamination identified on the site through the site investigation; include a revised conceptual site model from the preliminary risk assessment based on the information gathered through the site investigation to confirm the existence of any remaining pollutant linkages and determine the risks posed by any contamination to human health, controlled waters and the wider environment. All works must be carried out in compliance with and by a competent person who conforms to CLR 11: Model Procedures for the Management of Land Contamination (Defra 2004) or the current UK requirements for sampling and testing.

Potentially contaminative land uses (past or present) are understood to occur at, or near to, this site. The conditions are required to ensure that no unacceptable risks are caused to humans, controlled waters or the wider environment during

and following the development works, in accordance with policies EN20A and EN21 of the Unitary Development Plan as amended 2007 and 2011, policy CC4 of the Core Strategy 2011, and policy 5.21 of The London Plan 2011.

- 27) Unless otherwise agreed in writing by the Council, the development hereby approved shall not commence until a remediation method statement is submitted to and approved in writing by the Council. This statement shall detail any required remediation works and shall be designed to mitigate any remaining risks identified in the approved quantitative risk assessment. All works must be carried out in compliance with and by a competent person who conforms to CLR 11: Model Procedures for the Management of Land Contamination (Defra 2004) or the current UK requirements for sampling and testing.

Potentially contaminative land uses (past or present) are understood to occur at, or near to, this site. The conditions are required to ensure that no unacceptable risks are caused to humans, controlled waters or the wider environment during and following the development works, in accordance with policies EN20A and EN21 of the Unitary Development Plan as amended 2007 and 2011, policy CC4 of the Core Strategy 2011, and policy 5.21 of The London Plan 2011.

- 28) Unless otherwise agreed in writing by the Council, the development hereby approved shall not commence until the approved remediation method statement has been carried out in full and a verification report confirming these works has been submitted to, and approved in writing, by the Council. This report shall include: details of the remediation works carried out; results of any verification sampling, testing or monitoring including the analysis of any imported soil; all waste management documentation showing the classification of waste, its treatment, movement and disposal; and the validation of gas membrane placement. If, during development, contamination not previously identified is found to be present at the site, the Council is to be informed immediately and no further development (unless otherwise agreed in writing by the Council) shall be carried out until a report indicating the nature of the contamination and how it is to be dealt with is submitted to, and agreed in writing by, the Council. Any required remediation shall be detailed in an amendment to the remediation statement and verification of these works included in the verification report. All works must be carried out in compliance with and by a competent person who conforms to CLR 11: Model Procedures for the Management of Land Contamination (Defra 2004) or the current UK requirements for sampling and testing.

Potentially contaminative land uses (past or present) are understood to occur at, or near to, this site. The conditions are required to ensure that no unacceptable risks are caused to humans, controlled waters or the wider environment during and following the development works, in accordance with policies EN20A and EN21 of the Unitary Development Plan as amended 2007 and 2011, policy CC4 of the Core Strategy 2011, and policy 5.21 of The London Plan 2011.

- 29) Unless otherwise agreed in writing by the Council, the development hereby approved shall not commence until an onward long-term monitoring methodology report is submitted to and approved in writing by the Council where further monitoring is required past the completion of development works to verify the success of the remediation undertaken. A verification report of these monitoring works shall then be submitted to and approved in writing by the Council when it

may be demonstrated that no residual adverse risks exist. All works must be carried out in compliance with and by a competent person who conforms to CLR 11: Model Procedures for the Management of Land Contamination (Defra 2004) or the current UK requirements for sampling and testing.

Potentially contaminative land uses (past or present) are understood to occur at, or near to, this site. The conditions are required to ensure that no unacceptable risks are caused to humans, controlled waters or the wider environment during and following the development works, in accordance with policies EN20A and EN21 of the Unitary Development Plan as amended 2007 and 2011, policy CC4 of the Core Strategy 2011, and policy 5.21 of The London Plan 2011.

- 30) Prior to the occupation of the development hereby approved, the development shall incorporate a non-return valve or other suitable device.

To protect the new units from flooding, as recommended by Thames Water and in accordance with Core Strategy (2011) Policy CC2, London Plan (2011) Policy 5.12 and PSS25.

Justification for Approving the Application:

- 1) 1. Land Use: The proposed development would achieve a sustainable development with efficient use of brownfield land. It is considered that it has been satisfactorily demonstrated that the loss of office space is justified in this case in accordance with Core Strategy 2011 Policy LE1, London Plan 2011 Policy 4.2, PPS1 and PPS3 Housing (paragraphs 38 and 44), which encourage the release of surplus office space for other uses whilst maintaining supply to meet strategic demand. The proposal would provide a mix of family and non family units and contribute too much needed additional affordable housing, in accordance with Core Strategy Policies H1 and H2 and London Plan Policies 3.3 B, 3.11, 3.12 and 3.13.
2. Housing mix: The proposed development would contribute too much needed additional housing, and would help the borough meet its housing targets, in accordance with London Plan Policies 3.3 and 3.4. The proposed tenure, which would comprise of 23 intermediate (rent) and 5 market housing at this site is considered acceptable having regard to the results and analysis of the financial appraisal. In the context of London Plan policies, the tenure mix is thus considered acceptable, taking into account the objectives of encouraging residential development, and the individual circumstances of the site. In this respect no objection is raised under London Plan Policies 3.8, 3.9 and 3.12. The housing brought forward by the development would also be an appropriate mix having regard to the objective of securing family and non family units in accordance with UDP policy H06 and Core Strategy Policy H4. The internal design and layout of the new residential units are considered satisfactory having regard to UDP Standard S7.A and London Plan Policy 3.5, and the amenity space provision is also considered satisfactory, having regard to the physical constraints of the site, judged against Policies EN23, EN23B and Standard S5.A of the Unitary Development Plan as amended 2007 and 2011.
3. Density: The proposal is of an acceptable density which would optimise the potential of the site and would be compatible with the local character and context

and with public transport capacity. The proposal thereby satisfies London Plan Policy 3.4.

4. Design: The development is considered to comply with UDP Policy EN8 and Core Strategy 2011 Policy BE1, which requires a high standard of design in all developments, compatible with the scale and character of existing development and its setting, and London Plan policies 7.4 and 7.6 which seek a high quality in design and architecture, requiring new developments to have regard to the pattern and grain of existing development. The proposal would preserve and enhance the character and appearance of the conservation area in accordance with UDP Policy EN2. The proposal has respect to the historic environment, in accordance with the aims of UDP Policy EN3 and EN6 and Planning Policy Statement 5.

5. Residential Amenity: The impact of the proposed development upon adjoining occupiers is considered acceptable. The proposal would not have a harmful impact on neighbouring residential amenity in terms of light, outlook or privacy and noise and disturbance. The use of the building would not result in unacceptable noise and disturbance to nearby residents. In this regard, the development would respect the principles of good neighbourliness, and would therefore be acceptable in accordance with Policies EN8, EN20B and EN21 and standard S13 of the Unitary Development Plan, as amended 2007 and 2011.

6. Safety and Access: The development would provide a safe and secure environment for all users in accordance with Policy EN10 of the UDP. The proposal would provide ease of access for all people, including disabled people, in accordance with Policy H06 of the UDP, London Plan Policies 3.8 and 7.2 and the Council's Adopted Supplementary Planning Document (SDP) 'Access for All'.

7. Highways matters: It has been demonstrated that the scheme would not have a significant further impact on the highway network or local parking conditions and is thus considered to be acceptable. Works to remove the existing crossover and to reinstate the footway on Gorleston Street are proposed which would enhance safety at the site. Satisfactory provision would be made for cycle parking and future occupiers would be prevented from obtaining on-street parking permits by way of a section 106 agreement, to help prevent overspill of parking onto the local highways. There are available public transport and other services nearby and adequate provision for storage and collection of refuse and recyclables would be provided. The development thereby accords with UDP Policies EN17, TN4, TN6, TN13 and TN15 and standards S18 and S20.

8. Sustainability: The application proposes a number of measures to reduce CO2 emissions from the baseline, including renewable energy measures. The proposal would seek to reduce pollution and waste and minimise its environmental impact. EN17 of the Unitary Development Plan as amended 2007 and 2011 and Policies 5.2, 5.3 and 5.7 of The London Plan are thereby satisfied.

9. Flood Risk: A Flood Risk Assessment has been submitted and has considered all possible risks of flooding to the site, and has identified adequate preventative measures, in accordance with Planning Policy Statement (PPS) 25.

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

All Background Papers held by Michael Merrington (Ext: 3453):

Application form received: 10th August 2011

Drawing Nos: see above

Policy Documents: The London Plan 2011
Unitary Development Plan as amended 2007 and 2011
Core Strategy 2011

Consultation Comments:

Comments from:	Dated:
Environment Agency - Planning Liaison	16.11.11
Environment Agency - Planning Liaison	09.09.11
Thames Water - Development Control	31.08.11
London Fire And Emergency Planning Authority	29.09.11
Environment Agency - Planning Liaison	05.09.11

Neighbour Comments:

Letters from:	Dated:
4 Gorleston Street W14 8XS London	13.09.11
78 Samuel Lewis Trust Dwellings Lisgar Terrace W14 8SF	28.12.11
30 The Grange Lisgar Terrace London W14 8SL	19.12.11
40 Avonmore Road London W14 8RS	19.12.11
168 Lisgar Terrace London W14 8SG	19.12.11
Flat 3 Second Floor 331 Lillie Road London SW6 7NR	21.12.11
Address Not In Uniform 63 Lisgar Terrace	21.12.11
Address Not In Uniform 160 Lisgar Terrace	21.12.11
15 York Road Brentford TW8 0QP	21.12.11
38 Palace Mansions Earsby Street London W14 8QW	21.12.11
Address Not In Uniform 75 Lisgar Terrace	21.12.11
NAG	21.12.11
84 Samuel Lewis Trust Dwellings Lisgar Terrace W14 8SF	21.12.11
359 Fulham Palace Road London SW6 6TB	21.12.11
122 Samuel Lewis Trust Dwellings Lisgar Terrace W14 8SG	21.12.11
26 Samuel Lewis Trust Dwellings Lisgar Terrace W14 8SE	21.12.11
NAG	21.12.11
6 Argyll Mansions Hammersmith Road London W14 8QG	21.12.11
12 Burne Jones House North End Road London W14 8TA	20.12.11
Address Not In Uniform 144 Lisgar Terrace	20.12.11
Address Not In Uniform 21 Lisgar Terrace	20.12.11
Flat 3 Pelham House Mornington Avenue London W14 8SP	20.12.11
2 Rockley Court Rockley Road London W14 0DB	20.12.11
34 Avonmore Road London W14 8RS	20.12.11
NAG	20.12.11
29 Fitz-George Avenue London W14 0SZ	20.12.11

NAG	22.12.11
Flat 1 Thompson House Larden Road W3 7DG	21.12.11
78 Samuel Lewis Trust Dwellings Lisgar Terrace W14 8SF	21.12.11
15 Lisgar Terrace London W14 8SJ	22.12.11
123 North End House Fitzjames Avenue London W14 0RZ	21.12.11
172 Samuel Lewis Trust Dwellings Lisgar Terrace W14 8SG	21.12.11
Address Not In Uniform 135 Lisgar Terrace	21.12.11
33 The Grange Lisgar Terrace London W14 8SL	21.12.11
32 Samuel Lewis Trust Dwellings Lisgar Terrace W14 8SE	21.12.11
Address Not In Uniform Avonmore Mansions	21.12.11
Address Not In Uniform 178 Lisgar Terrace	21.12.11
Address Not In Uniform 150 Lisgar Terrace	21.12.11
Address Not In Uniform 178 Lisgar Terrace	21.12.11
Address Not In Uniform	21.12.11
Longridge Road Earls Court	21.12.11
9 Palliser court Palliser road	15.01.12

OFFICERS' REPORT

1.0 BACKGROUND

1.1 The application site is located on the southwest side of Gorleston Street, close to the end of the cul-de-sac which is sited off North End Road. It is bound to the northeast and the northwest by Marcus Garvey Park and the Avonmore Playground, which also houses the Avonmore Youth Project. To the southeast of the site is the West London County Court which is a listed building and is being converted to a mixed use development containing offices and residential units, and to the southwest there is a nursery operating in the converted Methodist chapel at 41A North End Road at no.4 Gorleston. To the northwest, on the north side of Gorleston Road, is a pub occupying the site at the junction of North End Road and Gorleston Road.

1.2 Properties 4 Gorleston Street and 41a North End Road are identified on the council's Register of Buildings of Merit (BOM). The area exhibits a variety of architectural styles and scale of development including residential mansion blocks, a primary school and small commercial premises close by. The site has a public transport accessibility level (PTAL) of 6A. The site lies within the Olympia and Avonmore Conservation Area.

1.3 The existing building comprises a series of two storey interlinked offices at the end of the terrace with existing stables to the rear and a vacant site previously used for parking cars. The building was previously occupied by a film production company, but the lease expired at the end of 2009, and has since been vacant.

1.4 The site has been purchased by Dolphin Square Foundation (DSF), which is a charitable foundation set up with the sole aim of providing key worker accommodation in central London, allowing people to live in affordable accommodation and take an otherwise unobtainable step towards property ownership (due to the ability to save for a mortgage deposit). On completion DSF manages the developments and the units are held in perpetuity to prevent the units falling into private tenure. DSF has recently received planning permission for a scheme in Westminster and is currently actively seeking planning consents in Southwark, Westminster and Lambeth. Through the sale

of the freehold of Dolphin Square, a large residential complex in Westminster, DSF has been able to purchase sites to deliver this aim.

1.5 In December 2009 Planning Applications Committee resolved to grant planning permission and conservation area consent for a mixed use redevelopment in the form of a part two-storey, part three-storey, part four-storey and part five-storey building providing 842 square metres of replacement office floorspace (rear of the site) and nine residential units (Gorleston Road frontage); a new vehicular access and related soft and hard landscaping. The legal agreement was not complete, however, and consequently the decision not issued.

1.6 There are two applications under consideration and this report covers matters raised under the planning application (2011/02610/FUL) and conservation area consent application (2011/02613/CAC). The scheme seeks consent for the demolition of the existing buildings on site and redevelopment to provide a part 3, part 4 and part 5 storey building comprising 28 residential units (23 intermediate rent and 5 private sale), with associated cycle parking, refuse storage, amenity space and landscaping. A revision has been made to the proposal since receipt, to show a full brick finish to Gorleston Street.

1.7 The private units would provide an internal cross-subsidy to ensure that the remaining units would meet the council's adopted unit size standards (which are larger than DSF would normally propose); and can be offered to the intermediate market. The scheme would provide 82% intermediate affordable housing.

1.8 The main differences between the current application and the previous scheme are:

- Proposal is for 28 flats, consisting of 23 intermediate affordable units where as previous scheme consisted of 9 private residential units and 842 square metres of replacement office floorspace towards the rear of the site
- The height would be similar to the previous 2009 scheme (up to 5 storeys), but with a simplified massing in so far as there would now be two blocks (Gorleston Street elevation and Park elevation) where as the previous scheme consisted of a more complex and stepped massing
- The proposed building now has a significantly smaller footprint than the previous 2009 scheme. The proposal is for an 'L' shaped building, along the site's north-western and north-eastern edges, completing the street block on Gorleston Street and creating a new courtyard for future residents to the rear. This has the additional advantage of bringing the massing of the new building away from the adjacent former West London County Court building. As such the new courtyard feature to the rear of the site would result in a far shorter length of the former court being abutted by buildings than would have been the case under the previous 2009 scheme, thereby improving light and outlook to residents in the former court building.

2.0 PUBLICITY AND CONSULTATIONS

2.1 The application was advertised by way of site notice and a press advert, and individual notification letters were sent to 35 neighbouring residents.

2.2 One letter of representation was received from a neighbouring occupier on Gorleston Street. Comments received are summarised as follows:

- I commend the scheme which will allow those looking to save up to buy their own home;
- Provision of private units are welcomed and will ensure that the property is well maintained;
- Proposed development has been carefully planned and would like to see the site developed ASAP; proposed render on Gorleston Street is welcomed;
- Green credentials of the building are welcomed and recommend that the application is approved subject to the issues raised below are resolved.
- Existing unoccupied building has become an eyesore (graffiti, smashed windows etc.);
- Proposal has a major impact on the look of Gorleston Street and the conservation area.
- No objection to the creation of a modern property, so long as the correct materials are used (timber framed windows, London Stock bricks).
- Front balconies unattractive and can look untidy with clutter.
- Concerns regarding the height of the building
- Security concern regarding the new flat roof of the building providing access to the rear extension at no 4 Gorleston Street.
- Concerns regarding how refuse would be collected.

2.3 One letter has been received from a prospective buyer of a flat at the adjoining site at the former West London County Court Building: concerns relate to the height of the proposed 5 storey building and loss of views from the former West London County Court Building.

2.4 40 Letters of support have been received. Comments can be summarised as follows:

- The borough is short of affordable housing and needs more affordable homes,
- Proposal is a good use of an existing derelict building;
- It is important we support our key workers and the proposal will help our teachers/nurses etc, find homes closer to their work
- The area needs regeneration;
- Car free developments like this should be encouraged;
- Proposal fits in well with its surroundings;
- Proposal would overlook the park providing increased natural surveillance.

2.5 The Environment Agency has responded with no objections raised against the proposal. It advises that the main flood risk issue at this site is the management of surface water run-off and ensuring that drainage from the development does not increase flood risk either on-site or elsewhere. Condition 22 is recommended to the grant of permission requiring details of sustainable urban drainage to be approved in writing prior to development to this end.

2.6 English Heritage has considered the information and do not wish to object on this occasion.

2.7 The London Fire and Emergency Planning Authority has responded with no objection.

2.8 Thames Water has responded with no objection.

2.9 The planning matters raised above will be considered in the body of the report below.

3.0 PLANNING CONSIDERATIONS

3.1 The main issues are considered to be the acceptability of the proposal in land use terms, whether the proposal is acceptable in terms of design and appearance, quality of accommodation, tenure, density and impact on residential amenity of surrounding residents, any impacts on traffic and parking; energy and sustainability, flood risk, the presence of contaminated land and any other relevant planning matters.

3.2 As this application is subject to a legal agreement, it may not be possible to grant permission before Mayoral CIL takes effect, which is anticipated to happen on 1st April 2012. Should the levy become payable, this will be a material consideration to which regard must be had when determining the application. In the event of this happening, the resolution recommended to committee members by officers will enable the Director of T&TS to take this into account before determining the application.

LAND USE

3.3 The application relates to demolition of the existing commercial building and redevelopment to provide 28 residential flats (23 intermediate rent and 5 private for sale). PPS3 promotes the provision of good quality housing through mixed, inclusive and sustainable communities, in sustainable locations with access to jobs and services. Effective use of land is encouraged in this national guidance, with a priority for re-using brownfield sites. Policy 3.3 of The London Plan 2011 states that 'Boroughs should identify and seek to enable development capacity to be brought forward to meet [borough housing targets]... in particular the potential to realise brownfield housing capacity including the redevelopment of surplus commercial capacity.' Core Strategy policy LE1 seeks to retain premises capable of providing continued accommodation for local services or significant employment unless certain criteria can be met. One of criterion would allow release if 'it can be satisfactorily demonstrated that the property is no longer required for employment purposes'.

3.4 The property has been vacant for nearly two years and the previous use was as a recording studio. The agent has stated that the offices have different floor levels and room heights with partitions creating arbitrary rooms and consequently unsuited for commercial use as they do not comply with Part L and M of the building regulations. In their present form the buildings are not suitable for restoration and it is considered that they have reached the end of their useful life.

3.5 There has been a previous resolution to grant consent for a mixed use scheme for office space and residential. This application is for solely residential use and is supported by a statement that indicates that the property in its current form is unsuitable for letting and that the inclusion of office space in the redevelopment scheme would lead to substantial uncertainty on the likely future occupancy of the development. This in turn would make a redevelopment scheme that includes office space unviable at the current time. The property is situated in a tertiary location vis-à-vis demand for offices and evidence is submitted that demonstrates that the surrounding office properties are proving difficult to let. In view of the circumstances of the existing premises and having regard to the location of the property, it is considered that a purely residential scheme that does not have any commercial accommodation is considered acceptable, and is in accordance with the PPS 1: Delivering Sustainable Communities, PPS 3: Housing, London Plan Policy 4.2 and the Core Strategy Policy LE1. In these circumstances it would be reasonable to agree the loss of employment use, on this occasion, and

therefore no objection is raised subject to the other development plan policies being satisfied which will be discussed below.

3.6 This application seeks to provide 28 new residential dwellings. London Plan Policy 3.3 B states that an annual average of 32,210 net additional homes should be delivered. Table 3.1 sets an annual target of 615 net additional dwellings for Hammersmith and Fulham. Core Strategy 2011 Policy H1 reiterates the London Plan's annual target of 615 net additional dwellings for the borough. The provision of 28 units would contribute towards these targets.

TENURE AND AFFORDABLE HOUSING

3.7 Policy 3.12 of the Mayor's London Plan states that 'the maximum reasonable amount of affordable housing should be sought when negotiating on individual private residential and mixed use schemes, having regard to the current and future requirements for affordable housing at local and regional levels; adopted affordable housing targets, the need to encourage rather than restrain residential development, the need to promote mixed and balanced communities, the size and type of affordable housing needed in particular locations and the individual circumstances of the site'. The London Plan goes on to say that 'the Mayor wishes to encourage, not restrain overall residential development. Boroughs should take a reasonable and flexible approach to securing affordable housing on a site by site basis. Boroughs should take into account economic viability and the most effective use of public and private investment, including the use of developer contributions. Development appraisals should be provided to demonstrate that the scheme maximises affordable housing output.'

3.8 London Plan Policy 3.13 states that 'Boroughs should normally require affordable housing provision on a site which has the capacity to provide 10 or more homes'; which is the case here.

3.9 London Plan Policy 3.11 requires boroughs to seek to ensure that where affordable housing is proposed, that 60 per cent is social housing and 40 per cent is intermediate housing. Council policies support and welcome the need for intermediate housing, rather than social housing. Core Strategy (CS) Borough Wide Strategic Policy H2 Affordability sets a target for 40% of additional dwellings to be affordable, with a preference for intermediate and affordable rented. It also states that in 'negotiating for affordable housing the council will take into account: financial viability'.

3.10 The need for intermediate housing, rather than social housing in the Borough is highlighted in the supporting text for Policy H2. Paragraph 8.11 furthers this by stating that all the net gain in affordable housing should be intermediate and affordable rented housing available to households who cannot afford to buy and/or rent market accommodation in the borough. Paragraph 8.17 goes on to say that although the stock of intermediate affordable housing has increased in the last 10 years it still makes up only about 1,850 dwellings or just over 2% of the housing stock. This compares to over 3000 households registered for low cost homeownership on the H&F Homebuy Register. Paragraph 8.20 highlights a severe lack of affordable market housing in H&F coupled with a probable reduction in owner occupation. The above demonstrates that there is a need to increase the supply of intermediate affordable housing. The supporting text also suggests that even if the entire 40% affordable housing target (almost 3,000 dwellings by 2021/22) is intermediate housing, this will still only increase the intermediate housing stock to about 4,800 dwellings or about 5.5% of the total dwelling stock.

3.11 Paragraph 8.21 goes on to stress that as house prices and market rents are so high in H&F, intermediate housing and affordable rented housing needs to be affordable to a broad range of incomes. The income range of households that cannot afford market housing in H&F is £19,900 to £79,400 for households that require 4 or more bedrooms. The council will encourage the provision of a variety of intermediate housing products that will assist people who cannot afford market housing to buy (e.g. shared ownership, equity share, discounted market sale) or rent (e.g. affordable rented housing). The provision and affordability of such housing will be taken into account in considering the appropriate proportion of affordable housing on individual sites.

3.12 Hammersmith and Fulham Housing Market Assessment (Dec 2010) also supports the need for intermediate housing. Within the document it states that the borough has a higher proportion of social housing than Greater London as a whole. In 2009, the borough had 32% of dwellings that were social housing compared to 24% for Greater London as a whole. Therefore the council's policy is to provide most of the additional affordable housing as intermediate housing for purchase or rent. The assessment suggests that the local area is polarised both demographically and economically; with areas of deprivation close to affluent, wealthy areas, and areas of high economic activity and income next to areas with very high inactivity and unemployment and low incomes. The assessment further states that the borough has consistently struggled to fill job vacancies in the occupations with low wage levels. These include 'key worker' areas such as health and social care. This impacts on the provision of a wide range of essential services because many key workers move out of the borough and possibly London when they want to buy a house. The borough is considered to have the 4th highest average house price in London, with an average of £495k. The majority of properties sold in the borough are flats. An average household income of £86k pa is required to purchase an entry level (i.e. lower quartile house price) property in the borough. H&F has one of the highest house prices to household income ratios in the country, meaning that the majority of first time buyers cannot afford to buy in the borough. As stated within the assessment and within Council policies, low cost home ownership and other forms of intermediate housing account for only 2% of all dwellings in the borough. A MORI survey for the GLA (2009) showed that 87% of households in private rented housing wanted to own their own home. The aspiration for home ownership also includes households on the council's housing register. A survey of people on the council's housing register shows that 57% of housing register applicants are interested in owning their own home.

3.13 The proposed development would provide 28 new residential units, so affordable housing would be required. The development proposes 23 intermediate (for rent) flats and 5 market flats, which represents 82% of intermediate affordable housing. The private units included in schemes are to assist in the funding and provision of the intermediate units.

3.14 The Council acknowledges a benefit of providing a very high proportion intermediate housing in this scheme is that it would 'free up' further social housing units to meet borough needs; and, due to income constraints discussed above, will provide more homes at below market rents so that those who want to live in the Borough can. No social housing is proposed. However, given the over-provision of intermediate rent flats, which is the Council's preference for affordable housing in the Core Strategy, which was found to be in general conformity with the London Plan and is the local plan,

and the relatively high proportion of existing social rent accommodation in the local area (as stated above), the proposal is considered acceptable on this occasion.

3.15 The financial viability appraisals shows a profit of 17% which is within the accepted range of profits for developers. The Council's Housing and Regeneration team have reviewed the financial viability appraisals submitted by DSF and all the assumptions are reasonable and within the tolerances officers would expect.

3.16 The scheme delivers properties at inclusive rent levels of £220 for one beds and £285 for two beds. The DSF model aims to allow the opportunity for predominantly young, economically active people, who are likely to have aspirations to home ownership and be in employment where their income is likely to be at an above average level, to have the benefit of a discounted rent to start saving for a deposit. The DSF model anticipates that tenants will move on after saving their deposit, after 2 to 3 years.

The DSF model means that no public grant funding is required and 1 bed flats would be affordable to households with an AGHI of £38,650 and 2 bed flats to households with an AGHI of £51,500; so will meet the definition of affordable housing and fit in with the council's Housing Strategy 2007-14.

3.17 Officers conclude that the provision of 23 intermediate rent units, which allow occupiers to benefit from discounted rent and save for a deposit to purchase their own home, would make a valuable contribution to meeting the continuing demand for housing in the borough in accordance with Core Strategy Policy H2 and London Plan Policies 3.11, 3.12 and 3.13. The contribution to affordable housing provision will be secured by appropriate Section 106 obligations (see below).

RESIDENTIAL DENSITY

3.18 Policy 3.4 of The London Plan states that 'Taking into account local context and character, the design principles, in Chapter 7 of the London Plan, and public transport capacity, development should optimise housing output for different types of location within the relevant density range shown in Table 3.2.' The site is considered 'urban' in relation to the GLA density matrix in Table 3.2, giving an indicative density range of 200-700 habitable rooms per hectare (hrph). The proposed development site comprises 0.065 hectares and would have a density of 1076 hrph, which is therefore in excess of the density range stipulated in the London Plan.

3.19 However, paragraph 3.28 of The London Plan states that 'It is not appropriate to apply Table 3.2 mechanistically. Its density ranges for particular types of location are broad, enabling account to be taken of other factors relevant to optimising potential - local context, design and transport capacity are particularly important, as well as social infrastructure (Policy 3.16)'. Furthermore paragraph 3.29 of The London Plan further states that higher density provision for smaller households should be focused on areas with good public transport accessibility (measured by Public Transport Accessibility Levels (PTALs)).

3.20 The proposal is situated in an area of excellent public transport accessibility (PTAL 6a), and would be car permit free which would be unlikely to result in any additional material parking pressure or trip generation to and from the site. Regarding local context and character the surrounding area is already characterised by high density development in Olympia consisting of a number of neighbouring mansion buildings and apartment blocks. A density analysis has been carried out on neighbouring mansion blocks which includes Palace Mansions on Hammersmith Road

with 1,225hrph, Avonmore Mansions on Avonmore Place with 1,404hrph, and North End House on North End Road with 1,202hrph. Furthermore the site benefits from proximity to nearby shops and services in North End Road and is within ten minutes walk of Hammersmith Town Centre and Fulham Town Centre. The site also benefits from closeness to open space (Marcus Garvey Park) which lies adjacent to the site. The proposed scheme has been designed to take account of its local context and character in terms of appropriate scale and massing, the form and character of surrounding development and the historic grain and impact on neighbours, as well as complying with the Council's standards on the size of residential units. For these reasons it is considered that the development would optimise the site's potential and that the proposed density is considered acceptable on this occasion.

3.21 Officers have considered the impact of the proposed development on the existing services and facilities in the area. There is a shortfall of 42% of amenity space provision for this scheme (more detail to follow in the report below). There would be an increased demand arising from the development on local healthcare and education facilities (the scheme is estimated to produce a child yield of 3 children (0-18). Accordingly, a £80K contribution has been agreed for the provision of improvements to local physical and social infrastructure. These contributions would be secured by legal agreement, see below.

3.22 In terms of shopping facilities, there is a range of commercial premises close to the site at North End Road and Hammersmith Road to meet everyday local needs whilst further away, within 10 minutes of the site, are Fulham Town Centre and Hammersmith Town Centre and slightly further away is High Street Kensington. Access to the underground public transport network is provided approximately 500m from the site (District Line). It is therefore considered that the site is well served by existing local and town centre shopping facilities with easy access to central London for specialist shops and services.

DESIGN

3.23 PPS1 states that 'Design Policies should avoid unnecessary prescription or detail and should concentrate on guiding the overall scale, density, massing, height, landscape, layout and access of new development in relation to neighbouring buildings and the local area more generally. Local planning authorities should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles'.

3.24 National Planning Policy Statement 5 (PPS5) is concerned with development within the historic environment and states that 'planning authorities should take into account the desirability of sustaining and enhancing the significance of heritage assets,.... and should take into account the desirability of new development making a positive contribution to the character and local distinctiveness of the historic environment. The consideration of design should include scale, height, massing, alignment, materials and use.' A PPS5 statement submitted with the application outlining the significance of the heritage assets affected and an assessment of the impact of the proposed development upon them.

3.25 UDP Policy EN2 states that 'development within conservation areas will only be permitted if the character or appearance of the conservation area is preserved or enhanced. Particular regard will be given in the design of new developments to details

such as the scale, massing, bulk, height, materials, colour, vertical and horizontal emphasis, and the relationship to adjoining buildings, the street building line and open spaces. New developments in conservation areas must, where possible, respect the historic context, volume, scale, form, materials and quality. These will be matters of particular importance to the historic context'. Justification of this policy further states 'The aim should be to promote high quality design which contributes positively to the area, harmonising the new development with its neighbours in the conservation area. This would allow for modern design and imaginative approach in some cases, where this is considered to be appropriate'.

3.26 UDP Policy EN3 states that 'the council will protect buildings of special architectural or historic interest. Permission will not normally be granted for any development which would not preserve the setting of any listed building'.

3.27 UDP Policy EN6 states development would not be permitted if it would result in harmful alteration to buildings that are of local townscape, architectural or historic interest on the Council's register of Buildings of Merit.

3.28 Policy EN8 of the UDP relates to the design of new development and states that 'Development will not be permitted unless it is of a high standard of design and compatible with the scale and character of the existing development and its setting. Schemes must be formulated to respect the historical context of the area and its sense of place, the scale, mass, form and grain of the surrounding development, relationship to the existing townscape, rhythm and articulation of frontages, local building materials, sustainability objectives and the principles of good neighbourliness'.

3.29 Core Strategy Policy BE1 'Built Environment' states that all development within the borough, including in the regeneration areas should create a high quality urban environment that respects and enhances its townscape context and heritage assets. There should be an approach to accessible and inclusive urban design that considers how good design, quality public realm, landscaping and land use can be integrated to help regenerate places.

3.30 London Plan Policy 7.4 states that 'Buildings, streets and open spaces should provide a high quality design response that:

- a) has regard to the pattern and grain of the existing spaces and streets in orientation, scale, proportion and mass,
- b) contributes to a positive relationship between the urban structure and natural landscape features,
- c) is human in scale, ensuring buildings create a positive relationship with street level activity and people feel comfortable with their surroundings,
- d) allows existing buildings and structures that make a positive contribution to the character of a place to influence the future character of the area, and
- e) is informed by the surrounding historic environment.'

3.31 The site lies within the Olympia & Avonmore Conservation Area. It is bounded to the south-west by no. 4 Gorleston Street and by the former Ebenezer Methodist Chapel (no. 41a North End Road), both on the local register of Buildings of Merit, and to the south-east by the former West London County Court (no. 43 North End Road), which is statutorily listed at Grade II.

3.32 Olympia and Avonmore Conservation Area contains a variety of areas including quiet residential streets, the Whiteley's Depositories, formerly the Avonmore Trading Estate, now known as 'Kensington Village' commercial estate with offices, mansion blocks, primary schools and an exhibition centre. There are differing uses and scales of development, as well as developments from different eras within the conservation area, but its character is defined by both its key historic location (on a main arterial route) and, in part, its quiet more domestic character of the hinterland. It is considered that the character of the area is robust enough to allow a modern building within its boundaries, without harming the overall character of the conservation area. It is also officers' view that in certain situations, and in this particular case, a modern design subject to high quality detailing can enhance and enrich the appearance of the conservation area.

3.33 The existing buildings have undergone substantial changes since originally built. At the heart of the existing buildings on the site are three terraced houses (nos. 8-12 Gorleston Street), together with commercial premises to the rear, all erected in the mid-nineteenth century. One by one, the houses fell into commercial uses, and by 1937, they (and the commercial premises to the rear) were all occupied by the Whitworth Electric Lamp CO.Ltd. Whitworth made a number of major alterations, including the erection of the present no 6, together with various extensions which effectively made nos. 6-12 into the single, rather labyrinthine complex present today. Further internal and external alterations were made in connection with the site's subsequent occupation by a television production company and its previous use as a musicians' studio.

3.34 The site is visually prominent and has views from Gorleston Street, North End Road and Marcus Garvey Park. The existing building is two storeys with a flat roof. It is lower than its neighbours, and currently provides poor definition, in terms of scale, to the Gorleston Street frontage. The flat roof two storey building fails to contribute to this townscape setting and fails to provide an appropriate response to views both along Gorleston Street, and Marcus Garvey Park where the site has an open forecourt facing towards the park currently used for off-street parking. This heavily parked forecourt has a detrimental impact on the street scene. As such officers consider the present building at nos. 6-12 Gorleston Street has a neutral impact to the special architectural or historic interest of the Olympia & Avonmore Conservation Area.

3.35 On this basis, the proposal to demolish the existing buildings and redevelop the site with a modern building which respects the character and appearance of the conservation area and brings the site back into active use, providing new homes which will contribute to the regeneration of this neighbourhood is considered acceptable in principle. The new building would be a modern but respectful intervention which would enhance and enrich the character and appearance of the conservation area, whilst at the same time preserving the significance of the various heritage assets within it, including those elements of their settings that make a positive contribution to their significance. This would be achieved by a number of measures as described below.

- The height would be similar to the previous 2009 scheme, but with a simplified massing in so far as there would be now 2 clear blocks (Gorleston Street elevation and Park elevation) where as the previous scheme consisted of a more complex fragmented form and stepped massing.

- The new accommodation would be arranged in an 'L' shape, along the site's north-western and north-eastern edges, completing the street block on Gorleston Street and creating a new courtyard for future residents to the rear. This has the additional

advantage of bringing the massing of the new building away from the adjacent former West London County Court building. As such the new courtyard feature to the rear of the site would result in a far shorter length of the former court being abutted by buildings than would have been the case under the previous 2009 scheme.

- The new accommodation would face outwards towards Marcus Garvey Park, and give definition to the park edge.

- The proposed scheme takes as its cue from the mid-nineteenth century, three-storey buildings at the corner of Gorleston Street and North End Road, which characterise this part of the conservation area.

- The three-storey parapet height of the new elevation along the Gorleston Street building line would ensure that the development is read as a continuation in modern materials of the three-storey façade of the adjacent no. 4. The fourth storey would be glazed and set back by approximately 3m from the front of the building would reduce the buildings massing and scale in appearance, and also would allow the hipped end of no. 4's roof to be seen in views across the park from the north.

- The location of the taller elements of the scheme at the north-eastern end of the site would give the park definition and would ensure that the impacts on the settings of the principal elevations of the adjacent former West London County Court (43 North End Road) and the former Ebenezer Chapel (41 North End Road) are minimised.

- Following an exploration of alternative design solutions, the applicant has pursued a more traditional architectural approach to the taller element of the scheme and has developed an architectural character which is inspired by the historical precedent of the surrounding buildings. The facades have a clear expression of base, middle and top (with the ground floor differentiated from the rest of the building with a lighter colour of brick as well as through and the top floor set back) which follows the composition of surrounding mansion blocks and tall residential buildings. The architectural elements such as the windows, metal balustrades and brick detailing adopt a similar close relationship to these neighbouring tall buildings. This is further achieved by a symmetrical red brick built façade with a recessed central glass stair core, a set back upper floor, aligned windows as well as through the depth of the window position and the introduction of projecting architraves to the windows.

- The architectural character of the terrace on the Gorleston Street elevation would respond to traditional plot widths and rhythm at 1 - 4 Gorleston Street.

- The brick cladding proposed would reflect the predominant building material in this part of the conservation area.

3.36 The quality of the detailing and materials would be key to the success of the design, and it is therefore intended to condition the development so that large scale sections through the proposed buildings at a scale of 1:20 would be provided for prior council agreement to ensure that depth and articulation would be achieved in the elevations of the buildings (Condition 4), as well as details and samples of materials (Condition 3).

3.37 In summary, the proposed building is considered to be acceptable in this context and represents a significant improvement over the previous 2009 scheme, in terms of

design, massing and overall appearance. It is not therefore considered that the proposed building would harmfully affect the setting of the adjacent listed building (former West London County Court) or buildings of merit (former Ebenezer Chapel and no. 4 Gorleston Street). The alignment of the building, its height and architectural expression is considered to be appropriate. The proposal represents an improvement in the setting for the adjacent listed building, giving this building 'breathing space', whereby the new courtyard feature to the rear of the site would result in a far shorter length of the former West London County Court building being abutted by buildings than would have been the case under the previous 2009 scheme. In this respect, the proposed development complies with UDP Policies EN2, EN3, EN6, and EN8, Core strategy Policy BE1, London Plan Policy 7.4, PPS1 and PPS5.

Conservation area consent and demolition

3.38 As stated above, the existing building fails to make a positive contribution to the streetscene or the character and appearance of the conservation area, since it has been significantly altered since originally built and is under scaled in comparison with neighbouring buildings. As such, the demolition of the existing building is considered acceptable given that a replacement building of good contextual design, in keeping with the character and appearance of the surroundings is proposed.

Loss of trees

3.39 The proposed development would be on the boundary with Marcus Garvey Park and in very close proximity of 6 trees within the park. Of these only the particularly fine mature Alder tree in Marcus Garvey Park would be retained; and protected during construction (condition 5). Officers note the previous resolution scheme was over the same footprint in relation to the park. As such officers raise no objection, on this occasion, to the loss of these trees. To compensate for the loss of these trees four new trees are proposed as part of the applicant's landscaping proposal. Details of the size, position and species of the trees would be agreed by condition (6 and 7). Furthermore, the applicant has agreed to a contribution for physical improvements to the area and new tree planting in the surrounding area could form part of this. With the protection of the existing mature Alder tree, four replacement trees and a financial contribution, no objection is raised under Policy EN25 of the UDP.

ACCESSIBILITY AND HOUSING MIX

3.40 Policy HO6 of the UDP states that 'Development for 20 or more dwellings will only be permitted if: (a) 10% of the units are designed to be suitable for occupation by wheelchair users; and (b) A mixture of units of different sizes is provided to meet the needs of family and non-family households'. Policy 3.8 of The London Plan also requires 10% of units to be accessible to wheelchair users and requires new developments to provide a range of housing choices in terms of the mix of housing sizes and types. Core Strategy (2011) Policy H4 (Meeting Housing Needs) states that all new build dwellings should be built to 'Lifetime Homes' standards with 10% to be wheelchair accessible, or easily adaptable for residents that are wheelchair users.

3.41 In accordance with these policies, 10% of the units (3 units) have been shown to be fully adaptable to wheelchair users, to accord with Policy HO6 of the UDP, Policy H4 of the Core Strategy and Policy 3.8 of The London Plan. The 3 wheelchair adaptable units (all two bedroom units) would be located on the ground floor, with level access from the Gorleston Street entrance. Lift access would be provided to each floor within the flat block. The staircase would be adequately fire-protected and is large enough for a disabled refuge point at each floor. Subject to a condition requiring further details to

be submitted for approval, all units would be expected to meet Lifetime Home standards (condition 8). Given that the scheme is proposed to be car free, no parking bays are proposed for disabled people. The mechanism for the marketing of the wheelchair units, to ensure that all three identified wheelchair adaptable units would be offered to those in need of this accommodation, would also be secured as part of the legal agreement (see below).

3.42 The development scheme would provide a mixture of one bedroom (14 units), two bedroom (14 units), and is considered to provide a satisfactory choice of dwelling size, in accordance with UDP policy H06 and Core Strategy Policy H4.

QUALITY OF PROPOSED RESIDENTIAL ACCOMMODATION

Internal space standards

3.43 Each of the proposed units has been designed to meet or exceed the space standards for unit sizes as outlined in Standard S7A of the UDP. Twenty four of the twenty eight flats would fail to meet the minimum sizes as set out in Policy 3.5 and Table 3.3 of London Plan 2011, with one bedroom unit ranging between 44.5sq.m and 46sq.m (instead of 50sq.m required) and two bedroom units ranging from 58sq.m and 62 sq.m (61sq.m required). However, this policy also states that smaller units may be permitted if they are demonstrably of exemplary design and contribute to achievement of other objectives of this Plan. The Design and Access Statement outlines the following space saving initiatives which would be incorporated into all of the new flats, which officers consider would enhance the living environment:

- the use of a sprinkler system would allow the area usually available for a lobby to be allocated to living space;
- in-built storage and wardrobe for bulky items such as ironing board and vacuum cleaner
- under-floor heating allows greater flexibility for arranging furniture (no radiators on walls)

3.44 Based on the above information and given that the units would meet the Council's UDP standard of 44.5 sq.m (for one bedroom flats) and 57sq.m (for two bedroom flats) as well as providing some external amenity space, it is not considered that these units would provide unsatisfactory living space.

Open Space / Play space

3.45 Policy EN23 of the UDP states that 'all new developments will be required to make provision for open space to meet the needs of the occupiers and users'. Policy EN23B of the UDP requires play space provision from residential development that provides family dwellings. These will need to be in accordance with standards S5 and S7 of the Unitary Development Plan. Standard S5A.1 and S5A.2 of the UDP identify amenity space requirements for family and non-family units which are located at ground level and requires an area of private open amenity or garden space of not less than 36 square metres for family units and 14 square metres for non-family units. Under standard S5, 150sq.m of amenity space would be necessary in this case. Standard S7.1 states that new developments which contain flats on sites which have a gross area exceeding 0.2ha, and which include accommodation for at least 10 children, shall also include at least one appropriately equipped play area.

3.46 With regards to play space, the supplementary planning guidance on providing for children and young people's play and informal recreation (2008) issued by the GLA provides guidance for estimating child yield. This stipulates child yield of 0.11 per 1/2

bed private / intermediate flat. Based on this, the development would provide a child yield of 3, which is below the threshold stipulated in standard S7.1. In addition the site is below 0.2ha in area and therefore no play space is required on this occasion. Officers acknowledge however, the site adjoins Marcus Garvey Park which contains existing children's playspace facilities.

3.47 Regarding amenity space, the proposal would provide 87sq.m of amenity space through a shared courtyard which could also be used as informal play space. This represents a shortfall 63sq.m (42%) of amenity space. However, 13 of the flats would contain private terraces and balconies and the scheme includes some landscaping on the Gorleston Street and North-eastern boundary with Marcus Park. A large area of public open space and children's play space adjoins the site at Marcus Garvey Park. Given the shortfall of onsite amenity space the applicants have agreed to a financial contribution for physical enhancements to the local area. Overall, the scheme is considered to provide acceptable levels of amenity and play space through the combination of provision of a shared courtyard within the scheme, the proximity of public open space and the S106 contribution for enhancements. It would thus comply with policies EN23 and EN23B and standard S5 in terms of amenity space requirements.

Aspect

3.48 Standard S13.3 states that no dwelling should have all its habitable room windows facing exclusively in any northerly direction (i.e. between north east and north west). Only where very special circumstances can be shown to exist which would outweigh the benefits to the amenity of the dwelling, will this requirement be relaxed. 14 of the 28 flats would have its habitable rooms facing in a northerly direction (north/north east and north/north west) with sun early morning or late afternoon. Given the historical street layout and the need to have windows facing towards the street to provide an active street frontage and improve natural surveillance of the street and park, officers consider the provision of windows and habitable rooms facing in a northerly direction is relatively unavoidable and acceptable on this occasion. Officer also acknowledge that it would not be desirable to re-orientate the site with windows to the rear of the site (south), as these would face towards the former West London County Court building which is being converted to residential.

3.49 It is also considered that all the living rooms are open plan with large windows and balconies and would maintain an acceptable level of internal amenity, such that it is not considered that this matter warrants refusal of permission. Furthermore, all the living room windows would have an open aspect since they would face the park.

3.50 Furthermore, the results of the BRE internal daylight analysis, carried out by Savills, shows that the Average Daylight Factor (ADF) to all but one room are fully in accordance with, or exceed the BRE guideline levels. A single living / dining kitchen at ground floor level achieves 1.44% ADF below the required 1.5%. However, as this particular window is situated within 90 degrees of due south it has been assessed against the Annual Probable Sunlight Hours (APSH) and was found to comply. Given this window receives acceptable levels of sunlight it is considered that this ground floor unit would receive adequate levels of light, including sunlight. All other habitable room windows which face within 90 degrees of south enjoy good amounts of direct sunlight with total APSH levels of 37% to c.60%, above the 25% required.

3.51 The units would be stacked so as to place similar room types above one another where feasible. Where this is not feasible at third and fourth floor levels details of enhanced sound insulation between these neighbouring properties would be required by condition, to ensure compliance with British standards. (Condition 18).

3.52 In conclusion, future occupiers would have an acceptable standard of accommodation and environment.

HIGHWAYS MATTERS

3.53 Policy TN13 and TN15 of the UDP requires that any proposed development conforms to the Council's approved car parking standards to ensure that there would be no increase in on-street parking demand. Standard S18.1 of the UDP outlines the car parking requirements for each type of land use. UDP Policy TN4 states that 'development will not be permitted unless in terms of its design and layout it would facilitate ease of access by disabled people and others with impaired mobility to and from public transport facilities and car parking areas that directly serve the development'. UDP Policy TN6 aims to facilitate access for cyclists

3.54 A transport statement was submitted with the application. No off-street parking is proposed. However the site has a PTAL rating of 6A which is the second highest rating and is highly accessible by public transport (with Olympia tube and Overground station nearby and within a short walk of Hammersmith Road along which 30-40 buses run an hour. There are also local shops and services in the vicinity. Given these factors it is considered that the lack of off-street car parking could be justified, subject to a legal agreement that would prevent future occupiers from obtaining on-street parking permits. The applicants have agreed to this. It is therefore concluded that implications on the local highway network and parking conditions would be minimal.

3.55 The proposed development would remove the existing vehicle crossover at the site's entrance. The removal of this access would reinstate the footway on Gorleston Street and would improve highway safety conditions. This would contribute to a higher quality public realm and would improve the safety of the environment for pedestrians. The cost of payment for the highways works would be secured in the legal agreement. No on-site parking spaces are proposed for disabled people, which is accepted given the site constraints.

3.56 It is considered the development would support sustainable forms of transport and not result in additional pressure for on-street parking in surrounding streets. Therefore officers do not consider that the development would have an unacceptable impact on existing levels of on-street overnight car parking stress in the vicinity of the application site, in accordance with UDP policies TN13 and TN15.

3.57 UDP Standard S20 and Table 12.2 seek to ensure that one cycle space per flat is provided, in accordance with Policy TN6. Twenty eight cycle parking spaces would be provided within a secure enclosure at ground floor level, in accordance with these requirements. Three mobility scooter parking spaces and charging points are also proposed in a secure location at ground floor level which is also considered acceptable.

3.58 The proposed cycle parking layout is considered to be satisfactory and compliant with policies TN4 and TN6 standards S20 of the UDP.

Refuse

3.59 There would be a refuse store for the development at ground floor level, and refuse could be wheeled to North End Road on collection days. There is space in this storage area for the positioning of 5 large refuse/ recycling bins, which is considered to be sufficient for the 28 flats. The refuse store would be fully accessible for wheelchair users and no flat would be more than 25m (laterally, with lift access to the ground floor) from the refuse store. A refuse management plan would be conditioned to be submitted to and approved by the council, prior to the occupation, which shall detail where refuse would be placed on collection days and who would be responsible for removing and returning bins from the refuse stores to the collection points, to ensure that there is no adverse impact on the congestion of the highway or noise and disturbance (Condition 9). Subject to this condition, the proposal is therefore considered to satisfy policy EN17 of the UDP.

IMPACT on RESIDENTIAL AMENITY

3.60 Policy EN8 of the Unitary Development Plan relates to the design of new development and places an emphasis on the principles of good neighbourliness. As such the scheme's impact on neighbours in respect of outlook, privacy as well as daylight and sunlight and shadowing have been assessed.

Outlook and light

3.61 Standard S13.1 relates to loss of outlook and states that 'a building's proximity can have an overbearing and dominating effect, detrimental to the enjoyment by residential occupiers of their properties'. Although dependent upon the proximity and scale of the proposed development a general standard can be adopted by reference to a line produced at an angle of 45 degrees from a point 2 metres above the adjoining ground level of the boundaries of the site where it adjoins residential properties. Where any part of the proposed building extends beyond these lines then on-site judgement will be a determining factor in assessing the effect which the development will have on the existing amenities of neighbouring properties.

3.62 Two of the elevations (north east and north west) of the L shaped development face public open space and will not result in any overlooking or reduction in sunlight, daylight or outlook. The south west elevation will face the nursery operating in the old Methodist chapel (41A north End Road). Since this buildings is not in residential use, the proposal would not therefore contravene any standards in the UDP

3.63 A study of the effect of the development on all neighbouring residential properties in respect to daylight, sunlight, overshadowing has been submitted with this application in accordance with the BRE guidelines. The Vertical Sky Component (VSC) and the Average Daylight Factor (ADF) were used as measures by the applicant in their daylight/sunlight assessment. Officers agree with the conclusions of the assessment which demonstrates that the scheme would not result in any significant reduction of daylight or sunlight to any neighbouring property. With regards to light and outlook to the former West London County Court building at 43a North End Road (which is currently being converted to residential use), one bedroom room at ground floor level fails the Vertical Sky Component Test for daylight. However, this bedroom window retains an Average Daylight Factor (ADF) of 1.06% and therefore complies with the 1.0% target for bedrooms. Furthermore, the proposed L shaped development with the communal courtyard to the southern part of the site would bring the mass and bulk further away from this building, resulting in a much improved relationship when compared to the previous 2009 scheme (planning reference: 2009/00179/FUL) thereby

improving light and outlook to this neighbouring building. As such no objection is raised with regards to light and outlook to neighbouring occupiers.

3.64 With regards to overshadowing of the park, A BRE assessment has been carried out, which consists of an overshadowing study detailing the transient overshadowing effects of this area. Overall the study concludes that the scheme would have little impact on the use of the park, and as such is found to be compliant with the BRE guidelines. Officer's also acknowledge that the height and massing would be similar to the previous 2009 scheme, such that there would be no further increase in overshadowing of the park than the previous scheme committee resolved to approve.

Privacy

3.65 Standard S13.2 of the UDP relates to privacy and overlooking. This requires a distance of 18m in an arc of 60 degrees should be achieved between windows in a new development and existing residential windows. All windows to the front of the site face towards the park such that this standard would be met. The one exception is the windows (kitchen) to the rear elevation of the Gorleston Street block which would face towards former West London County Court building. However the bottom panes of these windows shall be conditioned to ensure that they will be obscure glazed and fixed shut to prevent any overlooking. With this condition (20) the proposal would comply with Standard S13.2 of the UDP. All terraces at third and fourth floor level which would face each other or would be within 18m of a neighbouring property would have similar obscure glass screening, above eye level, to ensure that the privacy of neighbours are not compromised. Details of this screening will also be secured by condition (21).

Noise and disturbances - terraces

3.66 UDP standard S13.2A seeks to prevent noise and disturbance to existing residents from roof terraces and balconies. The majority of the individual balconies proposed within the development are small (3.5 - 16sqm) and would not allow large numbers to congregate. It is not therefore considered that the proposal would have an undue impact on noise and disturbance to neighbouring Residents.

Demolition and Construction

3.67 The demolition of the existing building is considered acceptable given that the proposed replacement building is of an acceptable design and in keeping with the character and appearance of the surrounding conservation area. A Demolition and Construction Management Plan (DCMP) and Construction Logistic Plan would need to be submitted by the applicant to ensure that there is no harmful impact on neighbours and on the local highways network. The DCMP shall include details of control measures for dust, noise, vibration, lighting, delivery locations and working hours. The Construction Logistics Plan shall be in accordance with Transport for London (TfL) requirements, which seeks to minimise the impact of construction traffic on nearby roads and restrict construction trips to off peak hours only. The management plans would be secured by legal agreement (see below) and approved details shall be implemented throughout the project period.

OTHER MATTERS

Contaminated land

3.68 Potentially contaminative land uses (past or present) are understood to occur at, or near to, this site. A Phase I Desk Study Report (RAW report ref: 10RK202, dated 25 June 2010) has been submitted as part of the planning application and is considered to be generally acceptable. This Desk Study recommends that a site investigation be

carried out in order to assess potential pollutant linkages and it is agreed that this is required. It shall be necessary to agree the site investigation scheme with the Environmental Quality Team prior to implementation. As a consequence, in order to ensure that no unacceptable risks are caused to humans, controlled waters or the wider environment during and following the development works, and in accordance with UDP Policies EN20A and EN21, Policy CC4 of the Core Strategy 2011, and Policy 5.21 of The London Plan 2011, decontamination and remediation conditions (25-29) are recommended.

Energy and Sustainable Design and Construction

3.69 London Plan Policy 5.2 aims for the reduction of carbon emissions from all development. The policy states that major development proposals should include a detailed energy assessment to demonstrate how the targets for carbon dioxide emissions reduction are to be met within the framework of the Mayor's energy framework. An Energy Assessment has been submitted with the application as required by this policy. This assesses the expected energy demand for the development and details the energy efficiency and low/zero carbon technologies to be installed to provide an energy efficient development with reduced CO₂ emissions.

3.70 The baseline calculations show that a Building Regulation compliant development would be responsible for just over 45 tonnes a year. Passive measures including the use of natural daylight and solar gain, improving air tightness and integrating building elements such as floors/walls/windows/roof with high insulation levels have been integrated to reduce energy use. Energy efficient plant, equipment and lighting will also be used. Energy efficiency measures are calculated to reduce CO₂ emissions by 9%.

3.71 As required by London Plan policy 5.6, the feasibility of installing a centralised communal heating system such as Combined Heat and Power (CHP) has been considered. However, the heating and hot water requirements of the development do not fit the required heat profile that would make CHP an efficient choice. On-site renewable energy generation has also been assessed for its suitability and it is proposed to install both Air Source Heat Pumps (ASHPs) and solar PV panels. The ASHPs will contribute towards the heating requirements while the 210m² of roof-mounted PV panels will generate electricity. Overall, these are calculated to reduce CO₂ emissions by 46%.

3.72 Total CO₂ emissions reductions are calculated to be 55% below the level required by the building Regulations. The design approach taken complies with the London Plan policies on sustainable energy and the requirement of policy 5.2 to reduce CO₂ emissions by 25% has been met. A condition (24) is attached ensuring the implementation of the sustainable energy measures as outlined in the Energy Assessment.

3.73 London Plan Policy 5.3 states that the highest standards of sustainable design and construction should be achieved in London to improve the environmental performance of new developments and to adapt to the effects of climate change over their lifetime.

3.74 As well as the sustainable energy measures outlined above, other sustainable design and construction measures will also be implemented to enable the development to meet level 4 of the Code for Sustainable Homes. These include the use of water efficient appliances to reduce average water use in the development to the level 4 target of 105 litres per day per person; the use of building materials with low environmental

impacts; the incorporation of soft landscaping and a green roof which help improve the biodiversity of the site; waste and recycling storage facilities will be provided in each flat and communally; surface water drainage measures will be incorporated to reduce run-off levels (see below for further details); impacts from the construction phase will be minimised, including the use of a Site Waste Management Plan to reduce waste production on site.

3.75 Overall, the measures are adequate to comply with the requirements of London Plan policy 5.3 on sustainable design and construction. A condition (25) is attached requiring the implementation of the sustainability measures as outlined in the Sustainability Statement.

Flooding/Drainage

3.76 A Flood Risk Assessment (FRA) has been submitted with the application. The site is about 1.2 miles from the Thames and is in the Environment Agency's (EA's) Flood Zone 1 which is the zone with the lowest probability of flooding. The risk of surface water flooding is also low in this part of the borough. As such, the site is suitable for residential use as proposed. The Environment Agency raises no objection to the redevelopment of the site for residential purposes.

3.77 In terms of reducing surface water run-off from the site to show compliance with London Plan policy 5.13 and Core Strategy policy CC2 a combination of measures will be implemented including soft landscaping and green roofs, with consideration also to be to installing a rainwater collection system. Although it is stated that these will reduce surface water run-off to rates that would be expected from a Greenfield site, this has not been quantified. Condition 22 is attached requiring further information on the expected performance of the SUDS measures to show compliance with the relevant policies, in particular aiming to reduce run off by at least 50% compared to the undeveloped site and achieving Greenfield run-off rates.

LEGAL AGREEMENT

3.78 The applicant has agreed to enter into a legal agreement with the council with respect to the following heads of terms:

- The provision of 23 affordable (intermediate rent) residential units;
- £80k contribution to local physical and social improvements;
- Funding for the re-instatement for the redundant cross-overs on Gorleston Street and the pavement outside the proposed development site, in accordance with the Council's Streetscape design guidelines;
- Marketing of wheelchair units;
- Residential units to be car permit free;
- A Demolition and Construction Management Plan and Construction Logistic Plan to be provided and secured.

4.0 CONCLUSIONS and RECOMMENDATION

4.1 The proposed development accords with Council's Unitary Development Plan and Core Strategy, London Plan policies and Government guidance, which seeks to maximise the potential of sites. The residential tenure and provision for on-site affordable housing is considered acceptable. The standard of proposed accommodation is acceptable. The scheme would have minimal impact on adjoining residents or on

local traffic conditions and parking stress. The demolition of the existing building, and the design and layout of the proposed development is considered acceptable, and it takes the opportunity to improve the appearance of the conservation area and preserve the setting of the adjacent listed building and buildings of merit.

4.2 On balance officers consider that planning permission and conservation area consent should be granted subject to conditions and following the completion of a satisfactory 106 agreement.

Ward: Avonmore And Brook Green

Site Address:

6 - 12 Gorleston Street London W14 8XS



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For identification purposes only - do not scale.

Reg. No:
2011/02613/CAC

Case Officer:
Raj Satheesan

Date Valid:
11.08.2011

Conservation Area:
: Olympia And Avonmore Conservation Area -
Number 23

Committee Date:
14.03.2012

Applicant:

C/o Agent

Description:

Demolition of the existing buildings on site to facilitate redevelopment providing a part 3, part 4 and part 5 storey building comprising 28 residential units, with associated cycle parking, refuse storage, amenity space and landscaping.

Drg Nos: GOR/PA/03/ 101, GOR/PA/03/ 102, GOR/PA/03/ 302, GOR/PA/03/ 302, GOR/PA/03/ 303, GOR/PA/03/ 304, GOR/PA/03/ 305, GOR/PA/05/ 100A, GOR/PA/05/ 101, GOR/PA/05/ 102, GOR/PA/05/ 103, GOR/PA/05/ 104, GOR/PA/05/ 105, GOR/PA/05/ 106, GOR/PA/05/ 200, GOR/PA/05/ 201, GOR/PA/05/ 202, GOR/PA/05/ 203, GOR/PA/05/ 300, GOR/PA/05/ 301/A, GOR/PA/05/ 302, GOR/PA/06/ 100, GOR/SK0069, GOR/SK0070, GOR/SK0071

Application Type:

Conservation Area Consent

Officer Recommendation:

That the application be approved subject to the condition(s) set out below:

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

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

- 2) The demolition works hereby permitted shall not be undertaken before:
 - (i) a building contract for the redevelopment of the site in accordance with planning permission reference 2011/02610/FUL has been entered into and
 - (ii) written notice of the start date for the demolition process has been submitted to the Council. Such notification shall be to the Council's Head of Development Management and shall quote the application reference number specified in this decision letter

To ensure that the demolition does not take place prematurely and to safeguard the character and appearance of the conservation area, in accordance with Policy EN2 of the Unitary Development Plan, as amended 2007 and 2011 and Core Strategy 2011 Policy BE1

- 3) No demolition of the existing building shall take place until an external photographic record of 6-12 Gorleston has been submitted to the Council. A copy of the photographic record shall be lodged with the Borough Archives.

To ensure that a proper record is made of the building prior to works commencing, and that the information is made available to the appropriate statutory bodies, in accordance with Policies EN2 and EN3 of the Unitary Development Plan, as amended 2007 and 2011 and Core Strategy 2011 Policy BE1.

- 4) No demolition shall commence prior to the submission and approval in writing by the Council of details of a scheme for the temporary fencing and/or enclosure of the site, and the temporary fencing/means of enclosure has been constructed in accordance with the approved details.

To ensure that the site remains in a tidy condition during and after demolition works and during the construction phase and to prevent harms to the street scene, in accordance with policy EN2 and EN8 of the Unitary Development Plan, as amended 2007 and 2011, and Policy BE1 of the Councils Core Strategy 2011.

Justification for Approving the Application:

- 1) The proposed demolition is considered to be acceptable on the basis that planning permission exists for a satisfactory redevelopment scheme. Accordingly, it is not considered that the demolition would have an unacceptable impact on the character or appearance of the conservation area, in accordance with Policy EN2 of the Unitary Development Plan, as amended 2007 and 2011 and Core Strategy 2011 Policy BE1.

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

All Background Papers held by Michael Merrington (Ext: 3453):

Application form received: 10th August 2011
Drawing Nos: see above

Policy Documents: The London Plan 2011
Unitary Development Plan as amended 2007 and 2011
Core Strategy 2011

Consultation Comments:

Comments from:

Dated:

Neighbour Comments:

Letters from:

Dated:

See joint officers' report in planning application reference: 2011/02610/FUL.