


<p style="text-align: center;">London Borough of Hammersmith & Fulham</p> <p style="text-align: center;">Cabinet</p> <p style="text-align: center;">6 February 2017</p>	
<p style="text-align: center;">ARTICLE 4 DIRECTIONS TO REMOVE PERMITTED DEVELOPMENT RIGHTS FOR OFFICE TO RESIDENTIAL CONVERSIONS, PUBLIC HOUSE CONVERSIONS AND ALTERATIONS AND BASEMENT EXCAVATIONS</p>	
<p>Report of the Cabinet Member for Environment, Transport & Residents Services - Councillor Wesley Harcourt</p>	
<p>Open Report</p>	
<p>Classification - For Decision Key Decision: Yes</p>	
<p>Wards Affected: All</p>	
<p>Accountable Director: Juliemma McLoughlin, Director of Planning and Development</p>	
<p>Report Author: David Gawthorpe, Deputy Team leader, Development Plans Team</p>	<p>Contact Details: Tel: 0208 753 3384 E-mail: david.gawthorpe@lbhf.gov.uk</p>

1. EXECUTIVE SUMMARY

1.1. This report seeks approval to progress with three ‘non immediate’ Article 4 Directions to be applied across the borough (excluding the Old and Park Royal Development Corporation Area) and on specific premises:

- Office and Light industry to residential uses,
- Basement excavation, and
- Public Houses to other permitted uses.

1.2. The Town and County Planning (General Permitted Development) (England) Order 2015 (‘GPDO’) sets out permitted development rights (‘PD rights’). These are a national grant of planning permission allowing certain building works and changes of use to be carried out without having to make a planning application. PD rights are subject to conditions and limitations to control impact and to protect local amenity. Further guidance was also consolidated into the National Planning Practice Guidance.

1.3. Under certain PD rights, developers are only required to give ‘prior approval’ notification for the Local Planning Authority to consider transport and highways impacts,

contamination and flooding risks. The statutory requirements relating to prior approval are much less prescriptive than those relating to planning applications.

1.4. Local authorities can take away PD rights for certain types of development by making Article 4 Directions. The Article 4 Direction brings back the requirement for the local authority to grant planning permission for building works and changes of use. An Article 4 direction can be introduced where they are considered necessary to protect the character of an area, local amenity or the wellbeing of the area with justification from the local authority. In effect the Article 4 Direction enables the Local Planning Authority to manage development through the planning process. This report includes the evidence base and justification for each Article 4 Direction separately. The process for implementing the Article 4 Directions will be explained later in the report.

2. RECOMMENDATIONS

2.1 Approval be given to make three non-immediate Article 4 directions which will withdraw Permitted Development rights and mean that planning permission will be required for each of the three categories below. If approved, the three Article 4 Directions will come into force after 12 months of consulting.

1. Office (B1) (a) and Light Industrial (B1 (C) to Residential (C3)
2. Basement Excavation
3. Public Houses (A4) to Shop (A1), Financial and Professional Services (A2), and Food and Drink Premises (A3) and for alterations and demolition

3. REASONS FOR DECISION:

3.1. Central government in recent years has strengthened and continued to expand PD rights. Since the introduction of PD rights, the council has seen an increased loss in employment land supply across the borough in particular the loss of office and industrial land to residential use. It has also seen an increased loss of traditional Public Houses in the borough to other uses such as shops and cafes. A further concern is the impact of permitted basement excavation which can have significant impacts on residential amenity.

3.2. The purpose of PD rights is to speed up the Development Management process and therefore the delivery of development. As a result, prior approval applications are not assessed against the policies in the Development Management Framework and may not fully comply with the borough's standards. Therefore, by removing PD rights through an Article 4 Direction, applications can be assessed against Planning policies to ensure compliance.

The implementation of the Article 4 Directions alongside the emerging Local Plan should provide a strong basis to protect and promote employment land across the borough, to manage basement excavations and to protect traditional public houses.

4 PROPOSALS AND ISSUES

OFFICE (B1) AND LIGHT INDUSTRIAL (B1 (C) TO RESIDENTIAL (C3)

4.1 The Council is keen to support employment land available to businesses in the borough and to prevent any further loss of employment space through PD rights. In 2016, the council commissioned Frost Meadowcroft to undertake an employment and employment land uses study in the borough. The findings from the study have been used to inform the evidence base in this report.

4.2 Employment land in Hammersmith and Fulham is predominantly taken up by business (B1), general industry (B2), and storage or distribution centres (B8). In 2014, B1, B2 and B8 uses accounted for 36.9% of all businesses in the borough and 33.5% of all employment. Offices make up the largest proportion of B use employment land with a total of 26.2%. Across the borough, there is a range of office buildings such as large purpose built offices to small mews style office buildings. As residential values in the borough are high, change of use applications from B1 to C3 residential is highly attractive.

4.3 The impact PD Rights have had in the borough can be seen through the loss of employment space through Prior Approval applications. Since May 2013, an estimated 73,076 sq m of office development has been granted for conversion to C3 private residential through prior approval. From these prior approval applications, over 50% of the prior approval applications are for buildings less than 100 sq m. This highlights that smaller office buildings are likely to be easier to convert to residential and provide the most amount of opportunities for developers. There has been one prior approval application for an office building greater than 1,000sq m between 2013 and 2016. Whilst there are fewer applications for large office floor space, this loss accounted for 48% of the supply of space with prior approval.

4.4 Further loss of employment land will have wider detrimental impacts upon the borough. From a lack of supply, rental values have been increasing, some of the highest in London. The lack of supply results in high demand which in effect pushes up the price of rent. This is taking place in H&F; according to the Employment Land study in 2005, the average rent on the market was £24.82 per sq foot. In 2014, rents ranged from £46 to £50 per sq foot which had not been achieved before. In 2015, rents increased to £50 per sq ft in Hammersmith town centre and at the Shepherds Building in Rockley Road, Shepherds Bush. From a recent GLA study, rents for Grade A office space in H&F is the second highest in London after the West End.

4.5 The good transport connections to inner and outer London, good local amenity, proximity to clusters of business activity across the submarkets makes it an attractive place to do business. There is evidence to suggest there is a lot of economic activity taking place across the borough, however any further loss of employment land could threaten the borough's position. Neighbouring authorities such as Wandsworth have much higher rates of availability.

4.6 Hammersmith and Fulham Council have prepared a revised Planning Policy to help protect against the loss of employment premises in the borough. The emerging policy contained in the Proposed Submission Local plan 2016 seeks to resist the loss of employment floorspace unless strict criteria are met. This means that the council have

the ability to permit change of use of employment land and premises to residential but subject to a number of criteria being met.

4.7 Making the Article 4 direction alongside the emerging Local Plan will provide the council with a much stronger protective position to ensure that office and light industrial premises can only change use following careful consideration through the planning process.

BASEMENT EXCAVATION

4.8 The construction of basements, and the subsequent effect that large scale excavations inevitably have on immediate neighbours and the wider local community, has been a cause of great concern to our residents. Basements within certain limits can be built (in the curtilage of the houses) without the need for planning permission. Basement construction can cause nuisance and disturbance for neighbours and others in the vicinity, through construction traffic, parking suspensions and the noise, dust and vibration of construction itself.

4.9 The council regularly receive complaints and objections in association with planning applications for works at basement level (both new and extensions), relating to:

- disruption and noise involved during construction, especially in residential areas;
- effects on neighbouring properties in regards to dust and dirt during construction;
- damage to the foundations of adjoining basements and other homes;
- traffic issues and concerns with contractor's vehicles blocking the road and their driveway for long periods of time; and
- concerns with over-development of the site and adversely affect the amenity of the immediate neighbours.

4.10 Hammersmith and Fulham Council have prepared a revised Planning Policy to help protect against basement extensions to single dwelling houses in the borough. The emerging policy contained in the Proposed Submission Local plan 2016 seeks to resist basement construction and extensions unless strict criteria are met. This means that the council have the ability to permit basements but subject to a number of criteria being met, that will safeguard the quality of life. As part of the criteria, the applicant must demonstrate that any impacts of basement development are kept to acceptable levels under the relevant acts and guidance, taking the cumulative impacts of other development proposals into account.

4.11 Given the issues relating to basement development, it is important that the Council brings all basement development within planning control. Implementing an Article 4 Direction is the only way in which all basement development would require planning permission, allowing the mitigation measures set out in Policy to be applied consistently across all types of basements. It is considered that bringing all basements under planning control and applying planning policies which mitigate their harmful impacts will be beneficial to the Borough's environment.

PUBLIC HOUSES (A4) TO SHOP (A1) FINANCIAL AND PROFESSIONAL SERVICES (A2) AND FOOD AND DRINK PREMISES (A3):

4.12 Over recent years the borough, like the rest of London, has seen a number of pubs change to other uses, including retail and residential. According to research conducted by the British Beer and Pub Association, across Britain, there were 17,000 fewer pubs in 2011 than in 1982. Pubs continue to close in high numbers each year. In March 2014 CAMRA reported that there are 28 net pub closures every week in the UK (1,300 a year).

4.13 Public houses are important in providing a local amenity that can enhance a sense of community and help encourage social interaction and maintain sustainable neighbourhoods.

4.14 However, the decline in the number of pubs can be linked to a range of public policy and behavioral factors, including:

- Levels of duty on beer, and in particular the Beer Duty Escalator introduced in 2008 and removed in 2012.
- The ban on smoking in public places initiated by the Health Act 2006.
- Supermarket pricing strategies, with off-sales cheaper for customers than on-sales.
- The policies of pub companies towards tenant landlords.
- Changing social habits, with a greater range of alternatives available to younger drinkers and an emphasis on weekend drinking.
- The per capita consumption of alcohol is decreasing, most notably beer consumption
- The state of the wider economy, particularly in the period after the financial crisis.

4.15 Whilst the Council welcomes both the ban on smoking in public places as an effective method of improving the public's health and recognises the importance of not promoting the drinking of alcohol to young people it also acknowledges the important role public houses play in the fabric of local communities.

4.16 Hammersmith and Fulham Council have prepared a revised Planning Policy to help protect against the loss of Public Houses in the borough. The emerging policy contained in the Proposed Submission Local plan 2016 seeks to resist the redevelopment of pubs unless strict criteria are met. This means that the council have the ability to refuse planning permission for the loss of public houses where appropriate and necessary, in particular where residential use is proposed. However, whilst there is good policy provision for the protection of pubs changing to residential use, the demolition of a pub or conversion to a shop or restaurant could still take place, as this does not need planning permission.

4.17 The Town and Country Planning (Use Classes) Order 1987 (as amended 2015) puts uses of land and buildings into various categories known as 'Use Classes'. Under the GPDO, pubs (Use Class A4) have a permitted change to classes A1 (shops), A2 (financial and professional services) and A3 (food and drink premises) without the need for planning consent. These changes mean that a pub could be turned to a supermarket without the approval of the local planning authority.

4.18 A report on this issue of pub closures was submitted to the Council's Transport, Environment and Residents Services Select Committee in February 2014. The report identified a number of traditional pubs in the borough, compiled by the licensing team, that would benefit from further protection. The list of pubs identified is attached at appendix 1, and is broken down by ward and areas (between the north, south and the middle of the borough). It is these premises that an Article 4 Direction could be applied to help the council carefully consider changes of use, demolition and external alteration through the planning application process.

5 OPTIONS AND ANALYSIS OF OPTIONS

5.1 Should the Council decide to make these Article 4 Directions there are two options available: an 'immediate direction' or a 'non-immediate' direction.

5.2 The advantages of an immediate direction is that it takes effect from the date set out by the Council with consultation and confirmation happening within six months of the article 4 direction being made. The disadvantages of an immediate direction is that the Council are liable to pay compensation to anyone whose permitted development rights have been removed should they wish to implement the removed right within 12 months of the direction being made. This is not recommended as compensation sums have the potential to be significant depending on the extent of the Article 4 and the number of premises that would be covered by it.

5.3 A non-immediate option requires consultation with all affected parties before the article 4 direction takes effect. This allows for a 12 month notification period to be provided to those affected by the direction. This has the advantage of avoiding the need to pay compensation, but there is the risk that the act of notification could cause land owners to apply the change of use from office to residential, pub to a shop or carry out a basement extension within that 12 month period so we could see a surge in applications of this nature before the full force of the Article 4 Directions come into effect. Once in force any landowner wishing to apply for one of the changes of use or extend their basement will have to apply for planning permission through the normal channels.

5.4 As set out in the National Planning Practice Guidance, the council have the option of placing an Article 4 on the whole borough, a specific area or on a specific premises. From analysing the evidence, a borough wide Article 4 is considered prudent for changes of use from offices and light Industrial premises to residential. It is advisable to implement a borough wide Article 4 because the submarkets are widely spread across the borough and each vary in size, type of activities taking place and the networks surrounding them. This is also the case for basement development which is considered to be a borough-wide issue and one that cannot be confined to a particular part of the borough. In the case of public houses it is envisaged that an Article 4 Direction would be best targeted at the traditional public houses in the borough rather than all pubs, bars and drinking establishments. Appendix 1 identifies those traditional Public Houses that an Article 4 Direction could apply to.

6 CONSULTATION

6.1 The Council will need to consult widely on the Article 4 Directions and adhere to the procedural requirements set out in Schedule 3 of the GPDO following final agreement at Cabinet.

7 EQUALITY IMPLICATIONS

7.1 The Council has had due regard to its Public Sector Equality Duty contained in Section 149 of the Equality Act 2010.

8 LEGAL IMPLICATIONS

8.1 The GPDO allows local planning authorities to make Article 4 directions according to the procedures set out in Schedule 3. Following consultation, a further Key Decision will be brought to you to consider whether or not to confirm the Article 4 Directions.

8.2 Section 108 of the Town and Country Planning Act 1990 concerns compensation becoming payable where an application for planning permission (for development that was formerly PD) is refused or granted subject to conditions different from the GPDO. Depending upon whether or not the proposed development is 'prescribed development' will depend upon whether or not compensation is payable. In relation to the Basement Article 4 Direction and the Office/Light Industrial to Residential Article 4 Direction, these are both 'prescribed development' which means that is 12 months' notice is given of the Article 4 Direction then no compensation will be payable. As the Pub to retail/financial or professional services/restaurant Article 4 Direction is not 'prescribed development', compensation is payable within 12 months of the Article 4 Direction taking effect. The risk of compensation is considered to be low but this area is untested.

8.3 The Secretary of State has the power to cancel or modify an Article 4 direction at any time before or after it is confirmed.

Implications verified/completed by: Lindsey Le Masurier, Shared Legal Services (14/12/2016)

9 FINANCIAL IMPLICATIONS

9.1 Officer and legal costs associated with the making and consultation of the Article 4 Direction is not considered to be significant and will fall to the budget of the Planning Division.

9.2 Applications for planning permission which would have previously been permitted, prior to an Article 4 Direction removing PD rights, are entitled to apply for planning permission without paying the usual planning application fees. The Article 4 Direction is therefore likely to lead to an increase in the number of planning applications for which planning application fees will not be applicable. Whilst this is unlikely to be a significant sum of money, it would still be a loss of potential revenue for the council.

9.3 As set out in para 8.2, in making a non immediate Article 4 direction for a public house, the Council may be liable to pay compensation if (i) an application which was only required by the Article 4 direction is subsequently refused or (ii) grant planning permission subject to conditions more limiting than the General Permitted Development Order would normally allow. The compensation payable will be for the, "damage directly attributable to the withdrawal of permitted development rights". The differential in value between say a shop and a pub is dependent on many things including location. It is

difficult therefore to estimate the difference (or if there is one) because it does not necessarily follow that an alternative A class use is going to represent a higher value use. The implications of this on the resourcing of the Planning Department needs to be taken into account. Previous experience shows that very small numbers of public houses are being converted to shops. If this does happen, each case will be reviewed individually with a view to reduce the risk of compensation. Any such compensation claims will fall to the departmental budget.

Implications verified/completed by: Sally Swaray, TTS Finance, (14/12/2016)

10. IMPLICATIONS FOR BUSINESS

10.1 This report recommends that Permitted Development rights are withdrawn for some commercial premises, specifically and with reference to businesses; Office (B1) (a) and Light Industrial (B1 (C) to Residential (C3), and Public Houses (A4) to Shop (A1), Financial And Professional Services (A2), and Food And Drink Premises (A3). This will allow the Council to resist both; the redevelopment of pubs unless strict criteria are met, and further loss of employment land.

10.2 Overall the impact on businesses in the borough is considered to be positive given the additional protection to employment space and pubs. There is unlikely to be any significant impact on business resulting from the removal of PD rights for basements. Additional planning protection for pubs also supports the Council's emerging economic growth strategy and the work of the business commission. This has highlighted that to attract and retain the key businesses in technology, digital and creative industries the borough needs to have a successful night time offer, with a range of establishments available for workers and residents.

10.3 Owners and occupiers affected by the direction in the area will receive a notice giving them at least 21 days for making representations once the direction is made.

Implications verified/completed by: Antonia Hollingsworth, Economic Development, (14/12/2016)

11. RISK MANAGEMENT

11.1 The making of Article 4 Directions has a set legal and procedural process with the final decision resting with the Secretary of State. It is essential for the council to follow the set processes correctly in order to minimise the risk of the Directions being modified or cancelled. A key part of the process is a set period of consultation with relevant businesses, residents and stakeholders. By consulting widely, the council will be able to reduce the risk of challenge or cancellation of the Directions by the Secretary of State.

11.2 As stated above, there are financial risks associated with making the Article 4 Directions, such as the risk of compensation which relates specifically to non 'prescribed development' eg. Public Houses. Whilst it is anticipated that the risk of compensation will be minimal, this is out of the council's control and cannot be managed.

11.3 There is the risk that the act of notification could cause land owners to apply the change of use from office to residential, pub to a shop or carry out a basement extension within a 12 month period, so we could see a surge in applications of this nature before the full force of the Article 4 Directions come into effect. Whilst the council will not be able to control this risk, it can anticipate and prepare resources for the potential surge of prior approval applications during this period.

Implications verified/completed by: Michael Sloniowski, Risk Management,
(05/01/2017)

12. LIST OF BACKGROUND PAPERS USED IN PREPARING THIS REPORT

No.	Description of Background Papers	Name/Ext of holder of file/copy	Department/ Location
1.	Employment Study in Hammersmith & Fulham by Frost Meadowcroft	David Gawthorpe/3384	TTSD. Hammersmith Town Hall Extension

LIST OF APPENDICES:

Appendix 1: List of Traditional Public Houses in the Borough (LBHF Licensing 2014).

Appendix 1- List of Traditional-style Pubs in the Borough compiled by the Licensing Team

ADDRESS	WARD	NOTES
Pavilion Hotel, Wood Lane, London, W12 0HQ	College Park and Old Oak	Potential BoM
The Pocket Watch, 434 Uxbridge Road, London, W12 0NS	Wormholt and White City	Historic
Queen Adelaide, 412 Uxbridge Road, London, W12 0NR	Wormholt and White City	Listed
Shepherd And Flock, 84 Goldhawk Road, London, W12 8HA	Shepherds Bush Green	BoM
Defectors Weld, 170 Uxbridge Road, London, W12 8AA	Shepherds Bush Green	Historic
White Horse, 31 Uxbridge Road, London, W12 8LH	Shepherds Bush Green	Historic
The Springbok, 51 South Africa Road, London, W12 7PA	Shepherds Bush Green	Postwar pub
O'Neill's, Sindercombe Social, 2 Goldhawk Road, London, W12 8QD	Shepherds Bush Green	BoM
The Green, 172 - 174 Uxbridge Road, London, W12 7JP	Shepherds Bush Green	Historic
Crown And Sceptre, 57 Melina Road, London, W12 9HY	Askew	Potential BoM
Tommy Flynn's, 269 Uxbridge Road, London, W12 9DS	Askew	Potential BoM
Princess Victoria, 217 Uxbridge Road, London, W12 9DH	Askew	BoM
The Greyhound, 49 Becklow Road, London, W12 9ER	Askew	Potential BoM
The Eagle, 215 Askew Road, London, W12 9AZ	Askew	BoM
Coningham Arms, 191 Uxbridge Road, London, W12 9RA	Askew	BoM
O'Donaghue's, 174 Goldhawk Road, London, W12 8HJ	Askew	Potential BoM
Duke Of Edinburgh, 1 Richmond Way, London, W12 8LW	Addison	Historic
The Richmond, 55 Shepherd's Bush Road, London, W6 7LU	Addison	Potential BoM
The Havelock, 57 Masbro' Road, London, W14 0LS	Addison	Potential BoM
The Underbrook, 58 Milson Road, London, W14 0LB	Addison	Historic
Old Parr's Head, 120 Blythe Road, London, W14 0HD	Addison	Historic. PP for change of use 2016/02926/FUL.
Bird In Hand, 88 Masbro' Road, London, W14 0LR	Addison	BoM
Cumberland Arms, 29 North End Road, London, W14 8SZ	Avonmore and Brook Green	Potential BoM
The Albion, 121 Hammersmith Road, London, W14 0QL	A and BG	BoM
Hand And Flower, 1 Hammersmith Road, London, W14 8XJ	A and BG	BoM
Queens Head, 13 Brook Green, London, W6 7BL	A and BG	BoM
The Jameson, 43 Blythe Road, London, W14 0HR	A and BG	Historic
Live And Let Live, 37 North End Road, London, W14 8SZ	A and BG	Historic
Latymers, 157 Hammersmith Road, London, W6 8BS	A and BG	Postwar pub
Orchard Tavern, 136 Askew Road, London, W12 9BP	Ravenscourt Park	BoM
The Oak, 243 Goldhawk Road, London, W12 8EU	Ravenscourt Park	BoM
The Duchess Of Cambridge, 320 Goldhawk Road, London, W6 0XF	Ravenscourt Park	Historic
The Raven, 375 Goldhawk Road, London, W6 0SA	Ravenscourt Park	BoM
Anglesea Arms, 35 Wingate Road, London, W6 0UR	Ravenscourt Park	BoM
Old Ship, 25 Upper Mall, London, W6 9TD	Ravenscourt Park	BoM
The Black Lion, 2 South Black Lion Lane, London, W6 9TJ	Ravenscourt Park	Listed
The Carpenters Arms, 89 - 91 Black Lion Lane, London, W6 9BG	Ravenscourt Park	Historic
The Egerton, 73 Dalling Road, London, W6 0JD	Ravenscourt Park	Historic
Andover Arms, 57 Aldensley Road, London, W6 0DL	Ravenscourt Park	Historic
The Cross Keys, 57 Black Lion Lane, London, W6 9BG	Ravenscourt Park	BoM
The Ravenscourt Arms, 257 King Street, London, W6 9LU	Ravenscourt Park	Postwar pub
Thatched House, 115 Dalling Road, London, W6 0ET	Ravenscourt Park	BoM
The Dove, 19 Upper Mall, London, W6 9TA	Ravenscourt Park	Listed
The Rutland, 15 Lower Mall, London, W6 9DJ	Hammersmith Broadway	BoM
Dartmouth Castle, 26 Glenthorne Road, London, W6 0LS	Hammersmith Broadway	BoM
Laurie Arms, 238 Shepherd's Bush Road, London, W6 7NL	Hammersmith Broadway	BoM
Blue Anchor, 13 Lower Mall, London, W6 9DJ	Hammersmith Broadway	Potential BoM
The Salutation, 154 King Street, London, W6 0QU	Hammersmith Broadway	Listed
Distillers Arms, 64 Fulham Palace Road, London, W6 9PH	Hammersmith Broadway	BoM
The Old City Arms, 107 Hammersmith Bridge Road, London, W6 9DA	Hammersmith Broadway	BoM
The Swan, 46 Hammersmith Broadway, London, W6 0DZ	Hammersmith Broadway	Listed
The Chancellors, 25 Crisp Road, London, W6 9RL	Hammersmith Broadway	BoM
Duke of Cornwall, 48 Fulham Palace Road, London, W6 9PH	Hammersmith Broadway	Building of Merit
The William Morris 2 - 4 King Street, London, W6 0QA	Hammersmith Broadway	Modern pub
The Trout, Unit 17-18, Broadway Shopping Centre, Hammersmith Broadway, London, W6 9YD	Hammersmith Broadway	Modern pub

Stonemasons Arms, 54 Cambridge Grove, London, W6 0LA	Hammersmith Broadway	BoM
The Hammersmith Ram, 81 King Street, London, W6 9HW	Hammersmith Broadway	BoM
Hop Poles, 17 - 19 King Street, London, W6 9HR	Hammersmith Broadway	Listed
Southern Bell, 175 - 177 Fulham Palace Road, London, W6 8QT	Fulham Reach	Historic
Crabtree Public House, Rainville Road, London, W6 9HJ	Fulham Reach	BoM
Pear Tree, 14 Margravine Road, London, W6 8HJ	Fulham Reach	BoM
Old Suffolk Punch, 80 Fulham Palace Road, London, W6 9PL	Fulham Reach	Historic
The Frog Inn The Bedford, 204 Dawes Road, London, SW6 7RQ	Munster	Historic
The Wilton Arms, 203 - 205 Dawes Road, London, SW6 7QY	Munster	Historic
The Imperial, 8 Lillie Road, London, SW6 1TU	North End	Historic
The Clarence, 148 North End Road, London, W14 9PP	North End	Potential BoM
Prince Of Wales, 14 Lillie Road, London, SW6 1TU	North End	Historic
The Curtains Up, 28A Comeragh Road, London, W14 9HR	North End	Historic
The Colton Arms, 187 Greyhound Road, London, W14 9SD	North End	Potential BoM
Three Kings, 171 North End Road, London, W14 9NL	North End	BoM
The Old Oak, 180 North End Road, London, W14 9NX	North End	Historic
The Elm, 206 North End Road, London, W14 9NX	North End	BoM
Eight Bells, 89 Fulham High Street, London, SW6 3JS	Palace Riverside	BoM
The Temperance, 90 Fulham High Street, London, SW6 3LF	Palace Riverside	Listed
Larrik, 425 New King's Road, London, SW6 4RN	Palace Riverside	BoM
The Wellington, 56 Haldane Road, London, SW6 7EU	Fulham Broadway	Historic
Cock Tavern, 360 North End Road, London, SW6 1LY	Fulham Broadway	Listed
Broadway Bar And Grill, 474 - 478 Fulham Road, London, SW6 1BY	Fulham Broadway	BoM
The Lillie Langtry, 19 Lillie Road, London, SW6 1UE	Fulham Broadway	BoM
Jolly Maltster, 17 Vanston Place, London, SW6 1AY	Fulham Broadway	BoM
The Barrow Boy, 308 - 310 North End Road, London, SW6 1NQ	Fulham Broadway	Potential BoM
The Mitre, 81 Dawes Road, London, SW6 7DU	Fulham Broadway	Historic
Harwood Arms, Walham Grove, London, SW6 1QP	Fulham Broadway	BoM
The Goose And Granite, 248 North End Road, London, SW6 1NL	Fulham Broadway	Potential BoM
The Atlas, 16 Seagrave Road, London, SW6 1RX	Fulham Broadway	Historic
White Horse, 1 - 3 Parsons Green, London, SW6 4UL	PG and W	BoM
Imperial Arms, 577 King's Road, London, SW6 2EH	PG and W	BoM
The Pelican, 22 Waterford Road, London, SW6 2DR	PG and W	Historic
The Rose, 1 Harwood Terrace, London, SW6 2AF	PG and W	Historic
The Jam Tree, 541 King's Road, London, SW6 2EB	PG and W	Historic
Greene Room, 477 Fulham Road, London, SW6 1HL	PG and W	Historic
Aragon House, 247 - 249 New King's Road, London, SW6 4XG	PG and W	Listed
The Southern Cross, 65 New King's Road, London, SW6 4SG	PG and W	Potential BoM
Duke On The Green, 235 New King's Road, London, SW6 4XG	PG and W	Listed
Queen Elizabeth, 58 Bagley's Lane, London, SW6 2BH	PG and W	BoM
Hand And Flower, 617 King's Road, London, SW6 2ES	PG and W	BoM – Closed and current application for change of use to retail
The Waterside, Unit 2, Riverside Tower, The Boulevard, London, SW6	Sands End	Modern pub
The Sands End, 135 Stephendale Road, London, SW6 2PR	Sands End	Historic
Wandsworth Bridge Tavern, 360 Wandsworth Bridge Road, London,	Sands End	BoM
The Durell, 704 Fulham Road, London, SW6 5SB	Town	Potential BoM
Golden Lion, 57 Fulham High Street, London, SW6 3JJ	Town	BoM
Bootsy Brogans, 1 Fulham Broadway, London, SW6 1AA	Town	BoM
Belushi's, 28 Hammersmith Broadway	Hammersmith Broadway	Listed
Hope and Anchor, Macbeth Street	Hammersmith Broadway	Listed
Former King's Head, 4 Fulham High Street	Palace Riverside	Listed
The Blue Boat, Distillery Wharf, Parr's Way	Fulham Reach	Modern pub
The Brook Green Hotel, 170 Shepherds Bush Road	Addison	BoM
The Beaconsfield, 24 Blythe Road	A and BG	Historic
The Wahleeah, 18 Farm Lane	Fulham Broadway	Historic
The Slug at Fulham, 490-492 Fulham Road	Fulham Broadway	BoM
Hampshire Hog, 225-227 King Street	Ravenscourt Park	BoM
The Rylston, 197 Lillie Road	Fulham Broadway	Postwar pub
The Grove, 83 Hammersmith Grove	Hammersmith Broadway	BoM
Octoberfest Pub, 678-680 Fulham Road	Town	Historic
Kona Kai, 515 Fulham Road	Parsons Green and W	Historic
Belushi's, 13-15 Shepherds Bush Green	Addison	Postwar pub
Amuse Bouche, 51 Parsons Green Lane	Parsons Green and W	Historic