

London Borough Of Hammersmith & Fulham

Planning Applications Committee

Agenda for 11th July 2017

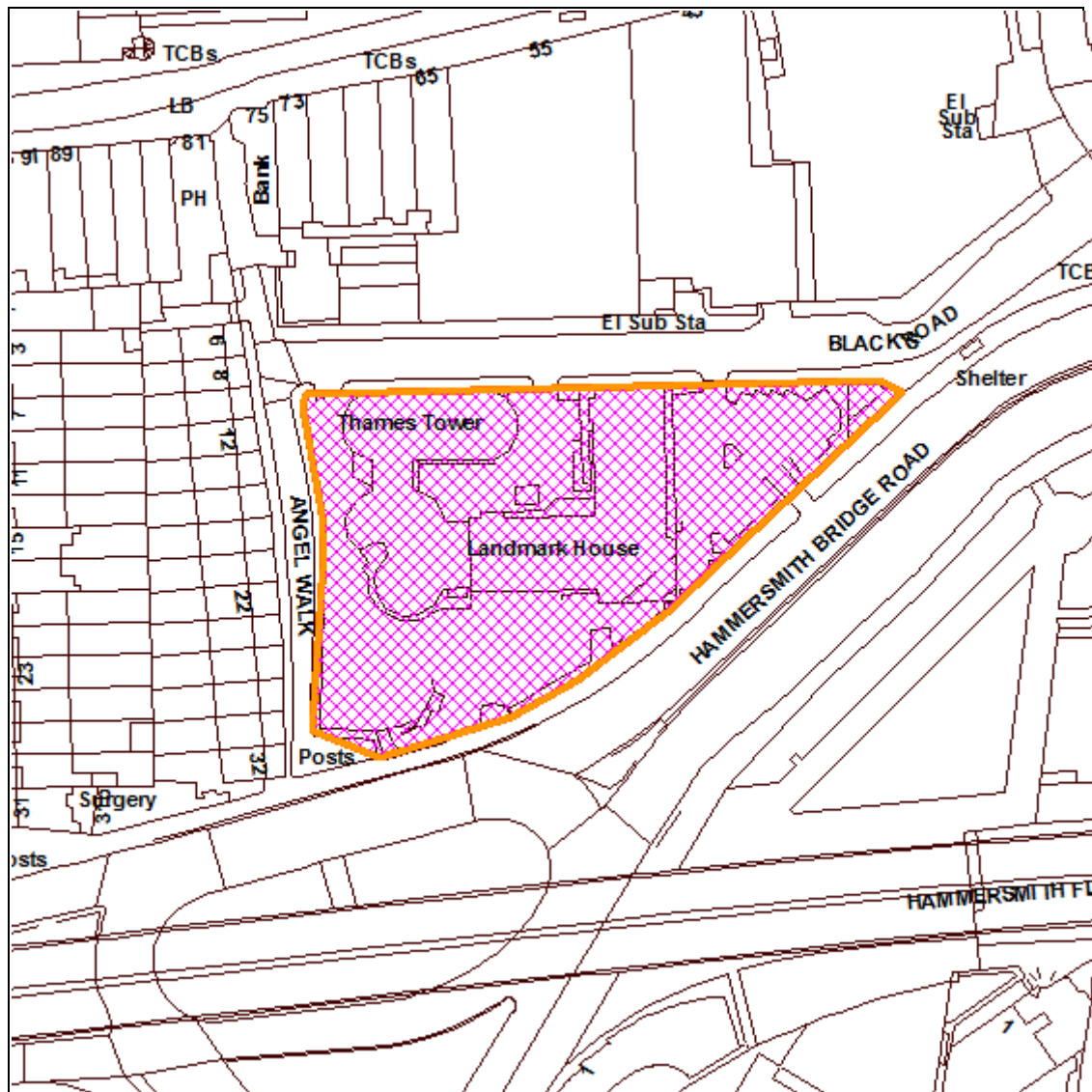
Index of Applications, Enforcement Actions, Advertisements etc.

WARD: REG NO:	SITE ADDRESS:	PAGE:
Hammersmith Broadway 2017/00172/FUL	Landmark House Hammersmith Bridge Road London W6 9DR	2
Shepherd's Bush Green 2016/03972/RES	Former BBC Television Centre Wood Lane London W12	109
Shepherd's Bush Green 2016/04585/VAR	Former BBC Television Centre Wood Lane London W12	146
Askew 2017/00391/FUL	75 - 77 Jeddo Road London W12 9ED	215
Ravenscourt Park 2017/01174/FUL	18 Brading Terrace London W12 8ES	251
College Park And Old Oak 2017/01771/FUL	853 - 857 Harrow Road London NW10 5NH	263

Ward: Hammersmith Broadway

Site Address:

Landmark House Hammersmith Bridge Road London W6 9DR



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For identification purposes only - do not scale.

Reg. No:
2017/00172/FUL

Case Officer:
Peter Wilson

Date Valid:
25.01.2017

Conservation Area:
N/A

Committee Date:
11.07.2017

Applicant:

Hammersmith Properties Limited
C/O Agent

Description:

Demolition of the two existing office buildings (Class B1) and the erection of a part 6, 12, 22 storey building (including ground level public realm) to provide a mixed-use development comprising 14,668 sqm GEA hotel (Class C1) including high level bar, offices (Class B1), ground floor retail (Class A1/A3), flexible cultural space at ground and basement level, 2 storey basement level providing car/cycle parking and servicing and associated public realm, landscaping, plant and all enabling and ancillary works (Amended description and additional documents received).

Drg Nos: as Condition 2

Application Type:

Full Detailed Planning Application

Officer Recommendation:

1) Subject to there being no contrary direction from the Mayor for London that the Committee resolve that the Director for Regeneration, Planning and Housing Services be authorised to determine the application and grant permission upon the completion of a satisfactory legal agreement and subject to the conditions listed below;

2) To authorise the Director for Regeneration, Planning and Housing Services after consultation with the Director of Law and the Chair of the Planning and Development Control Committee to make any minor changes to the proposed conditions or heads of terms of the legal agreement, any such changes shall be within their discretion.

Conditions**Time Limit**

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

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).

Drawings

- 2) The development shall be carried out and completed only in accordance with the approved drawings numbers:

RSHP-0020-P-XX-P2; RSHP-0900-P-B2-P1; RSHP-0901-P-B1-P1; RSHP-1000-P-00-P2; RSHP-1020-P-03-P1; RSHP-1030-P-04-P1; RSHP-1035-P-05-P1; RSHP-1040-P-09-P1; RSHP-1050-P-13-P1; RSHP-1052-P-14; RSHP-1054-P-20; RSHP-1056-P-21; RSHP-1090-P-RF-P1; RSHP-2000-E-N; RSHP-2010-E-E; RSHP-2020-E-S; RSHP-2030-E-W; RSHP-2100-E-NS-P1; RSHP-2110-E-EW-P1; RSHP-2120-E-N-P1; RSHP-2130-E-E-P1; RSHP-2140-E-S-P1; RSHP-2150-E-W-P1; RSHP-3000-S-S-P1; RSHP-4000-D-XX-P1; RSHP-4010-D-XX-P1;

RSHP-4020-D-XX-P1; RSHP-4030-D-XX-P1; RSHP-4040-D-XX-P1; RSHP-4050-D-XX-P1; RSHP-4060-D-XX-P1; RSHP-4070-D-XX-P1; P10803-00-001-100-01

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 Policy BE1 of the Hammersmith and Fulham Core Strategy (2011) and Policy DM G1 and DM G7 of the Development Management Local Plan (July 2013).

Demolition Management Plan and a Demolition Logistics Plan

- 3) The development hereby permitted shall not commence until a Demolition Management Plan and a Demolition Logistics Plan have been submitted to and approved in writing by the Local Planning Authority. These shall include details of the proposed control measures and monitoring for dust, noise, vibration, lighting, delivery locations, restriction of hours of work and all associated activities audible beyond the site boundary to 0800-1800hrs Mondays to Fridays and 0800-1300hrs on Saturdays, advance notification to neighbours and other interested parties of proposed works and public display of contact details including accessible phone contact to persons responsible for the site works for the duration of the works. The details shall also include the numbers, size and routes of demolition vehicles, any vehicle holding areas, access arrangements and delivery locations on the site, details of a Low Emission Vehicle Strategy, provisions within the site to ensure that all vehicles associated with the demolition works are properly washed and cleaned to prevent the passage of mud and dirt onto the highway, and other matters relating to traffic management to be agreed. The Demolition Management Plan and Demolition Logistics Plan shall be implemented in accordance with the approved details throughout the relevant project period.

To ensure that appropriate steps are taken to limit the impact of the proposed demolition works on the operation of the public highway, the amenities of local residents and the area generally, in accordance with policies 5.18, 5.19 and 7.14 of the London Plan, policies CC1, CC4 and T1 of the Hammersmith and Fulham Core Strategy (2011), Policies DM H1, DM H2, DM H5, DM H8, DM H9, DM H11, DM J1 and DM J6 of the Development Management Local Plan (July 2013) and SPD Amenity Policy 26 of the Planning Guidance Supplementary Planning Document (July 2013).

Construction Management Plan and a Construction Logistics Plan

- 4) The development hereby permitted shall not commence (excluding works of site clearance and demolition of the existing buildings) until a Construction Management Plan and a Construction Logistics Plan have been submitted to and approved in writing by the Local Planning Authority. These shall include details of the proposed control measures and monitoring for dust, noise, vibration, lighting, delivery locations, restriction of hours of work and all associated activities audible beyond the site boundary to 0800-1800hrs Mondays to Fridays and 0800-1300hrs on Saturdays, advance notification to neighbours and other interested parties of proposed works and public display of contact details including accessible phone contact to persons responsible for the site works for the duration of the works. The details shall also include the numbers, size and routes of construction vehicles, any vehicle holding areas and access arrangements,

delivery locations on the site, details of a Low Emission Vehicle Strategy, provisions within the site to ensure that all vehicles associated with the construction works are properly washed and cleaned to prevent the passage of mud and dirt onto the highway, and other matters relating to traffic management to be agreed. The Construction Management Plan and Construction Logistics Plan shall be implemented in accordance with the approved details throughout the relevant project period.

To ensure that appropriate steps are taken to limit the impact of the proposed demolition works on the operation of the public highway, the amenities of local residents and the area generally, in accordance with policies 5.18, 5.19 and 7.14 of the London Plan, policies CC1, CC4 and T1 of the Hammersmith and Fulham Core Strategy (2011), policies DM H1, DM H2, DM H5, DM H8, DM H9, DM H11, DM J1 and DM J6 of the Development Management Local Plan (July 2013) and SPD Amenity Policy 26 of the Planning Guidance Supplementary Planning Document (July 2013).

Hoardings

- 5) No development shall commence until a scheme for temporary fencing and/or enclosure of the site has been submitted to and approved in writing by the Local Planning Authority, and the temporary fencing and/or enclosure has been erected in accordance with the approved details. The temporary fencing and/or enclosure shall thereafter be retained for the duration of the demolition and building works in accordance with the approved details. 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 and to prevent harm to the street scene and public realm, in accordance with Policies 7.1 and 7.6 of the London Plan, Policy BE1 of the Hammersmith and Fulham Core Strategy (2011) and Policies DM G1 and DM G7 of the Development Management Local Plan (July 2013).

Contamination (1)

- 6) No development shall commence until a preliminary risk assessment report is submitted to and approved in writing by the Local Planning Authority. 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 the approved details 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 condition is required 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 Policy 5.21 of the London Plan, Policy CC4 of the Hammersmith and Fulham Core Strategy (2011), Policies DM H7 and DM H11 of the Development Management Local Plan (July 2013) and SPD Amenity policies 2-17 of the Planning Guidance Supplementary Planning Document (July 2013).

Contamination (2)

- 7) No development shall commence until a site investigation scheme is submitted to and approved in writing by the Local Planning Authority. 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 the approved details 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 condition is required 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 Policy 5.21 of the London Plan, Policy CC4 of the Hammersmith and Fulham Core Strategy (2011), Policies DM H7 and DM H11 of the Development Management Local Plan (July 2013) and SPD Amenity policies 2-17 of the Planning Guidance Supplementary Planning Document (July 2013).

Contamination (3)

- 8) Unless the Local Planning Authority agree in writing that a set extent of development must commence to enable compliance with this condition, no development shall 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 Local Planning Authority. 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 the approved details 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 condition is required 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 Policy 5.21 of the London Plan, Policy CC4 of the Hammersmith and Fulham Core Strategy (2011), Policies DM H7 and DM H11 of the Development Management Local Plan (July 2013) and SPD Amenity policies 2-17 of the Planning Guidance Supplementary Planning Document (July 2013).

Contamination (4)

- 9) Unless the Local Planning Authority agree in writing that a set extent of development must commence to enable compliance with this condition, no development shall commence until a remediation method statement, if required, is submitted to and approved in writing by the Local Planning Authority. 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 the approved details 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 condition is required 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 Policy 5.21 of the London Plan, Policy CC4 of the Hammersmith and Fulham Core Strategy (2011), Policies DM H7 and DM H11 of the Development Management Local Plan (July 2013) and SPD Amenity policies 2-17 of the Planning Guidance Supplementary Planning Document (July 2013).

Contamination (5)

- 10) Unless the Local Planning Authority agree in writing that a set extent of development must commence to enable compliance with this condition, no development shall commence until the approved remediation method statement has been carried out in full if required, and a verification report confirming these works has been submitted to, and approved in writing, by the Local Planning Authority. 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 appropriate waste Duty of Care documentation and the validation of gas membrane placement. If, during development, contamination not previously identified is found to be present at the site, the Local Planning Authority is to be informed immediately and no further development (unless otherwise agreed in writing by the Local Planning Authority) 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 Local Planning Authority. Any required remediation shall be detailed in an amendment to the remediation method statement and verification of these works included in the verification report. All works must be carried out in compliance with the approved details 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 condition is required 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 Policy 5.21 of the London Plan, Policy CC4 of the Hammersmith and Fulham Core Strategy (2011), Policies DM H7 and DM H11 of the Development Management Local Plan (July 2013) and SPD Amenity policies 2-17 of the Planning Guidance Supplementary Planning Document (July 2013).

Contamination (6)

- 11) Unless the Local Planning Authority agree in writing that a set extent of development must commence to enable compliance with this condition, no development shall commence until an onward long-term monitoring methodology report, is submitted to and approved in writing by the Local Planning Authority where further monitoring is required past the completion of development works to verify the success of the remediation undertaken. If required, a verification report of these monitoring works shall then be submitted to and approved in writing by the Local Planning Authority when it may be demonstrated that no residual adverse risks exist. All works must be carried out in compliance with the approved details 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 condition is required 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 Policy 5.21 of the London Plan, Policy CC4 of the Hammersmith and Fulham Core Strategy (2011), Policies DM H7 and DM H11 of the Development Management Local Plan (July 2013) and SPD Amenity policies 2-17 of the Planning Guidance Supplementary Planning Document (July 2013).

Design

Materials

- 12) The development shall not commence (save for demolition and site clearance) excluding works of site clearance and demolition of existing buildings) until particulars and samples (where appropriate) of all the materials to be used in all external faces of the buildings; including details of the colour, composition and texture of the metal and stone work; details of all surface windows; balustrades to roof terraces; roof top plant and general plant screening; shop front treatments, including window opening and glazing styles and all external hard surfaces including paving, have been submitted and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the details as approved and thereafter permanently retained in this form.

To ensure a satisfactory external appearance and to prevent harm to the street scene and public realm, in accordance with Policies 7.1 and 7.6 of the London Plan, Policy BE1 of the Hammersmith and Fulham Core Strategy (2011), Policies DM G1 and DM G7 of the Development Management Local Plan (July 2013) and SPD Design Policy 44 of the Planning Guidance Supplementary Planning Document (July 2013).

1:20 Details

- 13) The development shall not commence (excluding works of site clearance and demolition of existing buildings) until detailed drawings at a scale not less than 1:20 (in plan, section and elevation) of typical sections/bays of each of the approved buildings have been submitted and approved in writing by the Local Planning Authority. These shall include details of the proposed cladding, fenestration (including framing and glazing details), balustrades (including roof terraces), shop front and entrances and roof top plant and plant screening. The

development shall be carried out in accordance with the details as approved and thereafter permanently retained in this form.

To ensure a satisfactory external appearance and to prevent harm to the street scene and public realm, in accordance with Policies 7.1 and 7.6 of the London Plan, Policy BE1 of the Hammersmith and Fulham Core Strategy (2011) and Policies DM G1 and DM G7 of the Development Management Local Plan (July 2013).

1:20 Roof Top Plant Details

- 14) The development shall not commence (excluding works of site clearance and demolition of existing buildings) until detailed plans, sections and elevations at a scale of 1:20 of the rooftop plant have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the details as approved and thereafter permanently retained in this form.

To ensure a satisfactory external appearance in accordance with policy BE1 of the Hammersmith and Fulham Core Strategy (2011) and Policies DM G1 and DM G7 of the Development Management Local Plan (July 2013).

A1/A3 1:20 Details

- 15) The development shall not commence (excluding works of site clearance and demolition of existing buildings) until detailed drawings in plan, section and elevation at a scale of no less than 1:20 of the frontages for the Class A1/Class A3 units, have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the details as approved and thereafter permanently retained in this form.

To ensure a satisfactory external appearance and to prevent harm to the street scene and public realm, in accordance with Policy BE1 of the Hammersmith and Fulham Core Strategy (2011) and Policies DM G1 and DM G7 of the Development Management Local Plan (July 2013).

Obscured Glass

- 16) The window glass at ground level in the development, including the shop fronts, shall not be mirrored, painted or otherwise obscured.

To ensure a satisfactory external appearance and to prevent harm to the street scene and public realm, in accordance with Policy 7.6 of The London Plan, policy BE1 of the Hammersmith and Fulham Core Strategy (2011) and Policies DM G1 and DM G7 of the Development Management Local Plan (July 2013).

No roller shutters

- 17) No roller shutters shall be installed on any shopfront, commercial entrance or display facade hereby approved.

To ensure a satisfactory external appearance and to prevent harm to the street scene and public realm, in accordance with Policy BE1 of the Hammersmith and Fulham Core Strategy (2011), Policy DM G4 and DM C1 of the Development Management Local Plan (2013) and Planning Guidance Supplementary Planning Document (July 2013)

- No advertisements
- 18) No advertisements shall be displayed on or within any elevation of the buildings, forecourt or public spaces of the development hereby approved without details of the advertisements having first been submitted to and approved in writing by the Local Planning Authority.

In order that any advertisements displayed on the building are assessed in the context of an overall strategy, so as to ensure a satisfactory external appearance and to preserve the integrity of the design of the building, in accordance with Policies BE1 and CC4 of the Hammersmith and Fulham Core Strategy (2011) and Policies DM G1 and DM G8 of the Development Management Local Plan (July 2013).

- Secure by Design
- 19) The development hereby permitted shall not commence (excluding works of site clearance and demolition of existing buildings) until a statement of how 'Secure by Design' requirements are to be adequately achieved has been submitted to and approved in writing by the Local Planning Authority. Such details shall include, but not be limited to: site wide public realm CCTV and feasibility study relating to linking CCTV with the Council's borough wide CCTV system, access controls, basement security measures and means to secure the site throughout construction in accordance with BS8300:2009. No part of the development shall be used or occupied until these measures have been implemented in accordance with the approved details, and the measures shall thereafter be permanently retained in this form.

To ensure that the development incorporates suitable design measures to minimise opportunities for, and the perception of crime and provide a safe and secure environment, in accordance with Policy 7.3 of the London Plan, Policy BE1 of the Hammersmith and Fulham Core Strategy (2011) and Policy DM G1 of the Development Management Local Plan (July 2013).

- Blast resistant glazing
- 20) The development hereby permitted shall not commence (excluding works of site clearance and demolition of existing building) in accordance with details showing blast resistant glazing for the approved development as submitted to and approved in writing by the Local Planning Authority, following consultation with a qualified Structural Blast Engineer and the Metropolitan Police. The development shall be carried out in accordance with the approved details and shall thereafter be permanently retained in this form.

To ensure that the development incorporates suitable design measures to minimise opportunities for crime, in accordance with policies 7.3 and 7.13 of the London Plan, policy BE1 of the London Borough of Hammersmith and Fulham Core Strategy (2011) and policy DM G1 of the Development Management Local Plan (July 2013).

Landscaping

Soft and Hard Landscaping

- 21) The development hereby permitted shall not commence (excluding works of site clearance and demolition of existing buildings) until details of the proposed soft and hard landscaping of all areas external to the buildings including the section of development facing Hammersmith Bridge Road (A306) and Talgarth Road (A4) have been submitted to and approved in writing by the Local Planning Authority. The details shall include: planting schedules and details of the species, height and maturity of any trees and shrubs, including sections through the planting areas; depth of tree pits, containers and shrub beds; details relating to the access of each building, including pedestrian surfaces, materials, kerb details, external steps and seating that ensure a safe and convenient environment for blind and partially sighted people. The landscaping works shall be carried out in accordance with the approved details and shall thereafter be permanently retained in this form.

To ensure a satisfactory external appearance of the development and relationship with its surroundings, and the needs of the visually impaired are catered for in accordance with the Equality Act 2010, Policies 3.1, 7.1 and 7.6 of the London Plan, Policy BE1 of the Hammersmith and Fulham Core Strategy (2011) Policies DM E4, DM G1 and DM G7 of the Development Management Local Plan (July 2013) and SPD Sustainability policies 14-24 of the Planning Guidance Supplementary Planning Document (July 2013).

Replacement Trees, shrubs etc

- 22) All planting, seeding and turfing approved as part of the agreed soft 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 other similar size and species.

To ensure a satisfactory external appearance in terms of the provision of tree and shrub planting, in accordance with Policies 7.1 and 7.6 of the London Plan, Policy BE1 of the Hammersmith and Fulham Core Strategy (2011), policies DM E4, DM G1 and DM G7 of the Development Management Local Plan (July 2013) and SPD Sustainability policies 14-24 of the Planning Guidance Supplementary Planning Document (July 2013).

Landscape Management Plan

- 23) The development hereby permitted shall not commence (excluding works of site clearance and demolition of existing buildings) until a Landscape Management Plan has been submitted to and approved in writing by the Local Planning Authority for all of the landscaped areas. This shall include details of management responsibilities and maintenance schedules for all landscape areas. The landscape management plan shall be implemented in accordance with the approved details and shall thereafter be permanently retained in this form.

To ensure that the development provides an attractive natural and visual environment in accordance with Policies 7.1 and 7.6 of the London Plan, Policies BE1 and OS1 of the Hammersmith and Fulham Core Strategy (2011), Policies

DM E4, DM G1 and DM G7 of the Development Management Local Plan (July 2013) and SPD Sustainability policies 14-24 of the Planning Guidance Supplementary Planning Document (July 2013).

Protection of Existing Trees

- 24) The development hereby permitted shall not commence until all the trees in the proximity of the development that are to be retained, have been protected from damage in accordance with BS5837:2012 during both the demolition and construction works.

To ensure that trees on site are retained and to prevent harm during the course of construction, in accordance with policy BE1 of the Hammersmith and Fulham Core Strategy (2011) and policy DM E4 of the Development Management Local Plan (July 2013).

No plant, water tanks

- 25) 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 buildings hereby permitted.

To ensure a satisfactory external appearance, in accordance Policy BE1 of the Hammersmith and Fulham Core Strategy (2011) and Policy DM G1 and DM G7 of the Development Management Local Plan (July 2013).

Changes to the external appearance of the new buildings

- 26) No alterations shall be carried out to the external appearance of the buildings, including the installation of air-conditioning units, ventilation fans or extraction equipment not shown on the approved drawings.

To ensure a satisfactory external appearance and to prevent harm to the amenities of the occupiers of neighbouring residential properties, in accordance with Policy BE1 of the Hammersmith and Fulham Core Strategy (2011) and Policies DM G1 and G7 of the Development Management Local Plan (July 2013).

Flat roof areas

- 27) The development shall not commence (excluding works of site clearance and demolition of existing building), until details of the proposed wind mitigation measures to the roof terrace areas indicated on the approved drawings and identified in the submitted Wind Engineering Assessment (January 2017) have been submitted to and approved in writing by the Local Planning Authority. No part of the relevant part of the development shall be used or occupied until these mitigation measures have been installed in full accordance with the approved details. With exception to those shown on approved drawings, no part of the remainder of the flat roof areas provided by the development hereby permitted shall be used as a terrace or other accessible amenity space. No walls, fences, railings or other means of enclosure other than those shown on the approved drawings and the mitigation measures approved shall be erected around the roofs, and no alterations shall be carried out to the approved building to form access onto these roofs.

To ensure a satisfactory external appearance and so that the use of the buildings does not harm the amenities of the existing neighbouring residential properties

and future residential occupiers of the development as a result of overlooking, loss of privacy and noise and disturbance, in accordance with Policy BE1 of the Hammersmith and Fulham, Policy DM H9, DM A9 and DM G1 of the Development Management Local Plan (July 2013) and SPD Housing Policy 8 of the Planning Guidance Supplementary Planning Document (July 2013).

External entrance doors

- 28) All external entrance doors facing the public highway in the office and hotel buildings hereby approved shall be designed and installed so that they only open inwards, and shall thereafter be permanently retained in this form.

To prevent obstruction of the public highway in accordance with the Highways Act 1980, and Policy J5 of the Development Management Local Plan (July 2013).

PD Rights

- 29) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting that principal 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 the visual impact of telecommunication equipment upon the surrounding area can be considered, in accordance with in accordance with policies 7.6 and 7.8 of the London Plan, policy BE1 of the Hammersmith and Fulham Core Strategy (2011) and policies DM G1 and DM G7 of the Development Management Local Plan (July 2013).

Lighting

- 30) The development shall not commence (excluding works of site clearance and demolition of existing building), until details of any proposed external artificial lighting, including security lights have been submitted to and approved in writing by the Local Planning Authority and no occupation shall take place 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 2011 (or relevant guidance) to ensure that any lighting proposed does not harm the existing amenities of the occupiers of neighbouring properties. No part of the development shall be used or occupied until any external lighting provided has been installed in accordance with the approved details and shall thereafter be permanently retained in this form.

To ensure that the amenity of occupiers of the development site / surrounding premises and natural habitat is not adversely affected by lighting, in accordance with policies 5.11, 7.3 and 7.13 of the London Plan, policies BE1 and CC4 of the Hammersmith and Fulham Core Strategy (2011), policies DM E1, DM E4, DM G1, DM H10 and DM H11 of the Development Management Local Plan (July 2013) and the Council's Supplementary Planning Document (July 2013).

Lights off

- 31) No part of the development hereby approved shall be used or occupied until a scheme for the control and operation of the proposed lighting within the office building, during periods of limited or non-occupation, has been submitted to and approved in writing by the Local Planning Authority, and the approved details have been implemented. The internal lighting shall be operated only in accordance with the approved details.

In order to ensure that the building does not cause excessive light pollution and in order to conserve energy when they are not occupied, in accordance with policy DM H10 of the Hammersmith and Fulham Development Management Local Plan (July 2013) and SPD Sustainability Policy 25 of the Planning Guidance Supplementary Planning Document (July 2013).

Highways

Blue Badge Parking

- 32) No part of the development hereby approved shall be used or occupied until the 6 blue badge parking spaces have been provided in accordance with the approved details. These accessible parking spaces shall be permanently retained for the life of the development for use by disabled staff and visitors.

To ensure the satisfactory provision and retention of disabled car parking facilities, in accordance with policy 6.13 and 7.2 of the London Plan and policies DM J2 and DM J4 of the Hammersmith and Fulham Development Management Local Plan (July 2013) and SPD Transport Policy 10 of the Planning Guidance Supplementary Planning Document (July 2013).

Electric vehicle charging point

- 33) The development shall not commence (excluding works of site clearance and demolition of existing buildings) until details of the installation of electric vehicle charging points within the car parking area, including location and type, have been submitted to and approved in writing by the Local Planning Authority. The electric vehicle charging points should comprise at least 2 of the total number of car parking spaces provided on site and shall be active electric vehicle charging points; the remaining number of the total number of car parking spaces provided on site shall be passive. The approved electric vehicle charging points shall be installed and retained in working order for the lifetime of the development. The use of the electric vehicle charging points will be regularly monitored via the Travel Plan and if required the further 20% passive provision will be made available.

To encourage sustainable travel in accordance with policies 5.8, 6.13 and 7.2 of the London Plan, policies CC1 and T1 of the Hammersmith and Fulham Core Strategy (2011), policy DM J2 of the Development Management Local Plan (July 2013) and SPD Transport Policies 3 and 5 of the Planning Guidance Supplementary Planning Document (July 2013).

Cycle Parking

- 34) No part of the development hereby approved shall be occupied or used prior to the provision of the cycle storage arrangements, as indicated on the approved drawings and set out within the submitted Transport Assessment, to serve the

development have been fully provided and made available to visitors and staff and such storage facilities shall be permanently retained thereafter in accordance with the approved details.

In order to promote alternative, sustainable forms of transport, in accordance with Policy 6.9, 6.13 and Table 6.3 of the London Plan, policy T1 of the Hammersmith and Fulham Core Strategy (2011) and Policy DM J5 of the Development Management Local Plan (July 2013).

Car & Cycle Parking Management Plan

- 35) No part of the development hereby approved shall be occupied or used until a Car & Cycle Parking Management Plan has been submitted to and approved in writing by the Local Planning Authority. The development shall not be operated otherwise than in accordance with the Car & Cycle Parking Management Plan as approved and shall thereafter be permanently retained in this form.

To ensure an appropriate level, mix and location of car and cycle parking is achieved for the development and that management arrangements are in place to control its allocation and use in accordance with Policies 5.2, 5.18, 5.19, 5.21, 6.3, 7.14 and 7.15 of the London Plan, policies CC1, CC4 and T1 of the Hammersmith and Fulham Core Strategy (2011), policies DM H1, DM H2, DM H5, DM H7, DM H8, DM H9, DM H10, DM H11, DM J1 and DM J6 of the Development Management Local Plan (July 2013) and SPD Transport Policies of the Planning Guidance Supplementary Planning Document (July 2013).

Refuse

- 36) No part of the development shall be occupied prior to the provision of the refuse storage enclosures, as indicated on the approved drawings and shall include provision for the storage of recyclable materials. All the refuse/recycling generated by the development hereby approved shall be stored within the approved areas and shall be permanently retained thereafter in accordance with the approved details.

To ensure the satisfactory provision of refuse storage and recycling and to prevent harm to the street scene arising from the appearance of accumulated rubbish, in accordance with policy 5.17 and 6.11 of the London Plan, Policy CC3 of the Core Strategy (2011), policy DM H5 of the Hammersmith and Fulham Development Management Local Plan (July 2013) and SPD Sustainability Policy 3 of the Planning Guidance Supplementary Planning Document (July 2013).

Waste Management Strategy

- 37) No part of the development hereby approved shall be used or occupied until a Waste Management Strategy has been submitted and approved in writing by the Local Planning Authority. Details shall include how recycling will be maximised and be incorporated into the facilities of the development. All approved storage arrangements shall be provided in accordance with the approved details and shall be permanently retained thereafter in accordance with the approved details and shall thereafter be permanently retained in this form.

In order to protect the environment and to ensure that satisfactory provision is made for refuse/recycling storage and collection, in accordance with policy 5.3 of the London Plan and policy DM H5 of Hammersmith and Fulham Development

Management Local Plan (July 2013) and SPD Sustainability Policy 3 of the Planning Guidance Supplementary Planning Document (July 2013).

Delivery and Servicing Management Plan

- 38) No part of the development hereby approved shall be occupied until a Delivery and Servicing Management Plan is submitted to and approved in writing by the Local Planning Authority. Details shall include times and frequency of deliveries and collections, vehicle movements, silent reversing methods, operations of the loading bay as identified on the approved drawings, quiet loading/unloading measures. The measures/scheme shall be implemented in accordance with the approved details prior to occupation of the development hereby permitted, and thereafter be permanently retained in this form.

To ensure that servicing and deliveries are carried out without any significant impact on the flow of traffic and the local highway network and to prevent harm to the amenities of surrounding occupiers by reason of noise and disturbance, in accordance with policy 6.11 of the London Plan and policies DM J1, DM H9 and DM H11 of the Hammersmith and Fulham Development Management Local Plan (July 2013), and SPD Transport Policy 34 of the Planning Guidance Supplementary Planning Document (July 2013).

Environment

- 39) Background Noise Levels

The development hereby permitted shall not commence (excluding works of site clearance and demolition of existing buildings) until details of the external noise level emitted from plant/ machinery/ equipment and mitigation measures as appropriate have been submitted to and approved in writing by the Local Planning Authority. The measures shall ensure that the external sound level emitted from plant, machinery/ equipment will be lower than the lowest existing background sound level by at least 10dBA in order to prevent any adverse impact. The assessment shall be made in accordance with BS4142:2014 at the nearest and/or most affected noise sensitive premises, with all machinery operating together at maximum capacity. A post installation noise assessment shall be carried out where required to confirm compliance with the sound criteria and additional steps to mitigate noise shall be taken, as necessary. Approved details shall be implemented prior to occupation of the development and thereafter be permanently retained in this form.

To ensure that the amenity of occupiers of the development site/ surrounding premises is not adversely affected by noise from plant/mechanical installations/ equipment, in accordance with Policies DM H9 and H11 of the Hammersmith and Fulham Development Management Local Plan (July 2013).

Anti-vibration Measures

- 40) Prior to use of the development, details of anti-vibration measures shall be submitted to and approved in writing by the Local Planning Authority. The measures shall ensure that machinery, plant/ equipment, extract/ ventilation system and ducting are mounted with proprietary anti-vibration isolators and fan motors are vibration isolated from the casing and adequately silenced. Approved details shall be implemented prior to occupation of the development and thereafter be permanently retained in this form.

To ensure that the amenity of occupiers of the development site/ surrounding premises is not adversely affected by vibration, in accordance with Policies DM H9 and H11 of the Hammersmith and Fulham Development Management Local Plan (July 2013).

No music

- 41) No music nor amplified sound (including voices) emitted from the development hereby permitted shall be audible at any residential/noise sensitive premises.

To ensure that the amenity of occupiers of the surrounding premises is not adversely affected by noise, in accordance with policies DM H9 and H11 of the Hammersmith and Fulham Development Management Local Plan (July 2013).

Acoustic lobbies

- 42) The development hereby permitted shall not commence (excluding works of site clearance and demolition of existing buildings) until details of acoustic lobbies to entrances and exits, which would otherwise allow the emission of internal noise to neighbouring noise sensitive premises, have been submitted to and approved in writing by the Local Planning Authority. No part of the development shall be used or occupied until the acoustic lobbies have been constructed in accordance with the approved details, and the acoustic lobbies shall thereafter be permanently retained in this form.

To ensure that the amenity of occupiers of the development site/ surrounding premises is not adversely affected by noise, in accordance with Policies DM H9 and H11 of the Hammersmith and Fulham Development Management Local Plan (July 2013).

Roof enclosures

- 43) The development hereby permitted shall not commence (excluding works of site clearance and demolition of existing building) until details of any enclosure(s) to be fitted to roof mounted equipment have been submitted to and approved in writing by the Local Planning Authority. No part of the development shall be used or occupied until any enclosure(s) have been constructed in accordance with the approved details, and the enclosure(s) shall thereafter be permanently retained in this form.

To ensure that the amenity of occupiers of surrounding premises is not adversely affected by noise, in accordance with Policies DM H9 and H11 Hammersmith and Fulham Development Management Local Plan (July 2013).

Odour Abatement Equipment

- 44) The development hereby permitted shall not commence (excluding works of site clearance and demolition of existing buildings) until details have been submitted to and approved in writing by the Local Planning Authority of the installation, operation, and maintenance of the odour abatement equipment and extract system, including the height of the extract duct and vertical discharge outlet, in accordance with the 'Guidance on the Control of Odour and Noise from Commercial Kitchen Exhaust Systems' January 2005 by DEFRA. No part of the building shall be used or occupied until the implementation of the approved details, which shall thereafter be permanently retained in this form.

To ensure that the amenity of occupiers of the development site/ surrounding premises is not adversely affected by cooking odour, in accordance with Policies DM H9 and DM H11 of the Hammersmith and Fulham Development Management Local Plan (July 2013).

Cleaning Schedule

- 45) No part of the development hereby approved shall be used or occupied until details of a suitable cleaning schedule and/or maintenance contract for the extract system and any odour control system have been submitted to and approved in writing by the Local Planning Authority. All cleaning and/or maintenance shall be carried out in accordance with the approved details.

To ensure that the amenity of occupiers of the development site/ surrounding premises is not adversely affected by smell, steam and other effluent, in accordance with Policy DM H11 of the Hammersmith and Fulham Development Management Local Plan (July 2013).

A1-A3 hours

- 46) No customers shall be on the premises in connection with the operations of the ground level retail (Class A1) or restaurant (Class A3) uses hereby approved between the hours of midnight and 0730 the following day

In order that noise and disturbance which may be caused by customers leaving the premises is confined to those hours when ambient noise levels and general activity are sufficiently similar to that in the surrounding area, thereby ensuring that the use does not cause demonstrable harm to surrounding residential occupiers, in accordance with policies H9 and H11 of the Hammersmith and Fulham Development Management Local Plan (July 2013).

Outside seating

- 47) The use of the open seating area(s) hereby approved shall not commence until details of all furniture, including tables and chairs and method of delineating the extent of the seating area in each case, have been submitted to and approved in writing by the Local Planning Authority. The open seating area(s) shall be arranged and managed only in accordance with the approved details.

To ensure a satisfactory external appearance, in accordance with policy BE1 of the Hammersmith and Fulham Core Strategy (2011) and policies DM G1 and DM G7 of the Development Management Local Plan (July 2013).

Retail amalgamation

- 48) The ground level retail (Class A1) or restaurant (Class A3) uses hereby approved shall not be amalgamated to create larger units within the development hereby approved.

To safeguard the amenities of occupiers of neighbouring residential properties in terms of noise, disturbance, car parking and traffic from noise generating uses, in accordance with Policy CC4 of the Hammersmith and Fulham Core Strategy (2011) and policies DM C6, DM H9, DM H11 and DM J2 of the Development Management Local Plan (July 2013).

Access Management Plan

- 49) No part of the development hereby approved shall be occupied or used until an Inclusive Access Management Plan has been submitted to and approved in writing by the Local Planning Authority. The development shall not be operated otherwise than in accordance with the Inclusive Access Management Plan as approved and thereafter be permanently retained in this form.

To ensure that the proposal provides an inclusive and accessible environment in accordance with the Policy 7.2 of the London Plan and policy DM B2 of the Hammersmith and Fulham Development Management Local Plan (July 2013) and the Planning Guidance Supplementary Planning Document (July 2013).

Level Threshold

- 50) The ground floor entrance doors to the buildings and integral lift/stair cores shall not be less than 1-metre-wide and the threshold shall be at the same level as the adjoining ground level fronting the entrances to ensure level access.

In order to ensure the development provides ease of access for all users, in accordance with Policy 3.1 and 7.2 of the London Plan, Policy BE1 of the Hammersmith and Fulham Core Strategy (2011) and Policy DM G1 and DM G4 of the Development Management Local Plan (July 2013) and SPD Design Policy 1, 2 and 25 of the Planning Guidance Supplementary Planning Document (July 2013).

Lifts

- 51) No part of the development hereby approved shall be used or occupied until details of fire rated lifts in each of the buildings, including details of the loading lifts to the basement levels is submitted and approved in writing by the Local Planning Authority. All the lifts shall have enhanced lift repair services, running 365 days/24-hour cover, to ensure no wheelchair occupiers are trapped if a lift breaks down. The fire rated lifts shall be installed as approved and maintained in full working order for the lifetime of the development.

To ensure that the development provides for the changing circumstances of occupiers and responds to the needs of people with disabilities, in accordance with policies 3.8 and 7.2 of the London Plan, policy BE1 of the Hammersmith and Fulham Core Strategy (2011), policies DM A4, DM A9, DM G1, DM J2 and DM J4 of Development Management Local Plan (July 2013) and SPD Design Policies 1, 2, 3, 4, 6, 7, 8, 9 and 10, SPD Transport Policies 9, 10, 22, 23 and 31 of the Planning Guidance Supplementary Planning Document (July 2013).

Hotel – wheelchair standards

- 52) A minimum of 10% of all hotel bedrooms hereby approved shall be capable of meeting the needs of wheelchair users and shall be designed and capable of adaptation. This arrangement shall thereafter be permanently retained.

To ensure the provision and retention of facilities for all, including disabled people, in accordance with Policy 4.5 of the London Plan and Policies DM B2 and DM G1 of the Hammersmith and Fulham Development Management Local Plan (July 2013) and the Planning Guidance Supplementary Planning Document (July 2013).

Drainage Strategy (Thames Water)

- 53) The development hereby permitted shall not commence (excluding works of site clearance and demolition of existing buildings) until a drainage strategy has been submitted to and approved in writing by the Local Planning Authority in consultation with the sewerage undertaker. No discharge of foul or surface water from the site shall be accepted into the public system until any necessary drainage works agreed in the strategy have been completed.

Condition required by Thames Water, to ensure that sufficient drainage capacity is made available to cope with the new development; and in order to avoid adverse environmental impact upon the community in accordance with Policy 5.13 of the London Plan (2016).

Piling

- 54) No impact piling shall take place until a piling method statement (detailing the type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface water or sewerage infrastructure, and the programme for the works) has been submitted to and approved in writing by the Local Planning Authority in consultation with the relevant water or sewerage undertaker. Any piling must be undertaken in accordance with the terms of the approved piling method statement.

To prevent any potential to impact on local underground water and sewerage utility infrastructure, in accordance with Policies 5.14 and 5.15 of the London Plan, policy CC2 of the Hammersmith and Fulham Core Strategy (2011) and policy DM H4 of the Development Management Local Plan (July 2013). The applicant is advised to contact Thames Water Developer Services on 0845 850 2777 to discuss the details of the piling method statement.

FRA

- 55) The development hereby permitted shall not commence (excluding works of site clearance and demolition of existing buildings) until a revised Flood Risk Assessment has been submitted to and approved in writing by the Local Planning Authority. 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. The FRA shall be implemented in accordance with the approved details, and thereafter all approved measures shall be retained and maintained in accordance with the approved details and shall thereafter be permanently retained in this form.

To reduce the impact of flooding to the proposed development and future occupants, in accordance with Policies 5.11, 5.13, 5.14 and 5.15 London Plan, Policy CC1 and CC2 of the Hammersmith and Fulham Core Strategy (2011) and Policy DM H3 of the Development Management Local Plan (July 2013).

Drainage

- 56) The development hereby permitted shall not commence (excluding works of site clearance and demolition of existing buildings) until a Sustainable Drainage Strategy (SuDS), which details how surface water will be managed on-site in-line with the proposals outlined in the 'Drainage Strategy' report, has been submitted

to and approved in writing by the Local Planning Authority. Information shall include details on the design, location and infiltration capabilities of the new soakaway and any other sustainable drainage measures such as permeable surfaces, including green roofs, along with confirmation of the levels of attenuation achieved. Details of the proposed flow controls and flow rates for any discharge of surface water to the combined sewer system should also be provided. If use of the proposed soakaway is not possible for any reason, then a revised SuDS Strategy should be provided to show how surface water will be managed in line with the requirements of the London Plan Drainage Hierarchy. The Strategy shall be implemented in accordance with the approved details, and thereafter all SuDS measures shall be retained and maintained in accordance with the approved details and shall thereafter be permanently retained in this form.

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 5.13 of The London Plan and Policy CC2 of the Hammersmith and Fulham Core Strategy (2011).

Green Roofs

- 57) The development hereby permitted shall not commence (excluding works of site clearance and demolition of existing buildings) prior to the submission and approval in writing by the Local Planning Authority of details of the green roof, including planting and maintenance plan. The development shall not be occupied until the scheme has been carried out in accordance with the approved details, and shall thereafter be permanently retained in this form.

To ensure the provision of green roof in the interests of sustainable urban drainage and habitat provision, in accordance with policies 5.11, 5.13 and 7.19 of the London Plan and Policy DM E4 of the Hammersmith and Fulham Development Management Local Plan (2013).

Sustainability

- 58) Within 6 months of occupation of any use or occupation of the development, a BREEAM (2011) certificate confirming that the buildings achieves a 'Excellent' BREEAM rating shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of energy conservation, reduction of CO2 emissions and wider sustainability, in accordance with policies 5.1, 5.2, 5.3, 5.6 and 5.7 of the London Plan and Policy CC1 of the Hammersmith and Fulham Core Strategy (2011), Policies DM H1 and DM H2 of the Development Management Local Plan (July 2013) and SPD Sustainability Policy 25 and 26 of the Planning Guidance Supplementary Planning Document (July 2013).

Revised Energy Strategy

- 59) The development hereby permitted shall not commence (excluding works of site clearance and demolition of existing buildings) until a revised Energy Strategy for the development has been submitted to and approved in writing by the Local Planning Authority. The revised strategy shall include details of committed to investigating use of renewables in the form of a Ground Source Heat Pump or roof mounted solar PVs. No part of the development shall be used or occupied

until it has been carried out in accordance with the approved details and shall thereafter be permanently retained in this form.

In the interests of energy conservation and reduction of CO2 emissions, in accordance with Policies 5.1, 5.2, 5.3, 5.6 and 5.7 of the London Plan, Policy CC1 of the Hammersmith and Fulham Core Strategy (2011) and Policies DM H1 of the Development Management Local Plan (July 2013) and SPD Sustainability Policies 29, 30 and 31 of the Planning Guidance Supplementary Planning Document (July 2013).

Air Quality

Mechanical Ventilation – Air Quality (1)

- 60) Prior to commencement of the development, (excluding site clearance and demolition) a report including detailed information on the proposed mechanical ventilation system with NOx filtration shall be submitted to and approved in writing by the Local Planning Authority. This report shall specify air intake locations and the design details and locations of windows to demonstrate that they avoid areas of NO2 or PM exceedance e.g. Hammersmith Bridge Road (A306), Talgarth Road (A4). The whole system shall be designed to prevent summer overheating and minimise energy usage. Chimney/boiler flues and ventilation extracts shall be positioned a suitable distance away from ventilation intakes, openable windows, balconies, roof gardens, terraces and receptors. The approved details shall be fully implemented prior to the occupation/use of the development and thereafter permanently retained and maintained. The maintenance and cleaning of the systems shall be undertaken regularly in accordance with manufacturer specifications, and shall be the responsibility of the primary owner of the property.

To comply with the requirements of the NPPF (2012), Policy 7.14 of the London Plan and Policy DM H8 of the Hammersmith and Fulham Development Management Local Plan (July 2013).

Air Quality Dust Management Plan - Air Quality (2)

- 61) Prior to the commencement of the development an Air Quality Dust Management Plan (AQDMP) is submitted to and approved in writing by the Local Planning Authority. The AQDMP must include an Air Quality Dust Risk Assessment (AQDRA) that considers residential receptors off-site of the development and is undertaken in compliance with the methodology contained within Chapter 4 of the Mayor's of London 'The Control of Dust and Emissions during Construction and Demolition', SPG, July 2014 and the identified measures recommended for inclusion into the site specific AQDMP. The AQDMP submitted must comply with and follow the chapter order (4-7) of the Mayors SPG and should include an Inventory and Timetable of dust generating activities during demolition and construction; Dust and Emission control measures including on-road construction traffic e.g. use of Low Emission Vehicles; Non-Road Mobile Machinery (NRMM). Details of all the NRMM that will be used on the development site will be required and the NRMM should meet as minimum the Stage IIIB emission criteria of Directive 97/68/EC and its subsequent amendments. This will apply to both variable and constant speed engines for both NOx and PM. An inventory of all NRMM must be registered on the NRMM register <https://nrmm.london/user-nrmm/register>. Air quality monitoring of PM10 should be undertaken where

appropriate and used to prevent levels exceeding predetermined Air Quality threshold trigger levels. On-site contractors must follow best practicable means to minimise dust and emissions at all times. The development shall be carried out in accordance with the approved details and shall thereafter be permanently retained in this form.

To comply with the requirements of the NPPF (2012), Policy 7.14 of the London Plan and Policy DM H8 of the Hammersmith and Fulham Development Management Local Plan (July 2013).

CHP & Gas Boiler Compliance with Emission Standards – Air Quality (3)

62) Prior to the operation of the CHP units and the Ultra-Low NOx Gas fired boilers, the following shall be submitted to and approved in writing by the Local Planning Authority:

- Evidence that the termination height of the Flue stacks for the CHP plant has been installed a minimum of 5 metres above the roof level of the tallest building in the development.
- Details to demonstrate that the CHP Plant, Ultra Low NOx Gas fired boilers and associated abatement technologies shall meet a minimum dry NOx emissions standards of 50mg/Nm-3 (at 5% O2) and 30 mg/kWh (at 0% O2) respectively.
- Following installation, emissions certificates and the results of NOx emissions testing of each CHP unit and Ultra Low NOx gas boilers by an accredited laboratory will need to be provided to the Local Planning Authority to verify emissions.

Where any installations do not meet the relevant emissions standard it should not be operated without the fitting of suitable NOx abatement equipment or technology as determined by a specialist to ensure comparable emissions. The approved details shall be fully implemented prior to the occupation of the development and shall thereafter be permanently retained in this form.

To comply with the requirements of the NPPF (2012), Policy 7.14 of the London Plan and Policy DM H8 of the Hammersmith and Fulham Development Management Local Plan (July 2013).

Low Emissions Strategy - Air Quality (4)

63) The development hereby permitted shall not commence (excluding works of site clearance and demolition of existing buildings), until a Low Emission Strategy has been submitted to and approved in writing by the Local Planning Authority. The Low Emission Strategy must detail the remedial action and mitigation measures that will be implemented to protect receptors (e.g. abatement technology for energy plant, design solutions). This Strategy must make a commitment to implement the mitigation measures (including NOx emissions standards for the chosen energy plant) that are required to reduce the exposure of residents to poor air quality and to help mitigate the development's air pollution impacts, in particular the emissions of NOx and particulates from on-site transport during Demolition, Construction and Operational phases e.g. use of Low Emission Vehicles, and energy generation sources. The strategy must re-assess air quality

neutral in accordance with the Mayor of London SPG 'Sustainable Design and Construction' (April 2014) guidance. It must also identify mitigation measures as appropriate to reduce building emissions to below GLA benchmark levels. The approved details shall be fully implemented prior to the occupation/use of the development and thereafter permanently retained and maintained.

To comply with the requirements of the NPPF (2012), Policies 7.14 of the London Plan and Policy DM H8 of the Hammersmith and Fulham Development Management Local Plan (July 2013).

Non-Road Mobile Machinery (NRMM)

- 64) Prior to the commencement of the development hereby permitted details shall be submitted to and approved in writing by the Local Planning Authority of all Non-Road Mobile Machinery (NRMM) to be used on the development site. All NRMM should meet as minimum the Stage IIIB emission criteria of Directive 97/68/EC and its subsequent amendments. This will apply to both variable and constant speed engines for both NOx and PM. An inventory of all NRMM must be registered on the NRMM register <https://nrmm.london/user-nrmm/register>. All NRMM should be regularly serviced and service logs kept on site for inspection. Records should be kept on site which details proof of emission limits for all equipment. The development shall be implemented in accordance with the approved details throughout the relevant project period.

To comply with the requirements of the NPPF, Policies 7.14a-c of the London Plan (2016), Core Strategy 2011 Policy CC4, and Policy DM H8 of the Hammersmith and Fulham Development Management Local Plan (2013).

Window Cleaning Equipment

- 65) The development hereby permitted shall not commence (excluding works of site clearance and demolition of existing building) until details of the proposed window cleaning equipment have been submitted and approved in writing by the Local Planning Authority. The details shall include the appearance, means of operation and storage of the cleaning equipment. No part of the development shall be used or occupied until the equipment has been installed in accordance with the approved details and shall thereafter be permanently retained in this form.

To ensure a satisfactory external appearance and to prevent harm to the street scene and public realm, in accordance with policies 7.1 and 7.6 of the London Plan, policy BE1 of the Hammersmith and Fulham Core Strategy (2011) and policies DM G1 and DM G7 of the Development Management Local Plan (July 2013).

Archaeology

- 66) The development hereby permitted shall not commence until a Written Scheme of Historic Building Investigation (WSI) has been submitted to and approved in writing by the Local Planning Authority. Works shall be carried out only in accordance with the agreed WSI which shall include the statement of significance and research objectives, and include:

(i) A programme and methodology of site investigation and recording to be carried out and the nomination of a competent person(s) or organisation to undertake the agreed works; and

(ii) If heritage assets of archaeological interest are identified by the evaluation under Part (i), then before starting Advanced Works the applicant (or their heirs and successors in title) shall secure the implementation of a programme of archaeological investigation in accordance with a Written Scheme of Investigation which has been submitted by the applicant and approved by the local planning authority in writing.

(iii) No works shall take place other than in accordance with the Written Scheme of Investigation approved under Part (ii).

(iv) Occupation shall not occur until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under Part (ii), and the provision for analysis, publication and dissemination of the results and archive deposition has been secured. A programme for post-investigation assessment and subsequent analysis, publication & dissemination, and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the WSI.

Heritage assets of archaeological interest may survive on the site. The local planning authority wishes to secure the provision of appropriate archaeological investigation, including the publication of results, in accordance with Section 12 of the NPPF, Policy 7.8 of the London Plan, Policy BE1 of the Hammersmith and Fulham Core Strategy (2011), Policy DM G7 of the Development Management Local Plan (2013) and SPD Design policies 60, 61 and 62 of the Planning Guidance Supplementary Planning Document (2013).

TV Interference

- 67) The development hereby permitted shall not commence until details of the methods proposed to identify any television interference caused by the proposed works on each Stage, shall be submitted to and approved in writing by the Local Planning Authority. The details shall include the measures proposed to ensure that television interference which might be identified, is remediated in a satisfactory manner. The approved remediation measures shall be implemented for each Stage immediately that any television interference is identified.

To ensure that the existing TV reception is not adversely affected by the proposed development, in accordance with Policies 7.7 and 7.13 of the London Plan (2016), Policy BE1 of the Hammersmith and Fulham Core Strategy (2011) and Policy DM G1 and DM G2 of the Development Management Local Plan (2013).

Airwaves Interference Study

- 68) The development shall not commence (save for demolition and site clearance) until the following details have been submitted to and approved in writing by the Local Planning Authority:

(i) The completion of a Base-Line Airwaves Interference Study (the Base-Line Study) to assess airwave reception within/adjacent to the site; and

(ii) The implementation of a Scheme of Mitigation Works for the purpose of ensuring nil detriment during the [Demolition Works and Construction Works] identified by the Base-Line Study. Such a Scheme of Mitigation Works shall be first submitted to and approved in writing by the Local Planning Authority.

The development shall be implemented in accordance with the approved details prior to occupation and shall thereafter be permanently retained in this form.

To ensure that the existing airwaves reception is not adversely affected by the proposed development, in accordance with Policy 7.13 of the London Plan (2016), Policy BE1 of the Hammersmith and Fulham Core Strategy (2011) and Policy DM G1 and DM G2 of the Development Management Local Plan (2013).

B1 Use

- 69) The Class B1 (office) use hereby permitted shall be used only and for no other purpose including any other purpose within Class B1 the Town and Country Planning (Use Classes Order) 1987 (as amended), or any subsequent Order, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification.

In granting this permission, the Council has had regard to the particular circumstances of the case. The use of the approved new office accommodation to residential purposes could raise materially different planning considerations and the Council wishes to have an opportunity to consider such circumstances at that time, and to ensure the uses are compatible with the adjoining land uses and to ensure that the amenity of occupiers residing in surrounding residential properties would be safeguarded in accordance with policies BE1 and T1 of the Hammersmith and Fulham Core Strategy (2011) and policies DM B1, DM C4, DM C6, DM D2, DM A9 and DM J1 of the DM Local Plan (July 2013).

Hotel Use

- 70) The hotel use shall be used solely for the purposes of a hotel use only and for no other purpose, including any other purpose in Class C1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended), or any subsequent Order or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification.

In granting this permission, the Council has had regard to the particular circumstances of the case. The use of the site for any other purpose, including other purposes within Class C1, could raise materially different planning considerations and the Council wishes to have an opportunity to consider such circumstances at that time, in accordance with Policy T1 and CC4 of the Hammersmith and Fulham Core Strategy (2011) and Policies DM H9, DM H11, DM J1 and DM J2 of the Development Management Local Plan (July 2013).

Cultural Space

- 71) The cultural space shall be used solely for the purposes of arts, cultural and exhibition use only and shall be made available to members of the general public. The use shall not fall within in any other use falling within Class D1 of the

Town and Country Planning (Use Classes) Order 1987 (as amended) (or any order revoking and re-enacting that Order with or without modification).

In granting this permission, the Council has had regard to the particular circumstances of the case. The use of the site for any other purpose could raise materially different planning considerations and the council wishes to have an opportunity to consider such circumstances at that time, and to ensure that there is appropriate provision of community leisure uses for the general public in the wider area in addition to the occupiers and visitors to the site, in accordance with policy CF1 and T1 of the Hammersmith and Fulham Core Strategy (2011) and policy DM D2 and DM J1 of the Development Management Local Plan (July 2013).

That the applicant be informed as follows:

- 1) Under Section 61 of COPA 74', developers and their contractors may apply for 'prior consent' for noise-generating activities during construction work. The application must contain the details of the works to be carried out, the methods by which they are to be carried out, and the steps proposed to minimise noise resulting from the works. The Council may also attach conditions to the consent and also limit its duration. Applications for prior consent must be received at least 28 days prior to the commencement of works and should be submitted to the London Borough of Hammersmith and Fulham, Noise and Nuisance Team, Council Offices, 37 Pembroke Road, London, W8 6PW or by email environmentalprotection@lbhf.gov.uk
- 2) Construction and demolition works and associated activities at the development, audible beyond the boundary of the site should not be carried out other than between the hours of 0800 - 1800hrs Mondays to Fridays and 0800 - 1300hrs on Saturdays and at no other times, including Sundays and Public/Bank Holidays, unless otherwise agreed with the Environmental Health Officer.
- 3) At least 21 days prior to the commencement of any site works, all occupiers surrounding the site should be notified in writing of the nature and duration of works to be undertaken. The name and contact details of a person responsible for the site works should be made available for enquiries and complaints for the entire duration of the works and updates of work should be provided regularly. Any complaints should be properly addressed as quickly as possible.
- 4) Best Practicable Means (BPM) should be used in controlling dust emissions, in accordance with the Supplementary Planning Guidance issued by the GLA 2014 for The Control of Dust and Emissions from Construction and Demolition.
- 5) No waste materials should be burnt on site of the development hereby approved.
- 6) Best Practicable Means (BPM) should be used, including low vibration methods and silenced equipment and machinery, in accordance with the Approved Codes of Practice of BS5228:2009 for noise and vibration control on construction and open sites.

- 7) Under Section 80 of the Building Act 1984, the Council should be given a minimum of 6 weeks' notice of intention to carry out any works of demolition of the whole or part of a building. A notice of intended demolition should be submitted to the London Borough of Hammersmith and Fulham, Environmental Quality Team, Hammersmith Town Hall Extension, King Street, Hammersmith W6 9JU or email Environmental.Quality@lbhf.gov.uk.
- 8) Where works involve materials containing asbestos, specialist licensed contractors and carriers should be employed for the safe handling and disposal of asbestos materials.
NOTE:
Advisory and Enforcement body: Health & Safety Executive on tel. 0845 345 0055, www.hse.gov.uk.
- 9) Concrete crushing requires a permit under the Environmental Permitting (England and Wales) Regulations 2010. Please contact the Council's Environmental Quality Team Transport and Technical Services, on email environmental.quality@lbhf.gov.uk or Tel. 020 8753 3454.
- 10) All waste materials and rubbish associated with demolition and/or construction should be contained on site in appropriate containers which, when full, should be promptly removed to a licensed disposal site.
- 11) The applicant is advised that public sewers cross or are close to development. In order to protect public sewers and to ensure that Thames Water can gain access to those sewers for future repair and maintenance, approval should be sought from Thames Water where the erection of a building or an extension to a building or underpinning work would be over the line of, or would come within 3 metres of, a public sewer. Thames Water state they will usually refuse such approval in respect of the construction of new buildings, but approval may be granted in some cases for extensions to existing buildings. The applicant is advised to contact Thames Water Developer Services on 0845 850 2777 to discuss the options available at this site.
- 12) Thames Water add where a developer proposes to discharge groundwater into a public sewer, a groundwater discharge permit will be required. Groundwater discharges typically result from construction site dewatering, deep excavations, basement infiltration, borehole installation, testing and site remediation. Groundwater permit enquiries should be directed to Thames Waters Risk Management Team by telephoning 020 8507 4890 or by emailing wwriskmanagement@thameswater.co.uk. Application forms should be completed on line via www.thameswater.co.uk/wastewaterquality. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991.
- 13) Thames Water requests that the applicant should incorporate within their proposal, protection to the property by installing for example, a non-return valve or other suitable device to avoid the risk of backflow at a later date, on the assumption that the sewerage network may surcharge to ground level during storm conditions.

- 14) Thames Water recommends the installation of a properly maintained fat trap on all catering establishments. We further recommend, in line with best practice for the disposal of Fats, Oils and Grease, the collection of waste oil by a contractor, particularly to recycle for the production of bio diesel. Failure to implement these recommendations may result in this and other properties suffering blocked drains, sewage flooding and pollution to local watercourses.
- 15) Thames Water would recommend that petrol / oil interceptors be fitted in all car parking/washing/repair facilities. Failure to enforce the effective use of petrol / oil interceptors could result in oil-polluted discharges entering local watercourses.
- 16) Thames Water will aim to provide customers with a minimum pressure of 10m head (approximately 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.
- 17) Written schemes of investigation will need to be prepared and implemented by a suitably qualified archaeological practice in accordance with English Heritage Greater London Archaeology guidelines. They must be approved by the planning authority before any on-site development related activity occurs.
- 18) In determining this application, the local planning authority has worked in a proactive and positive manner with the applicant to foster the delivery of sustainable development, in accordance with the requirements of paragraphs 186 and 187 of the National Planning Policy Framework.
- 19) The applicant should contact the Environmental Quality team via e-mail to Environmental.Quality@lbhf.gov.uk or by phone on 0208 753 1081 as soon as possible to discuss the steps necessary to fulfil the contaminated land conditions.
- 20) Potentially contaminative land uses (past or present) have been identified at, and or, near to this site. The applicant is advised to contact the Council should any unexpected staining or malodours be encountered during the redevelopment either on or within floor/ground materials.

Justification for Approving the Application:

- 1) Land Use: The proposal would help to regenerate this part of Hammersmith town centre, with an appropriate mix of complementary uses to each other and to the wider centre. All the proposed land uses are supported by adopted policy. Officers consider that the proposed office led development would strengthen the role of Hammersmith town centre as a strategic office location and the addition of retail, cultural and restaurant uses would create an active site supported by on and off site workers and visitors that would result in substantial public benefits. The development would realise substantial public benefits by way of social, economic and environmental gains that accord with adopted policy. The proposal is therefore supported in land use terms subject to the satisfaction of other development plan policies and is considered to be in accordance with the NPPF, London Plan Policies 2.7, 4.2, 4.5 and 4.7, Core Strategy Strategic Policies B

and HTC, Core Strategy Policies BE1 and LE1, DMLP Policies DM B1, DM B2, DM C1, DM D1 and DM D2 and Draft Local Plan Policy TLC1

- 2) Design and Conservation: Development of this site provides an opportunity for significant enhancement and regeneration of this area of the town centre. The proposal for a taller building complies with Core Strategy Policy BE1 in that it respects the existing townscape context, demonstrates tangible urban design benefits and is consistent with the Council's wider regeneration objectives, and in doing so is sensitive to the setting of heritage assets. The development would connect the site with the surrounding townscape and provide a new network of high quality spaces and public realm. The proposed built form has a massing which responds to the proposed spaces and surrounding townscape at its edges. The elevations have an architectural character which provides interest across the frontages. The relationship between the built form and public realm would assist in the creation of a sense of place. While less than substantial harm has been identified to The Mall Conservation Area, this is acceptable and outweighed by the public benefits that the scheme delivers as identified. It is considered that this is compliant with Section 66 and Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990. The proposal is also in line with national guidance in the NPPF, Hammersmith and Fulham Core Strategy (2011) Policies BE1 and HTC, Hammersmith and Fulham Development Management Local Plan (2013) Policies DM G1, DM G2 and DM G7, Draft Policies DC1, DC2 and DC3, and London Plan Policies 7.1, 7.2, 7.3 7.4, 7.5, 7.6 and 7.8.
- 3) Transport: There would be no adverse impact on traffic generation and the scheme would not result in congestion of the road network. Conditions would secure satisfactory provision of cycle and refuse storage, construction and demolition logistics and management while a Travel Plan is secured by legal agreement. Satisfactory provision would be made for blue badge car parking and cycle parking. Adequate provision for storage and collection of refuse and recyclables would be provided. The accessibility level of the site is very good, and is well served by public transport. External impacts of the development would be controlled by conditions and section 106 provisions. In addition, servicing and road safety and travel planning initiatives would be implemented in and around the site to mitigate against potential issues. The proposed development therefore accords with Policies 6.1, 6.3, 6.9, 6.10, 6.11, 6.13 of the London Plan, Policy T1 and CC3 of the Hammersmith and Fulham Core Strategy (2011) and Policies DM J1, DM J2, DM J4 and DM J5 of the Hammersmith and Fulham Development Management Local Plan (July 2013).
- 4) Impact on Neighbouring Properties: The impact of the proposed development upon adjoining occupiers is considered acceptable with no significant worsening of noise/disturbance and overlooking, no unacceptable loss of sunlight or daylight or outlook to cause undue detriment to the amenities of neighbours. In this regard, the development would respect the principles of good neighbourliness. The proposed development therefore accords with London Plan Policies 3.5, 3.6, 3.8, 7.3, 7.6, 7.7 and 7.14, Policies H3 and CC4 of the Hammersmith and Fulham Core Strategy (2011), and Policies DM G1, DM A3, DM A4, DM A9, DM H9, DM H10, DM H11 and DM E2 of the Hammersmith and Fulham Development Management Local Plan (July 2013).

- 5) **Safety and Access:** A condition would ensure the development would provide a safe and secure environment for all users in accordance with London Plan Policy 7.3 and Policy DM G1 of the Development Management Local Plan (2013). The development would provide level access, a lift to all levels, suitable circulation space, 10% of hotel rooms to be wheelchair accessible and dedicated parking spaces for wheelchair users. Conditions would ensure the proposal would provide ease of access for all persons, including disabled people and an Inclusive Accessibility Management Plan is provided for approval. Satisfactory provision is therefore made for users with mobility needs, in accordance with Policy 7.2 of the London Plan, Policies DM A4 and DM G1 of the Hammersmith and Fulham Development Management Local Plan (July 2013) and SPD Design Policies 1, 2 and 8 of the Planning Guidance Supplementary Planning Document (July 2013).
- 6) **Sustainability and Energy:** The proposed development has been designed to meet the highest standards of sustainable design and construction. The application proposes a number of measures to reduce CO2 emissions to exceed London Plan targets, a revised Energy Strategy is secured by condition to ensure the highest levels of savings. The proposal would achieve a 'excellent' BREEAM rating and delivering this is secured by condition. The proposal would incorporate green roofs and a revised Sustainable Urban Drainage Strategy would be required by condition to reflect final design detail. The proposal would thereby seek to reduce pollution and waste and minimise its environmental impact. The proposed development therefore accords with Policies 5.1, 5.2, 5.3, 5.6, 5.7, 5.8, 5.9, 5.11, 5.12, 5.13, 5.14, 5.15 and 7.19 of the London Plan, Policies CC1, CC2, H3, and FRA 1 of the Hammersmith and Fulham Core Strategy (2011), and Policies DM E4, DM H1, DM H2, DM H8 of the Hammersmith and Fulham Development Management Local Plan (July 2013).
- 7) **Flood Risk:** Flood Risk: The site is located in Flood Zone 1 (low risk). A Flood Risk Assessment (FRA) has been submitted which advises standard construction practices in order to ensure the risk of flooding at the site remains low, however further assessment is required that is considered acceptable to be submitted and approved by condition. Sustainable drainage systems (SUDS) would be integrated into the development to cut surface water flows into the communal sewer system. The development would therefore be acceptable in accordance with the NPPF (2012), Policies 5.11, 5.13, 5.14 of the London Plan, Policies CC1 and CC2 of the Core Strategy (2011) and Policy DM H3 of the Hammersmith and Fulham Development Management Local Plan (July 2013).
- 8) **Land Contamination:** Conditions will ensure that 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, Policy CC4 of the Hammersmith and Fulham Core Strategy (2011) and Policy DM H7 and H11 of the of the Hammersmith and Fulham Development Management Local Plan (July 2013).
- 9) **Archaeology:** The site may have surviving archaeological remains but is located close to an Archaeological Priority Area. A condition will secure the implementation of a programme of archaeological work by way of a watching brief throughout relevant construction times. The proposed development therefore accords with Policy 7.8 of the London Plan, Policy BE1 of the

Hammersmith and Fulham Core Strategy (2011) and Policy DM G7 of the Hammersmith and Fulham Development Management Local Plan (July 2013).

- 10) Microclimate: The development would not result in an unacceptable wind microclimate that would cause harm, discomfort or safety issues to pedestrians or the environment around the buildings. A condition is secured to provide additional mitigation measures to the roof top terrace area. The proposal is considered to comply with Policies 5.3, 7.6 and 7.7 of the London Plan and Policy DM G2 of the Hammersmith and Fulham Development Management Local Plan (2013).
- 11) Planning Obligations: Planning obligations to offset the impact of the development and to make the development acceptable in planning terms are secured. Contributions relating to the provision of economic development initiatives, including local training and employment opportunities and procurement are secured. The proposed development would therefore mitigate external impacts and would accord with Policy 8.2 of the London Plan and Policy CF1 of the Hammersmith and Fulham Core Strategy (2011).

LOCAL GOVERNMENT ACT 2000 LIST OF BACKGROUND PAPERS

All Background Papers held by Helen Murray (Ext: 3439):

Application form received: 18th January 2017
Drawing Nos: see Condition 2

Policy documents: National Planning Policy Framework (NPPF) 2012
The London Plan 2016
LBHF - Core Strategy Local Development Framework 2011
LBHF - Development Management Local Plan 2013
LBHF - Planning Guidance Supplementary Planning Document
2013

Consultation Comments:

Comments from:	Dated:
London Borough Of Wandsworth	23.05.17
The Hammersmith Society	23.05.17
Hammersmith & Fulham Historic Buildings Group	26.05.17
Thames Water - Development Control	15.02.17
Environment Agency - Planning Liaison	02.05.17
Historic England London Region	20.02.17
Historic England London Region	10.04.17
London Borough Of Wandsworth	15.06.17
Thames Water - Development Control	10.05.17
Historic England London Region	05.05.17

Neighbour Comments:**Letters from:****Dated:**

39a Aynhoe Road London W14 0QA	10.03.17
44 Ravenscourt Gardens London W6 0TU	06.03.17
Fulham Society 1 Rosa London SW6 7BN	16.03.17
Beatrice House Hammersmith W6 9EB	22.02.17
22A Westcroft Square Hammersmith London W6 0TD	23.02.17
18 Tabor Road London W6 0BW	02.03.17
107 Black Lion Lane London W6 9BG	05.05.17
45 St. Peters Grove London W6 9AY	09.02.17
30 upper Mall London W6 9TA	20.02.17
46 Nowell Road Barnes London SW13 9BS	09.02.17
46 Nowell Road Barnes London SW13 9BS	09.02.17
2 Miller's Court London W4 2PF	07.03.17
26 Ceylon Road London W14 0PY	03.03.17
19 Wellesley Mansions Edith Villas London W14 9AH	01.03.17
10 Rugby Mansions Bishop Kings Road London W14 8XD	03.03.17
10 Rugby Mansions Bishop Kings Road London W14 8XD	08.05.17
11 Rivercourt Road London W6 9LD	13.03.17
3 Edith Villas London W 14 8UP	15.03.17
30 Upper Mall Hammersmith W6 9TA	20.02.17
Green Park House 15 Stratton Street London W1J 8LQ	07.03.17
16 Hammersmith Terrace London W6 9TS	07.03.17
2 Hammersmith Terrace London W6 9TS	07.03.17
40 Aynhoe Road London W14 0QD	10.02.17
144 Ashcroft Square London W6	19.02.17
15 Theresa Road London W6 9AQ	01.04.17
26A Angel Walk Hammersmith London W6 9HX	10.02.17
20b Angel Walk London W6 9HX	07.05.17
213 Hammersmith Grove London W6 0NP	20.02.17
49 Ravenscourt Road London W6 0UJ	23.02.17
40 London W14 0QD	27.04.17
72 Hammersmith Grove London W6 7HA	12.02.17
31b Iffley Road London W6 0PB	09.02.17
2A Aldensley Road London W6 0DH	14.02.17
60 British Grove London W4 2NL.	24.02.17
57 Westcroft Square London W6 0TA	24.02.17
22 Caithness Road London W14 0JA	02.03.17
Flat 3 Avonmore Mansions London W14 8RN	12.03.17
22 Chancellors Wharf Crisp Road London W6 9RT	10.03.17
6 Rutland Grove London W6 9DH	06.05.17
1E Trevanion Road London W14 9BJ	12.02.17
Flat 3, 198 Blythe Road Brook Green London W14 0HH	14.02.17
39a Edith Road London W14 0TH	06.05.17
71 Ravenscourt Road 71 Ravenscourt Road London W6 0UJ	09.02.17
17a Bridge Avenue Hammersmith London W6 9JA	22.02.17
Nag	02.03.17

The Hammersmith Society	02.03.17
2 Dryden Mansions Queens Club Gardens London W14 9RG	09.02.17
53A Bridge View London W6 9DD	11.02.17
33 Lochaline Street London W6 9SJ	10.02.17
54 Bute Gardens London W67DX	12.02.17
20 Cardross Street London W6 0DR	23.02.17
35 Mall Road London W6 9DG	20.02.17
35a Ashchurch Park Villas London W12 9SP	16.02.17
6 St Peter's Villas London W6 9BQ	27.04.17
40 London W140QD	27.04.17
40 Chancellors Road London NW5 3DX	09.02.17
35A Mall Road London W6 9DG	20.02.17
19 Theresa Road London W6 9AQ	08.05.17
St Pauls Primary School Worlidge Street London W6 9BP	08.05.17
The Seasons 17 Upper Mall London W6 9TA	09.02.17
The Seasons 17 Upper Mall London W6 9TA	09.02.17
The Seasons 17 Upper Mall London W6 9TA	09.02.17
43 Batoum Gardens Hammersmith W6 7QB	17.02.17
215 Hammersmith Grove London W6 0NP	19.02.17
45 St. Peter's grove London W69AY	10.02.17
6 St Peter's Villas London W69BQ	20.02.17
19 Theresa Rd London W6 9AQ	03.03.17
31b Iffley Road London W6 0PB	12.05.17
28 Aynhoe Road London W140QD	04.04.17
197 Ashcroft Square King Street London W6 0YW	08.02.17
104 Rainville Court Rainville Road London W6 9HJ	13.02.17
104 Rainville Court Rainville Road London W6 9HJ	26.04.17
6 Wellesley Avenue Hammersmith W6 0UP	15.04.17
8 Avonmore Road London W14 8RL	21.02.17
NAG	23.02.17
4 Rutland Grove Hammersmith London W6 9DH	17.03.17
65 Brackenbury Road London W6 0BG	10.02.17
23 Fitzgeorge Avenue London W14 0SY	27.02.17
23 Fitzgeorge Avenue London W14 0SY	08.05.17
263 Goldhawk Road London W12 8EU	01.06.17
10 Trevanion Rd West Kensington London W14 9BJ	10.02.17
30 The Grange Lisgar Terrace London W148SL	14.02.17
122c Edith rd West Kensington London W14 9AP	09.03.17
122c Edith rd West Kensington London W14 9AP	10.03.17
Colet Gardens	20.02.17
13 Colet Gardens London W14 9DH	16.03.17
23 Fitzgeorge Avenue London W14 0SY	28.02.17
44 Abinger Road Bedford Park W4 1EX	28.02.17
20 Angel Walk London W6 9HX	28.02.17
35C Weltje Road W6 9LS	28.02.17
Nag	01.03.17
46 Nowell Road Barnes SW13 9BS	09.02.17
37 Mall Road London W6 9DG	21.02.17
28 Brook Green London W6 7BL	21.02.17
1 St Peter's Wharf Chiswick Mall London W6 9UD	09.02.17

Officer's Report

1.0 SITE AND SURROUNDINGS

- 1.1 The application site is in Hammersmith Town Centre with the A4 flyover to the south and is triangular in shape, is bounded by Black's Road to the north, Angel Walk to the west and Hammersmith Bridge Road to the south and east.
- 1.2 The site is currently occupied by two office buildings known as Landmark House and Thames Tower. Thames Tower is located on the western part of the Site arranged over 11 storeys and Landmark House to the east is 14 storeys. The buildings share a single storey basement. The remainder of the site includes a triangular car park to the east of Landmark House and a rectangular car park to the south of Thames Tower.
- 1.3 To the east is Hammersmith Broadway which includes a bus station, an underground station for the District and Piccadilly lines, an indoor shopping centre and a perimeter block of offices and shops. To the south and east of Hammersmith Broadway are commercial buildings that stretch along Hammersmith Road.
- 1.4 To the north of Blacks Road is King Street forming the main shopping street running through Hammersmith Town Centre, Lyric Square, adjacent to the Lyric Theatre, lies to the north of King Street and provides an existing area of public realm within the town centre and used to host events such as street markets. To the west of Lyric Square is Kings Mall shopping centre which has residential flats above.
- 1.5 To the west of the site is Angel Walk, with Bridge Avenue further west, which are both lined by residential properties. The northern part of Angel Walk is pedestrianised and forms a link to King Street
- 1.6 To the eastern edge of Hammersmith Bridge Road is the intersection with Hammersmith flyover which forms an island with St Paul's Church and St Paul's Green at its centre. The island is surrounded by a boundary of trees and railings with the church on the south side close to Hammersmith flyover.

Designations

- 1.7 The site is within the Hammersmith Town Centre and Riverside Regeneration Area and as such is subject to LBHF Core Strategy (2011) Strategic Policy C. The buildings to the north that front onto King Street are within the Primary Shopping Frontage and Primary Shopping Area. The site is also within Flood Zone 2 and 3.

Heritage

- 1.8 The buildings on the site are neither statutorily nor locally listed and most of the site falls outside of a conservation area, apart from the land immediately to the east of Landmark House which is in the Hammersmith Broadway Conservation Area. King Street East Conservation Area falls to the west to the kerb line of the western footpath of Angel Walk. The Mall conservation Area is located south-

west of the site, bounded to the north by the A4, the east by Hammersmith Bridge Road and to south by the mid-point of the River Thames. Further to the east to the south-east of St Paul's Church and south of the A4 is the Hammersmith Odeon Conservation Area.

- 1.9 The terrace of houses on Angel Walk adjacent to the west of the site are Grade II listed, the Hammersmith Ram Public House on King Street is a Building of Merit. St Paul's Church, which lies to the east of the Site is Grade II* listed.

Transport

- 1.10 The Site has a Public Transport Accessibility Level (PTAL) of 6b. PTAL is a measure of the accessibility of a point to the public transport network. The method is essentially a way of measuring the density of the public transport network at particular points. A PTAL score can range from 1a to 6b, where a score of 1a indicates a "very poor" level of accessibility and 6b indicates an "excellent" accessibility level.
- 1.11 The main approach to the site for pedestrians from the Broadway by either Blacks Road or Hammersmith Bridge Road and from King Street through Angel Walk.
- 1.12 A number of signalised pedestrian crossings are located near the site providing connections across the highly trafficked local roads towards Hammersmith Bridge to the south and Hammersmith Underground and bus stations to the east.

Planning History

- 1.13 The site has a planning history dating back to the 1950s relating to both Landmark House and Thames Tower, the most relevant of which is considered to be as follows:
- 1.14 1971/00614/FUL – Planning permission granted for the erection of an 11-storey office block plus a basement on 27 September 1971.
- 1.15 1972/00099/FUL - Planning permission granted for the erection of an 11-storey office block plus a basement on 19 June 1972.
- 1.16 1985/00224/FUL – Planning permission granted for the raising of the height of the west wing and corner tower the expansion of the floor plan of the corner tower and the formation of a new façade on 31 July 1985.
- 1.17 2013/03162/SCOEIA – Environmental Impact Assessment Scoping Opinion for the redevelopment of the site for the provision of a school to provide primary and secondary education. No planning application was subsequently submitted.

Proposal

- 1.18 The application seeks full planning permission for development comprising the demolition of the two existing Class B1 office buildings of Landmark House and Thames Tower and:

- The erection of a part 6, 12, 22 storey building with respective heights of 30.8m AOD, 54.8m AOD and 77.6m AOD
- The middle and tallest towers feature lift cores that extend beyond the principle roof line to a total height of 58.69m AOD and 82.65m respectively
- A ground level, 5.6m high public realm accessible from all sides
- The tallest element would represent an increase of 16m in height over the existing
- A 10,736 sqm GIA hotel (Class C1) including high level bar within the 22 storey element
- 17,225 sqm GIA office space (Class B1) within the 6 and 12 storey elements with mezzanine levels within the top storey of both
- 254 sqm GIA retail space (Class A1/A3) at ground floor level
- 418 sqm GIA flexible cultural space at ground and basement level,
- 6,195 sqm GIA 2 storey basement level providing car and cycle parking spaces and servicing
- A total quantum of floor space of 34,839 sqm
- A total of 6 wheelchair accessible car parking spaces at basement level and 317 cycle parking spaces (59 at ground level)
- Public realm, landscaping and highway improvement within and surrounding the site

1.19 The building creates a permeable ground level space by way of the design of the retail, cultural and reception areas for the three elements. These create 5.6m high units that the upper floors sit upon. To the west are three retail units, to the centre are the office reception and servicing area, and to the east is the hotel reception. Between these structural elements the site is fully open north to south and east to east between Angel Walk, Black's Road and Hammersmith Bridge Road as public realm.

1.20 The 6 storey office element is set to the western boundary to Angel Walk with the heights progressing eastward and the 22 storey hotel element set to the eastern boundary of this triangular site and as such adjoining Black's Road the north and Hammersmith Bridge Road the south and east.

1.21 The first to sixth floors of the two office elements effectively become a single L-shaped floor plate with the shared lift core at the centre, therefore creating a single large flexible office space. Floors seven to twelve of the central office element return to floor plates equivalent to the footprint of that element.

1.22 The top two storeys of the office elements are split into mezzanines, that is, the sixth floor and twelfth floor respectively are not full floors but are set back away from the southern and eastern elevations.

1.23 The hotel is accessed from the east of the site by way of the ground level reception area. As the top floor is given over to a public bar, the hotel has effectively 20 storeys of rooms at 11 rooms per floor, or 220 rooms in total. The final number of rooms is dependent upon the future provider to be secured and as such this number is indicative although a maximum of 10,736 sqm GIA would be allowed.

1.24 The cultural space is set beneath the 6 storey element at both ground and, predominantly, basement level. Access is by way of a ground level entrance to

Black's Road within the northern retail unit that would be part of this function and featuring a staircase around a wheelchair accessible lift at its core.

- 1.25 Servicing is located to Black's Road in the same location as the existing arrangement. This sits within the ground floor of the central 12 storey office block and as such is enclosed within the fabric of the building.
- 1.26 Landscaping is proposed throughout the development, with mature trees and soft landscaping in particular to Angel Walk as part of a wider public realm that would incorporate the retail units to western element.

Submitted Documents

1.27 The applicant has submitted the following in support of the application:

- Plan, elevation and section drawings
- Site location plan
- Planning Statement
- Design and Access Statement
- Townscape, Heritage and Visual Impact Assessment
- Historic Environment Assessment
- Flood Risk Assessment
- Daylight and Sunlight Report
- Energy and Sustainability Report
- Transport Assessment
- Construction Logistics Plan
- Travel Plan
- Geo-environmental desk study
- Geo-technical desk study
- Artificial Lighting Strategy
- BREEAM Security Needs Assessment
- Preliminary Ecological Appraisal
- Cultural Strategy
- Planning report – Acoustics
- Waste Management Strategy
- Wind Engineering Assessment
- Below Ground Drainage Strategy
- Arboricultural Impact and Method Statement
- Arboricultural Survey
- Statement of Community Involvement
- Ventilation Extraction Statement
- Area Schedule

1.28 In support of the revised proposal the applicant submitted the following documents on 18 April 2017:

- Revised plans, sections and elevation drawings
- Revised Site Location Plan
- Design and Access Statement Addendum
- Planning Statement Addendum

- Townscape, Heritage and Visual Impact Assessment Addendum
- Revised Flood Risk Assessment
- Revised Area Schedule
- Hotel Accessibility Management Plan

2.0 PUBLICITY AND CONSULTATIONS

2.1 Residents were originally notified of the application by way of 1089 letters, a site notice posted on 7 February and a press advert published 1 February 2017.

2.2 68 responses were received objecting to the proposal which can be summarised as follows:

- There are already three hotels in Hammersmith one very large one the Novotel, we do not need another one.
- Living on King Street the noise is unbearable, Hammersmith is becoming a concrete jungle, on Ashcroft we are surrounded by tower blocks. There is no consideration for the residents
- It contravenes "The Thames Strategy - Kew to Chelsea"
- The proposed tall building is unwelcome, its location appears random on the skyline, it has no logical location or design relationship with future tall building on the Broadway site. The development design has to be progressed in parallel with the emerging local plan, and with specific LBHF policy which is needed for the Town Centre. The proposed plan does not meet these requirements
- Whilst we welcome the demolition of the ugly Landmark House it would be illogical to build in its place something worse. I suggest the proposal be turned down or withdrawn and the architects resubmit with a proposal which is beautiful, traditional and sympathetic
- In some ways, this development looks good: open, public space, well-designed. I object to the 28 story hotel. Does such a tall building meet with the Thames sky-line standards? It will be a real eye-ore and a blight for miles around. Please shrink the tower. We need affordable housing for families, not more luxury bling in Hammersmith.

2.3 7 responses were received supporting the proposal which can be summarised as follows:

- While I welcome the development in principle, I ask for the number of parking spaces to be maintained as a concession to the residents of angel walk
- Very much supported. A great way to revive a disused space and add to the public domain
- The change of use on this site from solely office use to mixed use with hotel, office and retail units at ground floor level help in the regeneration of this somewhat dead area and possibly persuade adjacent traders in King Street to open up frontage on what is now a service road. I think the proposal will generate employment in the area, customers in using the hotel are bound to use local facilities
- I think that there is a strong case for a high quality building of this height in the Broadway area.

- A building by Rogers Partnership in Hammersmith would be a great asset
- It would be a great pity to try to water down this proposal by reducing it height which seems to be what the current campaign is about
- I am not offended by the building I believe in good modern designs of buildings working in certain areas and it does seem an improvement on the previous building and accessibility for the public. I have lived in the borough all my life and recognise the need for some sites to go upwards due to lack of space.
- I think this is an appropriate location for a tall building and with increased public realm on the site there will be an improved amenity value for adjoining residential buildings.
- As a local resident I support the proposal and do not think 8 storeys is too high
- Hammersmith needs to find a focus in the face of new competition. The height is appropriate and would make Hammersmith a go-ahead place

Residents Associations

2.4 The Hammersmith Society commented as follows:

- Many of our members are very concerned about the proposed height of the hotel block, and the detrimental effect of this height on the skyline and views particularly from across the river, and consider that it should be reduced
- As it will be sometime before the Masterplan and the proposed SPD are finalised, it can be argued that the Landmark House application is premature. In the absence of an SPD we have serious concerns about the height of the Landmark House proposal offering a precedent and an invitation to other equally tall buildings in the town centre
- Besides being visible in long views from King Street, the impact of the development on the Hammersmith skyline viewed from the river and the bridge is a critical consideration. The importance and sensitivity of these views is highlighted in '*Thames Strategy – Kew to Chelsea*', a policy document endorsed by LBHF and The London Plan
- A tall building is unwelcome, a tall building whose location is likely to appear random in the skyline context is more unwelcome, and a tall building which appears to have no locational or design relationship with future tall buildings on the Broadway site would be unacceptable.
- The development design has to be progressed in parallel with the emerging Local Plan, and with a specific LBHF policy which is needed for the town centre skyline.
- We consider that it is essential to consult and take into account comments from Historic England given the impact of the height on the numerous local heritage assets and the riverside setting
- We have seen and support the letter of objection in this respect from the Hammersmith and Fulham Historic Buildings Group
- The current scheme requires revision on a significant scale: In our opinion, the tower should not rise more than 20 storeys, and even at this height the impact will need to be assessed through the photomontage views. A different development strategy has to be found

- Many aspects of the scheme are welcomed and we hope that the reduction in height can be achieved without the loss of many of the positive elements of the scheme
- We suggest that in view of the demand by this group and others that there should be a reduction in the height of the hotel tower

2.5 The Hammersmith and Fulham Historic Buildings Group commented as follows:

- The building use with good quality offices will cement Hammersmith's position as a alternative office location to the City and West End. A new hotel to the high standard now expected internationally would be an asset to Hammersmith. Both uses would benefit from outstanding public transport provision here.
- We welcome the permeability through the development at ground level as this would be the first step for a better relationship to the river from Hammersmith Town Centre
- The public realm appears generous but we consider the access and position underground of the cultural offering could be unwelcoming. We are concerned that not enough natural light or sunlight will penetrate this space
- We question whether the trees shown next to the building would be better spaced away to admit more light, especially at Angel Walk. It is unclear who will control and organise this public space
- Residents of the listed Grade II Angel Walk houses would likely to be over-exposed to all this activity here and may need a greater buffer zone. This could result in a more intimate space at the western side of the development
- The height and scale of this proposal is inappropriate to this site. The height far exceeds any buildings in this area of the Borough and recent proposals in Hammersmith Town Centre and next to the river have been curtailed in height by the Council to much lower levels
- This building would seriously damage the riverside which is Hammersmith's greatest asset. It is not possible for this to be a 'unique' case as has been suggested
- We are concerned that the height would set a precedent for future development of the Hammersmith town centre
- The scale of the huge panels of glass three and four storeys high is not appropriate here. This building would rear up on the axis of Hammersmith Bridge at its northern end
- View 24, taken from south of the Hammersmith Bridge and labelled moderately beneficial, where clearly the hotel tower seriously challenges the vertical element of the bridge structure
- View 15 taken from the Surrey bank again claims the impact is moderate and beneficial we strongly disagree that 'the significance of the Mall Conservation Area and the setting of the grade two listed terraced houses on the river embankment and the grade II* St Pauls church beyond would be left unharmed'
- We ask that this application be refused on the grounds that it fails to comply core strategy BE1, and NPPF. It damages the significance of the heritage assets and makes a 'negative contribution to local character and distinctiveness. The views from the south of the river would be seriously

compromised in particularly the setting of Hammersmith Bridge. St Paul's Church once the tallest building would be dwarfed. This proposal will cause irretrievable damage to the river skyline.

2.6 The Fulham Society commented as follows:

- These proposals will not only increase the height on this site significantly but will set a precedent.
- Master plans are currently being prepared on behalf of the council by Grimshaw Architects and these have not yet been made public. It is unlikely that they can be adopted as policy until the latest local plan is finalised in 2018. This provides a major problem in assessing this application in relation to what will be the long term accepted future of the Town Centre. Planning consent for this building could well compromise any future proposals in the Local plan.
- The Fulham Society is therefore opposed to planning consent being give to such a large building, at this time.

2.7 The West London River Group have commented as follows:

- The WLRG supports objections tabled by the Hammersmith & Fulham Historic Buildings Group (letter 28 February 2017), particularly relating to the excessive height of the hotel block, and adverse impact on views from the river and beyond it would cause.
- The Group would draw attention to The Thames Strategy – Kew to Chelsea, page 3.31 which specifically identifies the view of Hammersmith Mall and the bridge from the opposite bank as an Important Local View, and shows a picture of it.
- We would also draw attention to The London Plan July 2011 chapter 7, Policy 7.7 C Tall and large buildings should: c relate well to the form, proportion, composition, scale and character of surrounding buildings, urban grain and public realm. The hotel block does not.
- We would register our strong disagreement with the impact “assessments” in the Design and Access statement particularly relating to views from the river and the Surrey bank.
- We therefore urge the borough to refuse this application in its current form

Further Consultation – Revised Scheme

2.8 Following the submission of the revised proposal a further period of consultation was undertaken. This comprised the re-consultation of all previously notified residents and those who had commented by letter dated 20 April 2017

2.9 11 responses were received objecting to the revised proposal which can be summarised as follows:

- The scale of the building proposed is too big and the design is too bulky
- The building will be an eyesore and if visible from the river then will blight the landscape that we all fought for when the development of the town hall was proposed
- Since the approval of the 17 storey Sovereign Court, Hammersmith has been beset by developers applying for taller and taller buildings

- Despite revisions I believe this proposal is still far from being acceptable and still represents considerable over-development of the site and it fails to comply with the design and historic environment policies of the NPPF and the Local Plan
- It causes considerable harm to the setting of a number of heritage assets, including the adjacent listed church, residential properties and has a negative impact on the riverside Conservation Area
- A hotel could be a good idea but why does it have to be the usual bland, glass box. Why can't we use this history and design something in keeping with our history
- Myself and the other residents of Angel Walk most vehemently oppose the siting of commercial premises facing our houses
- The removal of all pavements, curb stones and walls which would make a level surface from our fences to the property opposite we need egress from our houses gates onto pavement, not free for all parking
- The lines that they propose will help wardens in the day but in the evenings there it will be an open car park and skate park. This is a residential street and some barrier between houses and buildings is needed
- Most people welcome the development but not at the expense of our living standards, we feel the choices made for the west end of it are ill thought out
- The first, lower tower is acceptable, the middle tower at 48m is out of character with the surrounding area and should be reduced a little but the third tower rising to 86m, twice the height of any existing building nearby, would completely destroy the character of the area
- It would be a building that would also tower over the surrounding area and change the residential amenity value of the "village" feel that much of Hammersmith has
- The conservation areas around Avonmore and Brackenbury would certainly be impacted by the visual ugliness of a tall skyscraper
- If allowed, the new height at 86m would be a precedent for all future redevelopments including the Broadway bus station and the office area to the east including the Novotel
- The development does not help the housing problem. The third tower is to be a hotel for which there is no justification of demand
- The development will exacerbate the problem of traffic and pollution
- Local residents will be adversely affected and increased residents only parking restrictions will be necessary. When there is a function on at the Novotel it is impossible to find a parking space in Colet Gardens
- Parking is difficult enough near Hammersmith Town Centre especially for the disabled. Black's Road is one of the few areas where this is possible in safety and the proposed development gives no consideration to that and thus jeopardises this section of the society
- The third tower at 22 stories is inappropriate for the location. It dwarfs everything in the surrounding area and undermines the residential character of the area.
- The tower is also closest to the Church and does not work with the neighbouring church in either form or massing. The proposed building at the east side of the site is materially greater than the existing building and

the DAS provides little evidence of how this substantial extra height is better for the community

- The proposed building is too high. Research, as well as my personal experience tells me that high buildings increase the rate of depression and decrease well being. This is I believe due to the unnatural and dehumanising quality of the height.

2.10 1 comment was submitted in support of the revised application:

- I support this application, as I did the 28 storey proposal. I think the applicant has appointed an outstanding architectural practice and this is an exciting project. I do not think a cluster of tall buildings of high quality in the Broadway area would be a bad thing and would, in my opinion, make a positive contribution in the regeneration of this area.

2.11 St Paul's CE Primary School governors and head teacher have commented that they have no objections to the development. They do, however, have concerns and are mindful of the safety of their 240 children and trust that the Council will address any risk to school access and any resultant increase in pollution by way of dust etc during construction.

Residents Associations

2.12 The Hammersmith Society commented on the revised proposal as follows:

- We welcomed the subsequent changes to the development design to respond to our concerns
- The extent of public realm is welcome. Whilst this is not recreational space, it is an important and welcome feature in the building composition as it loosens the perceived bulk of the development in pedestrian level views, and creates a porosity which could link with future routes between King Street and the river
- The open space around the building, with the suggested landscaping of trees and the absence of perimeter fencing, is an invaluable counterpoint to the bulk of the development and could bring a significant asset to the town centre
- The scheme gives priority to the retained Angel Walk terrace, creating the principal pedestrian link between the development and the existing street fabric and business of King Street. This arrangement may need to be adjusted to take account of the emerging Local Plan, where links further east, adjacent to the Broadway, would introduce entry direct from the Broadway or from the busier Lyric Square end of King Street, altering the centre of gravity of the site circulation, and thus enriching the integration of the development into the street context.
- The relationship between the Angel Walk terrace and the new development might appear less harmonious than is suggested by the design illustrations: the existing terrace height of around 6 metres with 8 metre roof ridge is confronted by a development block around 30 metres high and 50 metres long
- The cultural space is a welcome provision which needs to be protected during the development process; the basement accommodation has limited access and no immediate public exposure, and might suit a dance

or film studio, or a creative educational facility. It would be helpful for financial provision for fitting out the space to be included in the development

- Substantial redevelopment of a town centre site brings change and disruption to the community. In the short term there is a natural resistance to development, but in considering the longer term the community will be mindful of the record of town centre renewal elsewhere, and the risk of the character of the existing town centre not being enhanced, but being overwhelmed and overshadowed by the scale of the new development. This would be unacceptable: Hammersmith town centre development must hold sacrosanct the priority of the community and the fragile qualities of human scale and pedestrian pace
- The general policy ambitions for the town centre appear to be reflected in the development proposals – subject to justification of the hotel use proposed
- Hammersmith Society is aware of the emerging masterplan for the town centre, with a valuable and radical vision for the future which includes a major new open space focussed on St Paul's church, linking King Street and the river. This space provides the urban setting essential for the integration of the scale and bulk of new Landmark House into the town centre; without this transformation, the scale of the new development would be alien to its surroundings and wholly inappropriate for the town centre, and the public realm open space would be largely wasted, disconnected from public circulation and sited alongside a dual carriageway
- The emerging Local Plan will take into account the possible redevelopment of the Broadway to create a new bus station and to maximise the development potential of the site. It is critical that secure planning controls are put in place to prevent Landmark House and any Broadway development setting a precedent which could allow a corridor of tall buildings between the sites
- The division of the skyline of the proposed building into separate elements, the modulation of the façade designs, and the distribution of open spaces under and around the building would together help to diminish the perceived bulk of this sizeable development
- The building presents an unforgiving, relentless elevation on the north elevation to Blacks Road, largely blocking views of the sky from this narrow street. We need clarification of the impact of the building on daylight and sunshine in King Street
- The lesser scale of the west side, facing Angel Walk, is welcome, but nevertheless the existing terrace will be dwarfed by the development. Angel Walk is in the King Street East conservation area: whilst there is no conservation area profile, common to all conservation areas is concern for the immediate context of the area, referring to the impact of adjacent development on the character of the area; on this count the proposals would fail
- A number of verified views of the development were shown at our pre-application meeting with the project team, but do not appear to be included in the planning submission. Besides being visible in long views from King Street, the impact of the development on the Hammersmith skyline viewed from the river and the bridge is a critical consideration

- The importance and sensitivity of these views is highlighted in 'Thames Strategy – Kew to Chelsea', a policy document endorsed by LBHF and The London Plan, where the Hammersmith river skyline is included in the listing of 'Important Local Views'. Whilst the amendments to the application design have reduced the unacceptable prominence of the hotel tower in these river views, the new Landmark House would remain a strong presence and would have to be accepted as a newcomer to the riverside skyline of Hammersmith
- The Hammersmith Society committee welcomes the replacement of the unsightly Landmark House buildings, and we value the appointment of a first class development team on the project. The development proposals have prompted a broad mix of reaction amongst our members, and there are many who consider that the height and bulk of the amended design is excessive and would be alien to the town centre surroundings. We believe the scale and style of the development could be acceptable only in the context of a new vision for Hammersmith town centre. There is community pressure to enhance and upgrade the Broadway and King Street, both to create a pleasant environment for the borough, and to support the prosperity essential to sustain the shopping area. This requires a comprehensive and integrated approach to urban planning, which is provided in the emerging Local Plan generally and the Masterplan/SPD for the town centre. Against this background, and in the context of the observations summarised above, we support this application, provided that the Local Plan and the proposed SPD are adopted. Without these policy updates, Landmark House would be not only contrary to the existing Core Strategy but would be alien to its urban surroundings, and souvenir of a lost vision. Without the context of the updated policies, we would be concerned if consent was to be allowed

2.13 The Hammersmith and Fulham Historic Buildings Group commented on the revised proposal as follows:

- A revised scheme was exhibited at Landmark House on the 3rd and 4th May and we consider it a significant improvement on the January proposal
- Height is also lost by reducing the height of the public realm storey from 8m to 5.6m – this latter reduction should improve the scale relationship to the listed Angel Walk terrace
- To make up some of the floor area lost by height reduction, each of the three blocks hotel/office/office is shown 0.5m wider east/west so bringing the development 1.5 nearer to the Angel Walk terrace – not necessarily detrimental
- The cultural facility is reduced in size to 418sqm - there is still no indication of its function
- A verified view from the northern abutment of Hammersmith Bridge towards the development - considered by us an important view – has not been included
- With reference to the dominance of the building in its setting, we understand that the facade will incorporate horizontal louvres (brise-soleil) of a warm tone that would form a rich texture when seen close-up but would be less dominant when seen from a distance than several new buildings on the riverside.

- In our view the revised scheme is much improved on the earlier proposals. Any reduction in height and scale is welcomed and would relate better its historic environment
- However we continue to have concerns about its height and bulk, and the potential impact upon St Pauls Church in particular and the Hammersmith Bridge. It will also negatively impact on the views of the river frontage when seen from the Surrey bank.
- We would welcome a well-designed quality development for Hammersmith but we consider the church should remain the key landmark in the conservation area and not have its position usurped.
- We have serious reservations about the impact of the current scheme and request that further revisions be negotiated to make the scheme more sympathetic to the neighbouring historic environment so that, as stated in the NPPF para 126, the development ‘ *sustains and enhances the significance of heritage assets*’.

2.14 The Brackenbury Residents Association commented that they have concerns and echo and support the comments made by the Hammersmith Society

Technical Consultations

2.15 Technical consultations were undertaken for both the original submission and the revised scheme. The comments received for the revised 22 storey scheme under consideration are summarised below:

2.16 London Fire Brigade: The Brigade is satisfied with the proposals. Subject to the requirements of the Building regulations being met and Brigade access being maintained at all times

2.17 Transport for London: The following matters should be resolved before the application can be considered in line with the transport policies of the London Plan:

- Secure the provision of blue badge parking spaces in accordance with plan and electric vehicle charging points meeting the London Plan standards;
- Secure the submission and approval of cycle parking details by condition;
- Secure condition to restrict the hotel from accepting coach parties;
- Review cycle storage access arrangement to minimise risk of conflicts with servicing vehicles and improve attractiveness of lifts for cyclists;
- Undertake a Cycle Level of Service assessment (CLOS);
- Secure the provision of a new Cycle Hire docking station at a cost of £220K;
- Secure local walking and cycling improvement including public realm improvement and way-finding;
- Improve the travel plan and secure it via s106 agreement;
- Secure the submission of a full delivery and servicing plan by condition;
- Secure the submission of full construction logistics plan by condition.

2.19 Environment Agency: No objection.

2.20 Thames Water: Thames Water has identified an inability of the existing wastewater infrastructure to accommodate the needs of this application. Should the Local Planning Authority look to approve the application, Thames Water would like a condition to be imposed stating that no discharge of foul or surface water from the site shall be accepted into the public system until the drainage works referred to in the strategy have been completed. A number of informatives are requested regarding piling, groundwater permits, fat traps and non-return valves. The existing water supply infrastructure has insufficient capacity to meet the additional demands for the proposed development. Thames Water therefore recommend the a condition be imposed: Development should not be commenced until: Impact studies of the existing water supply infrastructure have been submitted to, and approved in writing by, the local planning authority (in consultation with Thames Water). This site falls within he highly flood sensitive Counters Creek Catchment. We require surface water attenuation to Greenfield run-off rates.

2.21 Historic England: Objection. Historic England consider that substantial harm would be caused to The Mall Conservation Area when viewed from the south bank of the Thames. Should planning permission be recommended and approved, Historic England will give consideration to requesting that the Secretary of State to call in the application. Historic England state that Your Council will need to be clearly convinced that the extent of any public benefits arising from the proposals are so substantial as to outweigh the substantial harm to the conservation area and, importantly, that those public benefits (or similar) could not be delivered in a way which would be less harmful to the historic environment, for example through a lower height scheme.

[Officer Comment: Please see the Design and Heritage section in section 3 for a full assessment of this impact, officer's position and response to Historic England]

2.22 Disability Forum: Comment that the size of footprint and building envelope are sufficient to enable detailed drawings at condition stage to be compliant with current accessible and inclusive standards and request a condition for Inclusive Access Management Plan. Specifically the following comments are made:

2.23 Hotel ensure:

- Accessible door adjacent to revolving doors at hotel lobby entrance.
- Hotel lifts go from ground to top floor public areas (high level bar and restaurant).
- DAS includes explicit references to step free access route to and from ground floor to mezzanine floor as well as to and from public areas on top floor (high level bar and restaurant)..
- Footprint available to provide detailed drawings at condition stage to provide compliant 29 wheelchair accessible bedrooms with correct corridor widths; 1500 x 1500 space outside both wheelchair accessible bedroom and lifts on each floor.
- Wheelchair accessible bedrooms include a minimum clear space of 1500 x1500 mm on one side of the bed and 700mm on the other side of the bed.
- Wheelchair accessible bedrooms include clear access to the window for a wheelchair user

- Entrance door to wheelchair accessible bedrooms has a clear width of 800mm.
- Space available for wheelchair storage and transfer space in wheelchair accessible bedrooms.

2.24 Office building: Ensure step free access from ground to reception on 1st floor

2.25 Cultural space:

- IAMP to require occupier to keep refuge areas clear of obstructions
- Refuge areas proposed at basement level depending on egress distance to the lift

2.26 Public realm: ensure

- IAMP includes process if more than 4 blue badge holders require accessible parking
- Taxi drop off point provided
- Blacks Road shared surface proposals include 50mm kerb height; colour contrast; dropped kerbs to facilitate crossing for wheelchair users and buggy users
- Provision of accessible and inclusive benches with back and arm rests.
- Clear and visible access to the loading bay with dropped kerbs on both sides of it.
- Pavement materials are not slippery.

GLA Stage I

2.27 The application is referable to the Mayor of London under Category 1C of the Mayor of London Order 2008, 'Development which...is more than 30 metres high and is outside the City of London'.

2.28 In addition to the comments made by TfL above, the Mayor's Stage I response made the following comments on the originally submitted proposal, no further comments were provided following the revised development.

2.29 Land Use:

- The principle of the development in land use terms is accepted
- Given the ongoing office demand in the location the proposal is welcomed. The proposal would enhance the offer of the town centre as a commercial location whilst offering the opportunity to improve the physical environment
- The provision of efficient, Grade A office floor space is strongly supported
- The hotel use, size and location is supported

2.30 Design:

- The approach to height and massing respects the scale of the listed terrace and is supported
- The efficient footprint of the tallest element creates the potential for an elegant building form to landmark the town centre
- The ground layout and public realm are strongly supported, improving both permeability and long range views of Angel Walk

- The setting back of building frontages and activation of the majority of ground floor frontages is supported. The landscaping proposals have the potential to form high quality areas
- The treatment of the Angel Walk edge is welcomed and creates a more accessible arrangement of public realm while enhancing the street scene and setting of the listed terrace
- While the extensive glazing is supported this should be balanced against overheating

2.31 Heritage:

- The proposed architecture is of a significantly higher quality than the existing buildings and would be a positive contribution to Hammersmith town centre
- A major benefit of the scheme is the substantial improvement to the setting of the Grade II Angel Walk
- The buildings would be particularly visible in views of the Mall Conservation Area with the tallest element clearly visible as an elegant tower, a considerable visual improvement on the existing buildings and being read as considerably further back from The Mall
- At no point is the significance of the Mall undermined
- From the east of Hammersmith Bridge the proposed buildings relate well in scale and appearance to other large buildings in the town centre
- Within the closer townscape views the new building would enhance the setting of those heritage assets
- There would be no harmful impacts on any of the heritage assets listed

2.32 Sustainability

- The applicant should investigate further design measures in order to reduce the unwanted solar gains as the cooling demand is much higher than the national average
- A commitment to allowing for a future connection to a possible district heat network is required
- Confirmation is required that all uses/buildings on site will be connected to the site heat network with a drawing provided
- Confirmation of the savings linked to the CHP unit by way of annual running hours
- The 41% saving on CO2 per year exceeds London Plan Policy

2.33 Transport

- Further clarity is needed regarding servicing arrangements and how the development will facilitate future pedestrian crossings between the site and St. Paul's Green
- A Stage 1 Road Safety Audit should be carried out
- The approach to car parking is supported
- More cycle spaces should be provided to meet London Plan Policy and visitor cycle parking should be readily visible when arriving at the site
- A contribution of £220,000 is sought of the provision of a new cycle hire docking station with the vicinity of the site

- It is recommended that the Council secure a contribution towards local improvement of the walking environment together with legibility around the site
- The work place travel plan submitted failed the assessment and improvements are required

3.0 PLANNING CONSIDERATIONS

Policy Framework

3.1 The Town and Country Planning Act 1990, the Planning and Compulsory Purchase Act 2004 and the Localism Act 2011 are the principal statutory considerations for town planning in England.

3.2 Collectively the three Acts create a plan led system which requires local planning authorities to determine planning applications in accordance with an adopted statutory development plan unless there are material considerations which indicate otherwise (section 38(6) of the 2004 Act as amended by the Localism Act).

3.3 In this instance the statutory development plan comprises the following the London Plan (2016), the Hammersmith and Fulham Core Strategy (2011) (the Core Strategy) and the Hammersmith & Fulham Development Management Local Plan (2013) (DMLP). A number of strategic and local supplementary planning guidance and other documents are also material to the determination of the application.

3.4 The National Planning Policy Framework (NPPF) came into effect on 27 March 2012 and is a material consideration in planning decisions. The NPPF, as supported by the Planning Practice Guidance (PPG), sets out national planning policies and how these are expected to be applied.

3.5 The NPPF does not change the statutory status of the development plan as the starting point for decision making. Proposed development that accords with an up to date Local Plan should be approved and proposed development that conflicts should be refused unless other material considerations indicate otherwise.

3.6 The NPPF is aimed at safeguarding the environment while meeting the need for sustainable growth. It advises that the planning system should:

- a) plan for prosperity by using the planning system to build a strong, responsive and competitive economy, by ensuring that sufficient land of the right type, and in the right places, is available to allow growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;
- b) plan for people (a social role) - use the planning system to promote strong, vibrant and healthy communities, by providing an increased supply of housing to meet the needs of present and future generations; and by creating a good quality built environment, with accessible local services that reflect the community's needs and supports its health and well-being; and
- c) plan for places (an environmental role) - use the planning system to protect and enhance our natural, built and historic environment, to use natural resources prudently and to mitigate and adapt to climate change,

including moving to a low-carbon economy. The NPPF also underlines the need for councils to work closely with communities and businesses and actively seek opportunities for sustainable growth to rebuild the economy; helping to deliver the homes, jobs, and infrastructure needed for a growing population whilst protecting the environment.

3.7 The NPPF sets out a presumption in favour of sustainable development. For decision-taking this means:

- approving development proposals that accord with the development plan without delay; and
- where the development plan is absent, silent or relevant policies are out of date, granting permission unless:
 - any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or
 - specific policies in this Framework indicate development should be restricted.

Proposed Local Plan

3.8 The Council submitted, on 28 February 2017, the Proposed Submission Local Plan and supporting documents to the Secretary of State for Communities and Local Government. The Proposed Submission Local Plan was subject to examination in public between 13 and 22 June 2017. In light of the fact that an independent examination has just concluded it is considered the Proposed Submission Local Plan should be given limited weight in considering and determining this application.

Assessment

3.9 The principle issues to be assessed in relating to the submitted development proposal are considered to consist of:

- Land use
- Design and Heritage
- Highways implications
- Residential Amenity
- Daylight and Sunlight Impacts
- Microclimate
- Air Quality
- Land Contamination
- Flood risk and drainage

Principle of Development - Land Use

3.10 **The NPPF** indicates that planning decisions should assist in securing economic growth and encourage business development.

3.11 **London Plan Policy 2.7** encourages consolidating and developing the strengths of outer London's office market through mixed use redevelopment and encouraging new provision in competitive locations. **London Plan Policy 2.15**

requires developments within town centres to sustain and enhance the vitality and viability of the centre; accommodate economic and/or housing growth through intensification and selective expansion in appropriate locations; support and enhance the competitiveness, quality and diversity of town centre retail, leisure, employment, arts and cultural, other consumer services and public services; be in scale with the centre; promote access by public transport, walking and cycling; promote safety, security and lifetime neighbourhoods; contribute towards an enhanced environment, urban greening, public realm and links to green infrastructure; and reduce delivery, servicing and road user conflict.

- 3.12 **London Plan Policy 4.2** supports office rejuvenation through the renewal and modernisation of the existing office stock in viable locations and seeks an increase in the overall quantum of offices to meet anticipated future requirements for economic growth.
- 3.13 **London Plan Policy 4.5** states that the Mayor will, and boroughs and relevant stakeholders should support London's visitor economy and stimulate its growth, taking into account the needs of business as well as leisure visitors and seeking to improve the range and quality of provision. In addition they will seek to achieve 40,000 net additional hotel bedrooms by 2036.
- 3.14 **London Plan Policy 4.7** states that the scale of retail, commercial and leisure development should be related to the size, role and function of the centre and its catchment. Retail development should be focused on site within centres, or if no in centre sites are available, on sites on the edge of centres that are, or can be, well integrated within the existing centre and public transport.
- 3.15 The Site is located in Hammersmith Town Centre and Riverside Regeneration Area. **Core Strategy Strategic Policy B** encourages major office based development within Hammersmith Town Centre, which is designated as a Major Centre. Major new visitor accommodation will be directed to the three town centres and the Earls Court and West Kensington and White City Opportunity Areas. Provision should not be prejudicial to the achievement of wider employment, retail and housing objectives for these areas
- 3.16 **Core Strategy Strategic Policy HTC**, which relates to development within Hammersmith town centre, states the Council will encourage regeneration in the town centre and supports the introduction of modern office accommodation and includes a target of the creation of 5000 new jobs; it is also expected that office development will include an active frontage with other uses that enhance the street. The policy promotes the continuation of Hammersmith Town Centre as a major town centre and a strategic office location with high quality public realm that provides a wide range of major retail, employment, local government services, leisure, arts, entertainment and community facilities. The Council will continue to build on the centre's major locational advantages for office development and to secure more modern accommodation. Opportunities will be taken to continually improve the environment and public realm, and to improve access between the town centre and the Thames.
- 3.17 **Policy BE1 of the Core Strategy** requires all development within the borough to 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

- 3.18 **Policy LE1 of the Core Strategy** requires flexible space suitable for small and medium sized enterprises in large new business developments and seeks to retain premises capable of providing continued accommodation for local services or significant employment unless:
1. continued use would adversely impact on residential areas; or
 2. an alternative use would give a demonstrably greater benefit that could not be provided on another site; or
 3. it can be satisfactorily demonstrated that the property is no longer required for employment purposes; or
 4. an alternative use would enable support for essential public services and is otherwise acceptable.
- 3.19 **DMLP Policy DM B1** provides support to the intensification of existing employment sites and encourages the mixed use enhancement of employment sites which are under-utilised, subject to the satisfactory retention or replacement of employment uses in the scheme.
- 3.20 **DMLP Policy DM B2** states that permission will be granted for new visitor accommodation and facilities or the extension of existing facilities within the three town centres and the Earl's Court and West Kensington and White City Opportunity Areas subject to:
- the development being well located in relation to public transport;
 - the development and any associated uses not having a detrimental impact on the local area;
 - no loss of priority uses such as permanent housing;
 - provision of adequate off street servicing;
 - at least 10% of hotel bedrooms designed as wheelchair accessible;
 - the facility being of a high standard of design; and
 - the scheme adding to the variety and quality of visitor accommodation available locally.
- 3.21 **DMLP Policy DM C1** states that Council will support proposals that enhance the viability and vitality of the Borough's town centres and will seek to ensure a range of accessible shopping and other town centre uses to meet the needs of local residents, workers and visitors. This includes the provision of a mix of retail units including smaller units suitable for small or independent retailers.
- 3.22 **DMLP Policy DM D1** sets out that proposals for new or expanded community uses, which includes arts, cultural and entertainment uses, should meet local need, be compatible with and minimise impact on the local environment and be accessible to all in the community they serve.
- 3.23 **DMLP Policy DM D2** supports the enhancement of arts, culture, entertainment, leisure, recreation and sport uses and requiring their provision in major developments where viable. Accessible arts, cultural, entertainment, leisure, recreation and sports uses are important elements of social infrastructure and

contribute greatly to the quality of life of all members of the community as well as visitors to the borough. Such facilities are also essential in supporting the borough's growth which is particularly directed to the five regeneration areas identified in the Core Strategy

- 3.24 **Draft Local Plan Policy TLC1** relates to town centre uses and the Council will ensure that new developments for town centre uses are appropriately located, are of an acceptable scale, and do not negatively impact on the existing hierarchy.
- 3.25 The proposal consists of a mixed use development comprising office, hotel, retail and cultural uses at the following quantum of floorspace:

	Existing Sqm GIA	Proposed Sqm GIA	Change
Class B1 Office	15,875	17,225	+1,350
Class C1 Hotel	-	10,736	+10,736
Class A1-A3 Retail	-	264	+264
Cultural Space	-	418	+418
Basement Level		6,195	+6,195
Total	15,875	34,839	+18,964

Offices

- 3.26 The proposal would replace two existing and in part vacant office buildings within the town centre that are considered to be no longer fit for purpose in comparison with modern office accommodation and to attract new tenants. The building already provides an established office development of a significant scale and the proposal would see an increase of 1,350sqm in the Class B1 floorspace on site.
- 3.27 It is noted that a large proportion of the existing site is given over to car-parking provision which is to be utilised by the proposed development and delivers and increase in Class B1 floorspace. This intensification is supported by policy and would result in the delivery of an increased quantum of Grade A, modern office provision within the town centre as encouraged by local, regional and national policy. The proposal would provide significant employment in the local area.
- 3.28 There is currently limited Grade A office space provision within Hammersmith Town Centre, with the potential of other office occupiers moving to new locations. The proposed development would provide a substantial amount of much needed Grade A office accommodation that would contribute to the enhancement of the town centre. Furthermore, flexibility of the respective floorplates is designed into the development so that it can cater for a variety of size of businesses. As such, officers raise no objection in land use terms to the principle of replacement and increase of office use on the site. Such a building and quality and quantum of use would also reinforce the town centre and enhance its reputation as a centre a high quality business centre in the region.

Hotel

- 3.29 The proposal sees, within the tallest element, the provision of 10,736sqm of hotel floorspace to provide in excess of 200 hotel rooms in addition to reception and circulation areas and the top floor public bar/restaurant. It is stated by the applicant that the intention is for the hotel offer to be occupied by a tenant at the higher end of the market.
- 3.30 The site is in very close proximity to Hammersmith tube station with its function as a key interchange for the District, Piccadilly, Circle and Hammersmith and City lines. In addition a number of bus stops, the key bus station at the Broadway and cycle hire stands are in close proximity. All of which lead to the site having an excellent transport connection. The site features no housing and as such none would be lost from the proposal. Servicing is provided off street and 10% of the hotel rooms would be wheelchair accessible.
- 3.31 Whilst other hotels are present within the town centre, the scheme would add to the variety and quality of visitor accommodation available locally while providing a high end facility in a key location both within the centre and within London generally. Visitor accommodation is encouraged and supported by policy as a use within Hammersmith town centre and will contribute to the vitality and viability of this major town centre. Therefore officers consider that a hotel in this location is suitable in land use terms and would be beneficial to the town centre.

Retail

- 3.32 Some 264sqm of Class A1 and A3 retail uses are to be introduced to the site in the form of the ground floor units that form the base of the buildings within the landscaped public realm. The town centre is a suitable location for retail uses and in particular the proposal would provide for small occupiers. Given the permeability to be introduced to the site and the access to King Street by way of Angel Walk, the units would likely add to the activity of the site not just from the office and hotel workers and the hotel guests but also by attracting footfall from the main shopping frontage at King Street. This activation of the space, the town centre units and the relatively small provision within the context of the overall quantum of uses is considered to be both beneficial to the proposed layout and the town centre generally. As such officers consider the scale of retail use within the site appropriate in this instance.

Cultural Space

- 3.33 A 418sqm cultural space is to be introduced at basement level to the western edge of the site. It is intended that this space would be occupied and utilised by the Council as a cultural and arts facility and this is to be secured by way of s106 legal agreement. The provision of such facilities is strongly supported by adopted policy, in particular DMLP Policy DM D2 as above, and it is considered that such a facility would provide a beneficial use within the proposed mix and would be a positive provision within the town centre both within the context of the immediate area and as part of the wider cultural offer within Hammersmith. The provision is considered a further public benefit delivered by the proposal.

3.34 In conclusion this is a prominent site in a prime location within the town centre with excellent transport links and a close proximity to King Street. The proposal would help to regenerate this part of Hammersmith town centre, with an appropriate mix of complementary uses to each other and to the wider centre. All the proposed land uses are supported by adopted policy. Officers consider that the proposed office led development would strengthen the role of Hammersmith town centre as a strategic office location and the addition of retail, cultural and restaurant uses would create an active site supported by on and off site workers and visitors that would result in substantial public benefits. The proposal is therefore supported in land use terms subject to the satisfaction of other development plan policies and is considered to be in accordance with the NPPF, London Plan Policies 2.7, 4.2, 4.5 and 4.7, Core Strategy Strategic Policies B and HTC, Core Strategy Policies BE1 and LE1, DMLP Policies DM B1, DM B2, DM C1, DM D1 and DM D2 and Draft Local Plan Policy TLC1

Design, Townscape and Heritage

History

- 3.35 The landscape of Hammersmith was largely agricultural until the 1830s, when innovations such as the arrival of Hammersmith Bridge in 1823, the London and Southwestern railway in 1869, and the Piccadilly line in 1906 facilitated residential expansion of the area. Residential development in the town centre follows a primarily north-south orientation, and is also shaped around the topography of the river.
- 3.36 St. Paul's Church was consecrated in 1883 and the main civic additions came in the 1880s, including a new Town Hall. The Broadway has historically functioned as the epicentre of growth, and by the end of the 19th century it had established itself as the focus of an affluent and expanding metropolitan suburb. It was subsequently widened in the early 20th century.
- 3.37 The terrace of houses on Angel Walk immediately adjacent to the western edge of the site are Grade II listed. St. Paul's Church, situated to the southeast of the site and built in the 1880s in Early English Gothic Style, is Grade II* listed. Other heritage buildings in the local area of note are Bradmore House on the Broadway opposite St. Paul's, the Hop Poles pub on King Street and the Eventim Apollo to the south of the Broadway, all of which are Grade II listed.
- 3.38 Great West Road's capacity has steadily increased with growing demand for connection to the west and to Heathrow Airport. The most significant effect of this was the arrival of the A4 Flyover which was opened in the early 1960s to relieve Hammersmith Regeneration Area of congestion caused by through traffic.
- 3.39 These infrastructural changes have improved Hammersmith's connectivity and thereby its commercial status over time, making it a desirable location for commercial and office use. However, they have also sterilised the public realm to an extent, resulting in a number of unresolved urban spaces of which Landmark House is one. The irregular shape of the site is the product of such infrastructural changes, particularly the curved southern boundary formed by Hammersmith Bridge Road which was constructed to connect the gyratory with Great West Road. The unfortunate result is the erosion of the street context on Angel Walk

and the creation of a very much leftover site which has been a challenge to integrate into its surrounding context.

- 3.40 Initiatives such as the commissioning of a new masterplan for the town centre seek to remedy sites such as these. The proposal for Landmark House will need to actively participate in the repairing of some of this damage inflicted on the pedestrian realm.

Existing Buildings

- 3.41 The site is currently occupied by the Landmark House and Thames Tower office buildings. Landmark House is 15 storeys, designed by Thomas Saunders Architect and completed in 1973. It is located on the eastern portion of the site and is occupied. Thames Tower is 10 storeys, located on the western end of the site and unoccupied at present. It was completed in 1975.
- 3.42 Both office buildings have reached the end of their useful life as neither is able to offer the size or flexibility of floorplate which is desired by prospective companies looking to move into the area. Thames Tower in particular has a very specific octagonal floorplate, much of which is occupied by core. As a result of being vacant for many years, it has deteriorated significantly and the façade has been wrapped in protective netting to prevent fragments falling onto parked vehicles and passers-by.
- 3.43 Both buildings have an outdated design and are dissimilar in architectural character, resulting in a visually conflicting composition. The buildings' insularity leaves much of the site open and spatially ill-defined, with any potential public realm lost to surface car parking and incoherent pedestrian walkways.

Townscape and Surrounding Context

- 3.44 The Landmark House site has three primary frontages, all of which present varying conditions.
- 3.45 The west end of the site addresses the elegantly proportioned mid-19th century Angel Walk terrace, a yellow stock brick terrace of two storey houses with raised ground floors and basements. The terrace expresses itself as a series of linked pavilions. These buildings were Grade II listed in the 1970s. However, the street has lost any sense of definition along its eastern edge due to the built form of Landmark House and Thames Tower.
- 3.46 To the north is Black's Road, which provides a buffer between the site and the primary retail activity along King Street. The 1980s retail buildings to the north are clad in red engineering brick. The two sites are disconnected and the delivery bays which are part of the retail establishments present no active frontages to Black's Road, contributing to the current state of neglect of the Landmark House site.
- 3.47 To the southeast is St. Paul's Green, located on the other side of the A4 slip road (Hammersmith Bridge Road). This is one of the largest open green spaces in the centre of Hammersmith, and includes the Grade II* listed St. Paul's Church in the southeast corner. The Flyover and associated slip roads together with this

sizeable open space produce unusually large spatial borders to the south for such an urban setting, severing ties to the riverside.

- 3.48 In its wider context, the townscape is quite varied. Residential streets on a predominantly north-south orientation lie to the west, larger commercial buildings define the Broadway and areas to the east, a mix of retail including larger footprint buildings such as King's Mall are found to the north along King Street, and to the south of the Flyover are several housing estates, Furnivall Gardens and the Thames.
- 3.49 The site enjoys a certain prominence when viewed from some of Hammersmith's prime axes of approach, for example along the Flyover and over Hammersmith Bridge, however its presence is screened from the commercial focus along King Street, with only a narrow route in buildings for a passage connecting to Angel Walk.
- 3.50 As part of the regeneration of the surrounding town centre, several planning applications have been recently approved for tall buildings which were subject to rigorously tested detailed views assessments and found to be acceptable in terms of their impact on the surrounding townscape and heritage assets. A number of these are under construction, nearing completion or newly completed, including the 17 storey Sovereign Court which will provide 418 residential units, and the nine and 11 storey 10 & 12 Hammersmith Grove office buildings which replaced the Beadon Road Carpark.

Hammersmith Regeneration Area SPD & Masterplan

- 3.51 There are a number of emerging initiatives for the Hammersmith Regeneration Area and the wider borough which are either coming forward concurrently with the Landmark House proposal or are planned for the near future. A Supplementary Planning Guidance Document (SPD) is currently being drafted which will guide the development of the town centre in the coming years. The Council has been collaborating with the appointed Hammersmith Residents' Working Party (HRWP) and Grimshaw Architects to produce a masterplan to be included in the SPD, but neither have yet been finalised.
- 3.52 Therefore, the masterplan has not been formally considered by the applicants in the application for Landmark House although the submitted Design and Access Statement does give an indication of future integration within regard to public realm and pedestrian movement. Once completed, the masterplan will provide a framework for assessing developing infrastructural needs and built form, and a strategy to control and guide height and massing in the town centre whilst achieving the sustainable growth targets.
- 3.53 However, it should be noted that the masterplan SPD will need to be in conformity with the draft Local Plan that has recently been through Examination in Public and is expected to be adopted in the Autumn. The SPD will not, and cannot, introduce new policy, targets or site designations and the guidance must accord with the principles and policy as set out in the Local Plan as adopted.

Urban Design

Overview

- 3.54 The successful integration of the site with its surroundings is key to any development on this site. The design of Landmark House would need to be of high quality with new spaces and connections as necessary elements to any successful development. The proposal is described in further detail below.

Policy Context

- 3.55 **Paragraph 56 of the NPPF** states that great importance is attached to the design of the built environment. **Paragraph 58** states that planning decisions should aim to ensure that developments 'will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development; establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit; optimise the potential of the site to accommodate development, create and sustain an appropriate mix of uses (including incorporation of green and other public space as part of developments) and support local facilities and transport networks; respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation; create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion; and are visually attractive as a result of good architecture and appropriate landscaping'.
- 3.56 **Paragraph 60 of the NPPF** states 'Planning policies and decisions 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. It is, however, proper to seek to promote or reinforce local distinctiveness'. Paragraph 63 adds that great weight should be given to outstanding or innovative designs which help raise the design more generally in the area.
- 3.57 **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. **London Plan Policy 7.2** requires all new development in London to achieve the highest standards of accessible and inclusive design. **London Plan Policy 7.3** seeks to ensure that developments reduce the opportunities for criminal behaviour and contribute to a sense of security, without being overbearing or intimidating.
- 3.58 **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.'

- 3.59 **London Plan Policy 7.5** promotes public realm and requires the provision of high quality public realm that is comprehensible at a human scale.
- 3.60 **London Plan Policy 7.6** addresses architecture and states that buildings should be of the highest architectural quality which "is often best achieved by ensuring new buildings reference, but not necessarily replicate, the scale, mass and detail of the predominant built form surrounding them, and by using the highest quality materials." Contemporary architecture is encouraged, but it should be respectful and sympathetic to the other architectural styles that have preceded it in the locality".
- 3.61 **Policy BE1 of the Core Strategy** states that 'Development 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. In particular, development throughout the borough should be of the highest standard of design that respects local context and character and should protect and enhance the character, appearance and setting of the borough's conservation areas and its historic environment'.
- 3.62 With regard to tall buildings **Policy BE1** states that "Development within the Borough which includes tall buildings which are significantly higher than the generally prevailing height of buildings in the surrounding area, particularly where they have a disruptive and harmful impact on the skyline, will generally be resisted, unless it is demonstrated as part of an urban design strategy that there are townscape benefits and that there is also consistency with the council's wider regeneration objectives." The Borough considers that tall buildings may be appropriate "in parts of Hammersmith Town Centre. Not all parts of the town centre will be suitable and any proposals for tall buildings will need to respect the existing townscape and historic context and make a positive contribution to the skyline emphasising a point of civic or visual significance."
- 3.63 **Policy DM G1 of the DMLP** seeks to ensure that new build development to be of a high standard of design and compatible with the scale and character of existing development and its setting. It states that:

"All proposals must be designed to respect:

- a) the historical context and townscape setting of the site, and its sense of place;
- b) the scale, mass, form and grain of surrounding development;
- c) the relationship of the proposed development to the existing townscape, including the local street pattern, local landmarks and the skyline;
- d) the local design context, including the prevailing rhythm and articulation of frontages, local building materials and colour, and locally distinctive architectural detailing, and thereby promote and reinforce local distinctiveness;
- e) the principles of good neighbourliness;

- f) the local landscape context and where appropriate should provide good landscaping and contribute to an improved public realm; and
- g) sustainability objectives; including adaptation to, and mitigation of, the effects of climate change;
- h) the principles of accessible and inclusive design; and
- i) the principles of Secured by Design.”

- 3.64 **Policy DM G2 of the DMLP** ‘Tall Buildings’ sets out criteria for the assessment of tall building proposals in areas that have been identified in the core strategy as appropriate for tall buildings. These include that tall buildings should have an acceptable relationship to the surrounding townscape context, an acceptable impact on the skyline and locally important views, and have an acceptable impact on the setting of heritage assets. Tall buildings, which are defined as those that are “significantly higher than the general prevailing height of the surrounding townscape” should be of the highest architectural quality and contribute positively to the public realm.
- 3.65 **Draft Local Plan Policy DC1** requires all development within the borough including the regeneration areas to create a high quality urban environment that respects and enhances the townscape context and heritage assets. This should be an approach to accessible and inclusive urban design that demonstrates how good design, quality public realm, landscaping, heritage assets and land use can be integrated to help regenerate places.
- 3.66 **Draft Local Plan Policy DC2** states that new development will be permitted if it is of a high standard of design and compatible with the scale and character of existing development and its setting.
- 3.67 **Draft Policy DC3** refers to tall buildings. Tall buildings, which are significantly higher than the general prevailing height of the surrounding townscape and which have a disruptive and harmful impact on the skyline, will be resisted by the Council. However tall buildings may be appropriate in Hammersmith Town Centre.
- 3.68 In terms of guidance on tall buildings, **the joint national guidance produced by Historic England and CABE** states that and in the right place tall buildings can make a positive contribution to the identity of areas and the skyline generally, and that they can be excellent works of architecture in their own right. The guidance goes on to say that they can serve as beacons of regeneration.
- 3.69 This is a significant piece of redevelopment which due to its scale will be visible from various locations in the surrounding townscape. The acceptability of the proposed tall building then needs to be judged on the impact that it would have on views from the surrounding townscape and in particular the impact on the setting of the surrounding heritage assets. A series of visual studies have been prepared in order to assess the impact. A detailed analysis of these is carried out in the Townscape Assessment.

Design Evolution

- 3.70 The design sets out to achieve several objectives. It needs to accommodate increased capacity for the required office space and number of hotel units on the

existing site without causing significant harm to the surrounding townscape. It also must be of the highest architectural quality, positively contributing to the townscape of this part of London and providing a cohesive design which gives positive identity to such a prominent site in Hammersmith.

3.71 The proposed design has been developed from these initial parameters and adjusted in response to comments received, principally concerning the height of the tallest hotel element which has been reduced from 28 to 22 storeys by the applicant. The plan has been arranged with the office accommodation occupying the two lower buildings to the west and the hotel occupying the tallest building to the east.

3.72 The initial design was derived from a series of exercises exploring what could be achieved on the site with a range of massing and height strategies. The proposed massing strategy has been developed to respond to the existing and emerging context. It is expressed as three distinct building heights which step up from reduced height fronting Angel Walk rising to a slender hotel tower at the eastern end which creates a more elegant incident point. The lower two storeys reflect the 24m and 48m datums which characterise much of the local low-medium and medium-high existing and approved development.

3.73 In reducing the height of the development in response to officer and public consultation, the highest element of the scheme was reduced from 28 storeys to 22 storeys. The height of the ground level open space was also reduced from 8m to 5.6m and each element was widened by 0.5m east/west. A summary of the changes in heights of the main rooflines, AOD, are as follows:

	Existing	Lowest (Office)	Middle (Office)	Tallest (Hotel)
Original Height	61.6m	30m	54m	92m
Amended Height	61.6m	29.6m	53.6m	77.6m

3.74 The lower height of the office accommodation on Angel Walk responds to the spatially contained nature of the terrace whereas the hotel tower responds to the relatively large spatial borders and open spaces to the east and south which could accommodate a greater scale. The heights of each of the three sections are listed below:

- Hotel tower – 22 storeys at 3m floor to floor height (total 82m)
- Middle building – 10 storeys at 4m floor to floor height (total 59m)
- Lowest building - 6 storeys at 4m floor to floor height (total 31m)

3.75 Building heights have been developed in 12m modules defined by the structural system. The primary vertical circulation cores are located between the buildings and are arranged such that their provision reduces with the accommodation they serve. The stepped heights are meant to provide variety to the skyline and avoid a monolithic singular mass. Whilst the proposal is taller than the existing Thames Tower, it is significantly slimmer and approximately the same area.

3.76 The scale around the perimeter was designed to respond to the immediate neighbours in terms of proximity, views and light. While the proposed building is longer (east-west) than the existing Thames Tower, it is significantly lower such

that the façade areas of proposed and existing are approximately the same, which, in combination with the raised and active ground floor and new public realm, will contribute positively to the setting of the Angel Walk properties. The design also responds to St. Paul's Church and the large civic-scaled space in which they both occupy, as both buildings will sit in opposite corners of the new space.

- 3.77 The evolution of the design of the proposed Landmark House sought to achieve a form of development which could work with any future development on King Street or extension around St. Paul's.

Building Uses

- 3.78 The two lower buildings are designated as office and the tallest building contains the hotel with publicly accessible café/bar/restaurant at the top. The proposed design achieves visual clarity in the scheme's expression of the different use-types.
- 3.79 All three buildings' primary functions are lifted such that the first fully occupied floor is 5.6m above ground level. This creates a fully open space at ground level and provides for a variety of uses which will activate the public realm.
- 3.80 The hotel entrance lobby addresses the primary approach from the station. It includes a ground level reception/check-in and mezzanine bar as part of the reception lobby space and provides public access to the rooftop restaurant and bar via a dedicated lift. The bar would offer views of the river and eastwards to the City. The office entrance is situated at ground level beneath the middle building, with surrounding retail and café pavilions beneath this and the lowest building. The proposed cultural facility is located at the western end of the scheme at a lower ground level accessed via one of the ground level pavilions by a spiral stair enclosed in a glazed drum. To the north end of the central building is the loading bay, providing loading facilities for both the hotel and offices via goods lifts and a platform lift to basement marshalling areas below. The nature of the loading bay activities require it to be enclosed on all four sides, however it takes some of its architectural expression from the glazed pavilions.

Architectural Expression & Proposed Elevations

- 3.81 The architects sought to bring together four key attributes in the architectural design, as stated in the Design & Access Statement:
- Providing a clear identity for the site by means of a 'family' of three buildings that can be read as a single composition
 - Sensitive massing of the buildings and setbacks that create generous public spaces
 - The provision of a network of clearly defined open spaces around and between the building forms and adjacent to the site edges; and
 - Enhancing the overall permeability of the wider area by providing new visual and physical links to the surrounding Hammersmith area.
- 3.82 The structural frame forms the primary expression of the façade and creates a macro-rhythm expressed in 12m modules (3 office floors and 4 hotel floors). The

exposed concrete and steel frame acts as an organising system for contrasting office and hotel use types. The expressed structure consists of a simple concrete frame which contains a tension steel brace providing lateral stability to the building.

- 3.83 The elevations will feature a glazed double skin façade with horizontal louvres behind. This is meant to retain neutrality and reflectivity in distant views, while revealing the depths and coloration of the louvres in local views to respond to the warmer tones of the brick and stone of the surrounding context. Materials were selected to create a building envelope that is highly energy efficient and to maximise views and light.
- 3.84 The proposed tower is a key building in the arrangement of the scheme and contributes to the clear expression of a base, middle and top, which is achieved by an exponential stepping in height of the three buildings. The tower has a slender profile and will be constructed with glazing for a lightweight appearance to help reduce its impact on the skyline. It is designed to relate to the spaces around it.
- 3.85 Unusually for the planning application stage, the architects have been developing the detailed design which has given officers comfort that the proposed scheme will result in high quality elevations.

Public Realm

Permeability and Connectivity

- 3.86 The intention of the proposal is to maximise permeability and pedestrian circulation through the site by providing a high quality, attractive, accessible and legible network of spaces and routes for visitors to move safely and comfortably around which contributes to the setting and uses of the proposed buildings. The importance of the public realm and landscape has been acknowledged from the outset and coordination between the public realm and the design of the buildings has played a key part in the development of the design proposals. The scheme designates approximately 73% of the site area as public, which is designed primarily for pedestrian use.
- 3.87 A key objective of the public realm design is the acknowledgement and improvement of existing site boundaries, in particular Angel Walk. Angel Walk will be pedestrian friendly in character, with direct visual and physical links between the proposed buildings and the existing residential properties. A garden area and row of trees will line its eastern edge to provide definition to the street, soften the view of the office façade above and allow pedestrians to filter into the site.
- 3.88 The ground level experience is characterised by a series of approximately 5.6m high pavilions between and around which the pedestrian realm flows. The raised ground floor opens up new routes between these pavilions both east-west and north-south to create an active public realm.
- 3.89 Due to the open character and level nature of the site, the routes and spaces will be visible to visitors as soon as they encounter the development. The public spaces at ground level also frame new views of the surrounding context. For

example, Angel Walk can be seen looking west through the site as the elevated first floor frames the terrace, and closer to at the western edge will be viewed through a series of colonnades. A new view of St. Paul's is revealed looking east through the site, framed between ground level glazed pavilions, and by trees and landscape closer to. High levels of transparency allow views into the building and beyond.

Landscaping

- 3.90 The landscape plan intends to cater for a variety of interactions including visual amenity for passing pedestrians, a quiet place to sit, relax or meet in the gardens, or for dedicated seating associated with the café pavilions.
- 3.91 The proposed public realm will include a selection of appropriate and indicative materials and colours, with consideration given to their long term maintenance and management. Tree and planting species will be selected to respond to the form and scale of the spaces and elevations and would include a mix of native planting for biodiversity along with some ornamental features for character.
- 3.92 The scheme intends to conserve existing mature trees where possible, and to include them as an integral part of the layout. An uplift in tree planting to offset losses to the existing will be provided. New semi-mature trees will be planted along the southeast portion of the site, Angel Walk and Black's Road to complement the existing, define the street edges and create a buffer to the development.
- 3.93 There will be a contemporary series of garden spaces along Angel Walk on the western side of the scheme, which will combine hard and soft landscaping, incorporate public art, and contribute to the setting of the café/retail/cultural pavilions. These areas will receive sunlight for most of the afternoon and will assist in softening the built form and adding to the quality of the development. The partially covered nature of the space will provide shelter from the elements for increased longevity of use across the year.
- 3.94 The public realm will contain lighting and a variety of large and smaller scale seating which would help assimilate the site with its surroundings. Street furniture will be positioned to avoid clutter and limiting pedestrian movement, and designed for comfort and robustness.
- 3.95 The landscape plan has been designed to consider microclimate throughout the site, wind impacts and mitigation through tree planting and the location of seating.
- 3.96 The site location provides potential to promote continuity in treatment and linkages to the wider context, for example by adding future links between Landmark House and King Street, improving permeability and enhancing the public realm between King Street and the Thames. This is to be secured through conditions for the on-site hard and soft landscaping and a s278 highways agreement secured through the s106 legal agreement which will deliver an appropriately integrated off-site public realm.

Materials

- 3.97 The ground level public realm and associated approach routes will be part of an integrated materials palette. This is meant to highlight the equal importance of all spaces and create a sense of character. The paving selection will reinforce the principle of there being no hierarchy between north-south and east-west routes.
- 3.98 The development will include high specification levels of hard and soft landscape materials to ensure the design retains long term durability. A carpet of high quality paving is proposed to flow across the development site which will be primarily of natural stone, and will consist of subtle unit size and laying pattern variation. Large city paving is proposed to the east, grading to smaller scale residential appropriate units to the west. Material selection will be appropriate to the scale of the development, high quality, durable and sustainable. It will complement the proposed architectural language and be sympathetic to the established local palette.
- 3.99 Surface and edge materials will be selected based on DDA accessibility requirements to create a fully inclusive public realm to all user groups, and in coordination with TfL and LBHF as part of area-wide streetscape improvements. The precise nature of the materials to be used will be secured through the landscaping condition.

Access

- 3.100 Previous site conditions limited pedestrian movement to a series of unwelcoming pathways around the site perimeter and a small number of tight access points, some of which were stepped. The proposal opens up the area to facilitate pedestrian movement throughout all of the ground level public realm spaces and provides clear sight lines and an improved sense of arrival. The public will be able to enter the site along its full western and southern edges, and there will be a clear, direct approach at street level to well defined entrances.
- 3.101 The proposed public realm will be fully accessible to cyclists. Cycle parking will be provided off Black's Road along the northern edge of the site and alongside the stair core at the southwest corner of the site. Cycle stands will be provided in accessible sheltered areas where there are good pedestrian traffic flows. The acceptability of the cycle provision is assessed within the Highways section of this report.

Consultation

Design Review Panel

- 3.102 The scheme was presented to the Council's Design Review Panel in December 2016. The Panel congratulated the applicants on their design which, it was felt, is a high quality design solution for the site. The panel appreciated the proposed civic space and its scale, the reintroduction of a street along Angel Walk, the convincing location of entrances and servicing routes, the well-crafted facades and the proposed uses which are considered to be beneficial for the town centre.

3.103 The panel raised comments on the following topics and encouraged the design team to ensure that they are carefully considered so that the design fulfils its potential:

- Tall building: the panel found the proposed hotel height to be acceptable, but were concerned it might set a precedent for other sites with less competent schemes and more sensitive contexts. The panel encouraged the team to consider this site to be a unique case that should not create a precedent.
- The sunken garden: the panel found the concept to be interesting but were unclear on how the space would be used, who it would be used by and whether it would be private or public.
- Angel Walk: the panel felt the width of Angel Walk combined with the new public realm might result in too wide an open space, especially relative to the height of the houses. The panel suggested a more defined edge condition.
- The rooftop bar/restaurant: the panel were happy with the quality of the design as it would be visible from several viewpoints, but encouraged the applicants to ensure the space could be enjoyed by the public, rather than being exclusive.
- Amenity space: the panel encouraged the applicants to consider the rooftop spaces of the lower blocks for amenity space for the offices, i.e. roof gardens.

3.104 Officers consider that the applicants have addressed these immediate design concerns. The height of the tallest building has been reduced from 28 to 22 storeys in response to comments received. The sunken garden has been replaced by an at-grade, fully accessible public realm with clear sightlines and views through. Angel Walk has been further defined with a tree-line edge on the eastern side. The rooftop bar is intended for public use. Other topics raised by the panel, such as integrating the 12m modules and glazed walls of the facades, will be developed in negotiation with the applicants via proposed conditions.

Heritage Assets

Policy Context

3.105 **The Planning (Listed Buildings and Conservation Areas) Act 1990** sets out the principal statutory duties which must be considered in the determination of any application affecting listed buildings or conservation areas.

3.106 It is key to the assessment of this application that the decision making process is based on the understanding of specific duties in relation to the listed buildings and conservation areas required by the relevant legislation, particularly the Section 16, 66 and 72 duties of the Planning (Listed Buildings and Conservation Areas) Act 1990 together with the requirements set out in the NPPF.

3.107 **Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990** requires that: In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority, or as the case may be, the Secretary of State shall have special regard

to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

3.108 **Section 72 of the above Act** states in relation to conservation areas that: 'In the exercise, with respect to any buildings or other land in a conservation area, of any functions under or by virtue of any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area. '

3.109 **Paragraph 132 of the NPPF** states that:

'When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of a grade II listed building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.'

3.110 **Paragraph 133 of the NPPF** states that:

'Where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- the nature of the heritage asset prevents all reasonable uses of the site; and
- no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
- conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and
- the harm or loss is outweighed by the benefit of bringing the site back into use.'

3.111 **Paragraph 134 of the NPPF** states that:

'Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use. '

These paragraphs make a clear distinction between the approach to be taken in decision-making where the proposed development would result in 'substantial' harm and where it would result in 'less than substantial' harm.

3.112 Case law indicates that following the approach set out in the NPPF will normally be enough to satisfy the statutory tests. However, when carrying out the

balancing exercise in paragraphs 133 and 134, it is important to recognise that the statutory provisions require the decision maker to give great weight to the desirability of preserving the heritage asset and/or its setting.

- 3.113 **The Planning Practice Guidance** which accompanies the NPPF reinforce that it is the degree of harm to the asset's significance rather than the scale of the development that is to be assessed.
- 3.114 Officers agreed areas for assessment and detailed viewpoint locations with the applicants. The applicant's statement submitted with the application seeks to identify the significance of surrounding heritage assets as well as assets which may be impacted on by the proposed development.
- 3.115 In the first instance, the assessment to be made is whether the development within the setting of a heritage asset will cause harm to that asset or its setting. If no harm is caused, there is no need to undertake a balancing exercise. If harm would be caused, it is necessary to assess the magnitude of that harm before going to apply the balancing test as set out in paragraphs 133 and 134 of the NPPF as appropriate.
- 3.116 **London Plan Policy 7.8** requires that development respects affected heritage assets by being sympathetic to their form, scale, materials and architectural detail.
- 3.117 **Policy BE1 of the Core Strategy** states that 'Development 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. In particular, development throughout the borough should be of the highest standard of design that respects local context and character and should protect and enhance the character, appearance and setting of the borough's conservation areas and its historic environment'.
- 3.118 **Policy DM G1 of the DMLP** seeks to ensure that new build development to be of a high standard of design and compatible with the scale and character of existing development and its setting and requires that all proposals must be designed to respect the historical context and townscape setting of the site, and its sense of place;
- 3.119 **Policy DM G7 of the DMLP** states that the Council will 'aim to protect, restore or and enhance the quality, and character, appearance and setting of the borough's conservation areas and its historic environment, including listed buildings, historic parks and gardens, buildings and artefacts of local importance and interest, archaeological priority areas and the scheduled ancient monument'.
- 3.120 **Design Policies 1, 48 and 49 of the Supplementary Planning Document 2013 (SPD)** are also relevant. Policy 48 states that new buildings must be carefully designed to maintain or enhance the contribution of the setting to the significance of the conservation area. Policy 49 states that development should not adversely affect key views within, into or out of a conservation area.

Impact on Heritage Assets

- 3.121 As summarised above the NPPF, as reflected in local policy, requires local authorities to conserve heritage assets in a manner appropriate to their significance. The more important the asset, the greater the weight that should be given to its conservation. National Policy does not preclude development of heritage assets or development which may affect them or their setting, but aims to put in place the requirement for a considered analysis of when and where this may be acceptable.
- 3.122 The conservation areas, both within and surrounding the site, would be impacted upon both directly and indirectly. For those heritage assets surrounding the site, this is assessed in more detail in the Townscape Assessment in terms of the impact on views. Those heritage assets further from the site would be subject to low or no impacts resulting from the proposed development. The following heritage assets were identified for assessment.
- 3.123 Four conservation areas:
- Hammersmith Broadway CA
 - Hammersmith Odeon CA
 - King Street (East) CA
 - The Mall CA
- 3.124 Listed buildings of note:
- Grade II* listed: St. Paul's Church, Hammersmith Bridge and the Apollo (and at a greater distance 47 Queen Caroline Street and Sacred Heart High School)
 - Grade II listed: Angel Walk and Bridge Avenue terraces, Bradmore House, the Hop Poles Public House, and the buildings which make up the Lower Mall river frontage including Nos. 6-9, 11 and 12 and Kent House (and at a greater distance the Swan and George Public Houses, Hammersmith Police and Fire Stations, Hammersmith Library and 51 Queen Caroline Street)
- 3.125 A number of Buildings of Merit, including the Lyric Theatre and the Blue Anchor and Rutland Arms on the riverfront, are also found in the surrounding area of the proposed site, as well as several listed monuments around St. Paul's Church.
- 3.126 The four surrounding conservation areas vary in character, with the earliest designation being The Mall Conservation Area in 1971 and the most recent being Hammersmith Odeon Conservation Area in March 1991. The following sections provide more detail on each conservation area, including the valuable heritage assets and views to be protected.

Hammersmith Broadway Conservation Area

- 3.127 The Hammersmith Broadway Conservation Area was designated in June 1986. It is centred on Hammersmith Broadway and includes the Grade II* listed St. Paul's Church and surrounding Green, part of the Island site west of the underground line which incorporates the Broadway Shopping Centre, the eastern end of King

Street including several listed buildings such as the Hop Poles Public House, Hammersmith Station (Hammersmith & City Line) and the southwest end of Shepherd's Bush Road. It also includes the eastern portion of the Landmark House site.

- 3.128 The significance of the conservation area is largely attributed to its six listed buildings and a number of buildings and groups of buildings which are important in townscape terms and for their role in forming the setting for the listed buildings. The conservation area itself is of historical significance in terms of the development of Hammersmith. In particular, in the last few decades it has undergone significant changes due to development pressures extending from the City for office and associated development.
- 3.129 The Hammersmith Broadway Conservation Area has a mixture of traditional town centre uses including employment, retail, leisure and places of worship. This area is a focus and important centre for cultural and public functions, and includes several notable civic buildings such as the Police Station, Fire Station and St. Paul's Church. However, the conservation area is dominated by heavy traffic flows, particularly around the gyratory located at its heart, which reflect the area's strategic traffic and transport function detracting from the overall environmental quality of the town centre as a whole.
- 3.130 The proposal would appear in immediate views, i.e. from the Broadway and St. Paul's Green, as well as in views from Lyric Square. These views are discussed in detail in the Townscape Assessment and will be important in assessing whether the proposal preserves or enhances the character and appearance of this conservation area and the setting of surrounding heritage assets such as St. Paul's Church. The views will also be important in assessing the cumulative impact the proposal will have on the skyline with nearby existing and approved high-rise development.

Hammersmith Odeon Conservation Area

- 3.131 The Hammersmith Odeon Conservation Area was designated in March 1991 primarily to protect the architecture and setting of the mansions blocks of College Court and the Peabody and Guinness Trust Estates, as well as the Grade II* listed Eventim Apollo, which make a positive contribution to the significance of the area. The conservation area is bounded to the north by the Flyover, to the west by College Court and the Peabody Estate, and to the south and east by the Guinness Trust Estate and St. Augustine's.
- 3.132 The conservation area is predominately residential in character, except the northern part, which has a variety of other uses related to the town centre, and the southern extension of the retail frontage on Fulham Palace Road.
- 3.133 The proposal would not appear in any views from the Hammersmith Odeon Conservation Area and therefore will not impact on its character or appearance or on the setting of any listed buildings.

King Street (East) Conservation Area

- 3.134 The King Street (East) Conservation Area was designated on 26 April 1990. It includes nos. 84 to 170 (even) King Street to the north and nos. 81 to 187 (odd) and Hammersmith Town Hall on the southern side, as well as all of the development between this frontage and Great West Road. This includes several Buildings of Merit and listed buildings such as Aspen Gardens and the Bridge Avenue and Angel Walk terraces directly adjacent to the Landmark House site.
- 3.135 The significance of the conservation area relates to the variety of development types that form cohesive groups within it. These are the retail frontages along King Street; the mid-19th century terraces to the east; and the redevelopment schemes from the first half of the 20th century to the south such as Riverside Gardens. The various large development schemes and public buildings form set pieces, including public housing and the Town Hall.
- 3.136 The proposal would appear in immediate views, i.e. from Angel Walk and Bridge Avenue, as well as in views down King Street. These views are discussed in detail in the Townscape Assessment and will be important in assessing whether the proposal preserves or enhances the character and appearance of this conservation area and the setting of surrounding heritage assets such as the listed terrace of houses on Angel Walk and public houses on King Street. The views will also be important in assessing the cumulative impact the proposal will have on the skyline with nearby existing and approved high-rise development.

The Mall Conservation Area

- 3.137 The Mall Conservation Area was designated in 1971 and consists of a narrow area of land, foreshore and river situated between the Thames to the south and Great West Road to the north. Hammersmith Bridge Road forms the eastern boundary of this conservation area and the western edge follows the borough boundary line.
- 3.138 The historic part of Hammersmith's riverfront falls primarily within this conservation area. The creation of a narrow riverfront strip was brought about by the building and subsequent widening of Great West Road. The major division in the urban fabric effectively severed the river frontage (Chiswick Mall, Upper and Lower Malls) from its hinterland of which it was previously an integral part both historically and socially.
- 3.139 The character and significance of this conservation area is primarily related to the historic built form and its relationship with the river, including the group of listed buildings and Buildings of Merit from 17th and 18th century Hammersmith along the river edge which are consistent in scale and architectural appearance, and provide a strong composition and high quality townscape to the river. Some of the more notable buildings include the Rutland Arms and Dove Public Houses, Kelmscott House, Kent House and Hammersmith Terrace. The conservation area is also characterised by areas of late Victorian residential development which make an important contribution to the townscape. Underlying the above building periods is the pattern of narrow streets and alleyways, much of which can be traced back to early maps and histories of the area.

- 3.140 The Mall Conservation Area Character Profile recognises that the riverfront and river are of great importance to the conservation area.
- 3.141 The proposal would appear in views from within The Mall Conservation Area, i.e. from Furnivall Gardens, as well as in views into the conservation area, particularly from the towpath along the south bank of the river. These views are discussed further in the Townscape Assessment and will be important in assessing whether the proposal preserves or enhances the character and appearance of this conservation area and the setting of surrounding heritage assets, such as the river setting of the listed terrace along the Thames and the amenity of open space in Furnivall Gardens. The views will also be important in assessing the cumulative impact the proposal will have on the skyline with nearby existing and approved high-rise development.

Townscape and Visual Impact

Policy Framework

- 3.142 **Policy DM G1 of the DMLP** seeks to ensure that new build development to be of a high standard of design and compatible with the scale and character of existing development and its setting and requires that all proposals must be designed to respect the historical context and townscape setting of the site, and its sense of place;
- 3.143 **Policy DM G6 of the DMLP** 'Views and landmarks of local importance' states that: "Views afforded by the open nature of the boroughs riverfront are important in determining the character of each stretch of the riverside. Many heritage assets are located along the river, and it is important that their setting and relationship with the river is preserved or enhanced. The Council will refuse consent where Proposed Development in these views would lead to substantial harm to the significance of a designated heritage asset and townscape generally, unless it can be demonstrated that the harm is necessary to achieve substantial public benefits that outweigh the harm caused." These views include The Mall Conservation Area.
- 3.144 **Policy DM G7 of the DMLP** states that the Council will 'aim to protect, restore or and enhance the quality, and character, appearance and setting of the borough's conservation areas and its historic environment, including listed buildings, historic parks and gardens, buildings and artefacts of local importance and interest, archaeological priority areas and the scheduled ancient monument'.

Views

- 3.145 In support of the Hammersmith Regeneration Area SPD, a number of key local views concerning the town centre have been established by the London Borough of Hammersmith & Fulham. These views were shared with Miller Hare to assist in the production of their Townscape and Visual Impact Assessment which evaluates the impact of the proposal on surrounding and wider areas. The process used is a widely accepted methodology of plotting the proposed massing and height of the development within a photograph of the existing townscape.

- 3.146 The Assessment has been based on the good practice guidelines in “Guidelines for Landscape and Visual Impact Assessment” [the Landscape Institute with the Institute of Environmental Management and Assessment, 2013], “London View Management Framework Supplementary Planning Guidance” [2012], “Seeing the History in the View” – a method for assessing the heritage significance within views [Historic England, 2011], and “The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3” [Historic England, March 2015]
- 3.147 The Townscape Assessment has appraised a total of 61 viewpoints both within and outside of conservation areas. The significance of views from conservation areas and the impact of the development on the setting of the conservation areas and listed buildings has also been assessed. Officers have considered the significance and effects in relation to all 61 views when making their recommendation.

Visual Impact Assessment

- 3.148 Below is an analysis of the 61 views selected, grouped by location, in order to assess the impact of the Landmark House proposal on the setting of the surrounding heritage assets and general townscape.

East and Northeast of the Town Centre

- 3.149 This group includes Views A1 and A2 to the east of the town centre, which sit within the Gunter Estate Conservation Area in West Kensington. It also includes Views A14, A15, A16, A17, A18, A19, A20, A21 and A22 to the north and northeast of the town centre, which sit within the Brook Green, Lakeside and Melrose Conservation Areas. Views A21 and A22 look across the Brook Green open space, and View 22 includes the Grade II listed St. Paul’s Girls School.
- 3.150 Impact on Heritage Assets: Officers have assessed these views and consider that the proposal will not result in any impact or harm to the views, the significance or character of the conservation areas, the setting of St. Paul’s Girls School or the amenity of the Brook Green open space, as the proposal will not be visible from any of these points.

Southeast of the Town Centre

- 3.151 This group includes Views 10, 11, 12, 13 and 14. All views are located to the east of Hammersmith Bridge and south of the Flyover.
- 1.152 Views 12 and 13 are distant views from Petley Road and Rainville Road respectively; both looking north toward the proposal site from within the Crabtree Conservation Area. Landmark House will not be visible from either of these points.
- 3.153 Views 10 and 11 are distant views from within Margravine Cemetery, a designated Nature Conservation Area, looking northwest toward the proposal site. The views also sit within the Barons Court Conservation Area. In View 10 the upper portion of the hotel building may be partially visible through the trees in winter, but would be entirely concealed in summer. In View 11 only the very top

of the hotel building would be visible well to the left of the War memorial, above the foreground buildings and beyond the trees.

- 3.154 View 14 is a distant view from Frank Banfield Park looking northwest toward the proposal site. In summer the proposed development would be entirely concealed by the density of tree cover across the open space. In winter it may be slightly visible through the branches of trees.
- 3.155 Consideration has been given to the design and profile at the top of the building to create an interesting silhouette, in recognition of these longer and more distant views.
- 3.156 Impact on Heritage Assets: Officers have assessed these views and are of the opinion that the proposal would not result in any impact or harm to Views 12 and 13 or the significance or character of the Crabtree Conservation Area, as the proposal will not be visible from these points. Officers consider that the impact of the proposal on Views 10, 11 and 14 would be negligible, as it may be visible from limited viewpoints but would be largely concealed and would only appear in the distance.
- 3.157 As a result, officers consider it would not harm the significance or character of the Barons Court Conservation Area, the setting of Margravine Cemetery and the War memorial, or the amenity of Frank Banfield Park.

North and Northwest of the Town Centre

- 3.158 This group includes views 4, 5, 6, 7, 8, 9, A4, A9, A10, A11, A12 and A13. All views are located to the north of King Street and west of the Hammersmith & City rail line.
- 3.159 Views A4 and A9-13 are located to the north and west of the town centre, and all sit within the Bradmore and Ravenscourt & Starch Green Conservation Areas. View A10 includes the Grade II* listed Holy Innocents Church and Grade II listed John Betts Primary School in the foreground. Landmark House will not be visible from any of these points.
- 3.160 View 4 is a distant view from Ravenscourt Park looking southeast toward the proposal site, and sits within the Ravenscourt & Starch Green Conservation Area. View 6 is from Brackenbury Road, View 7 is from Iffley Road, View 8 is from Grove Mews and View 9 is from Hammersmith Grove; all are distant views from within the Bradmore and Hammersmith Grove Conservation Areas looking south toward the proposal site. In the revised scheme, as a result of the reduction in building height, Views 4 and 6-8 have been tested by the applicant and are considered to be not visible or barely visible such that there would be no impact or harm caused.
- 3.161 View 5 is a distant view from Atwood Road looking southeast toward the proposal site, and sits within the Bradmore Conservation Area. In this view some of the upper portion tower would be seen over the consistent roofline of the two storey terrace toward the end of the street. Consideration has been given to the design and profile at the top of the building to create an interesting silhouette, in recognition of the proposal's visibility in this view. The slender design and

lightweight glazing of the façade would help reduce the impact of mass and scale on the skyline.

- 3.162 Impact on Heritage Assets: Officers have assessed these views and are of the opinion that the proposal will not result in any impact or harm to Views 4, 6-9, A4 or A9-13, the significance or character of their conservation areas, the setting of the listed buildings or the amenity of Ravenscourt Park, as the proposal will not be visible from any of these points. In View 5, some of the upper portion of the hotel tower will be visible where currently the existing building is not seen, therefore a new element will be introduced in the townscape. Officers consider that the view along Atwood Road is focused toward the town centre and it is likely that anything of greater height would appear as a backdrop to these views. It is also likely that development of any scale supported by the Hammersmith Regeneration Area Masterplan would become visible in these views.
- 3.163 Therefore, officers conclude that there will be some minor impacts, but that any harm to the Bradmore Conservation Area would be less than substantial as a result of the distance between the view and the proposal site, where the proposal will read very much as a backdrop.

West of the Town Centre

- 3.164 This group includes views 1, 2, 3, A5, A6, A7 and A8, which are located within Chiswick and Upper Mall to the west of the town centre.
- 3.165 Views A5 and A6 are from Chiswick Mall, within The Mall Conservation Area, and include the Grade II listed Hammersmith Terrace. Views A7 and A8 are located in St. Peter's Square, within the St. Peter's Square Conservation Area, and include the Grade II listed terraces around the Square as well as the Grade II* listed St. Peter's Church which forms the focal point to View A7. Landmark House will not be visible from any of these points.
- 3.166 View 3 is from Upper Mall, within The Mall Conservation Area, and includes several Buildings of Merit which line the riverfront. In the revised scheme, as a result of the reduction in building height, this view has been tested by the applicant and is considered to be not visible or barely visible such that there would be no impact or harm caused.
- 3.167 View 1 is a distant view from Chiswick Mall and View 2 is distant view from Upper Mall; both views sit within The Mall Conservation Area and look east toward the town centre. In both views the middle and upper buildings of the proposed Landmark House would be visible in the distance, marking the Hammersmith Regeneration Area. Consideration has been given to the design and profile, including at the top of the building to give an interesting silhouette, in recognition of these longer and more distant views. In both views the proposed massing would be apparent and would help to differentiate the buildings and counter their similar façade treatment as perceived at this long distance.
- 3.168 Impact on Heritage Assets: Officers have assessed these views and are of the opinion that the proposal will not result in any impact or harm to Views 3 or A5-8, the significance or character of their conservation areas, or the setting of St. Peter's Church, the listed terraces or the riverfront Buildings of Merit, as the

proposal will not be visible from any of these points. Despite that much of the proposal would be seen in Views 1 and 2, officers consider that its impact would be negligible as it is some significant distance from the viewpoint and the immediate townscape would not be challenged. The proposal also introduces a limited increase in height over the existing buildings which are currently seen in these views.

- 3.169 In View 2 the existing Empress State House and Charing Cross Hospital have considerable prominence, and would have a greater impact due to their bulk. In comparison, the proposal would appear quite recessive, with a reduced sense of mass and scale resulting from the glazed elevations.
- 3.170 Therefore, officers consider that the proposal would not harm the significance or character of this part of The Mall Conservation Area or the setting of the Buildings of Merit along this stretch of riverside.

The Mall and King Street (East) Conservation Areas

- 3.171 This group includes Views 27, 28, 29, 36 and 37. All views are located in close proximity to the proposal site to the south and west, and sit within The Mall and King Street (East) Conservation Areas. View 36 focuses on the Grade II listed terrace on Bridge Avenue and View 27 is framed by Buildings of Merit on each side of the Bridge View terrace.
- 3.172 Despite the proximity of Views 27, 28, 36 and 37 to the application site, the proposal will not be visible from these points.
- 3.173 View 29 is from Furnivall Gardens, a designated Nature Conservation Area, looking northeast toward the proposal site. Here, the upper part of the hotel building would be visible above the tree line. Consideration has been given to the design and profile at the top of the building to give an interesting silhouette, where it would be seen in these viewpoints.
- 3.174 Impact on Heritage Assets: Officers have assessed these views and are of the opinion that the proposal will not result in any impact or harm to Views 27, 28, 36 and 37, the significance or character of The Mall or King Street (East) Conservation Areas, the setting of the Grade II listed Bridge Avenue terrace or the Buildings of Merit along Bridge View, as the proposal will not be visible from any of these points.
- 3.175 In View 29, the proposal will be part of a group of buildings that appears above the tree line. Its impact would vary based on the density of tree cover as one moves around within the open space, and officers consider its impact to be negligible. As a result, the proposal would not harm the significance or character of this part of The Mall Conservation Area or the amenity of the open space of Furnivall Gardens.

Within the Town Centre

- 3.176 This group includes Views 35, 38, 39 and A3. All views are from within the heart of the Hammersmith Regeneration Area, adjacent to the Landmark House site. This is where some of the greatest impacts of the proposal would be realised.

- 3.177 View 35 is from Lyric Square looking south toward the proposal site, and includes the Grade II listed Hop Poles Public House in the foreground. From here, the taller hotel building would be visible above the terrace of buildings on the south side of King Street. It will appear as part of the composition of larger scale buildings in the town centre, and the view will vary as one moves around the town centre. In this view the Lyric Theatre remains the dominant building, and the architectural quality of the proposal's facades would be apparent.
- 3.178 View 38 is from Hammersmith Broadway outside the underground exit, View 39 is from the junction of Queen Caroline Street and Hammersmith Bridge Road, directly adjacent the Grade II* listed St. Paul's Church and Grade II listed Bradmore House, and View A3 is from St. Paul's Green; all are nearby views from within the Hammersmith Broadway Conservation Area looking west at the proposal site. In these views, the quality of the proposal's elevations and design will be fully appreciated, replacing bulky and unattractive buildings with visually striking buildings of high design character and quality, a unified design approach, views through at grade on all sides, and a permeable public realm. In all of these views, the group of buildings is a considered composition with logic to the proposed stepping.
- 3.179 Impact on Heritage Assets: Officers have assessed these views and are of the opinion that the proposal will have some minor impacts on View 35, i.e. to the setting of the listed buildings on King Street including the Grade II listed Hop Poles. Alternately, officers consider that Views 38, 39 and A3 would be considerably improved by the proposal for many of those arriving in Hammersmith by public transport or using St. Paul's Green.
- 3.180 Although much of the proposal would be seen in these locations and therefore will have a major impact, the provision of an open, landscaped public realm at grade and the high quality design would enhance and not harm the significance of the Hammersmith Broadway Conservation Area and the view and setting of the Grade II* listed St. Paul's Church, Grade II listed Angel Walk terrace and Grade II listed Bradmore House.

Angel Walk

- 3.181 This group includes Views 33 and 34, both located on the Grade II listed Angel Walk terrace and within the King Street (East) Conservation Area. This is where some of the greatest impacts of the proposal would be realised.
- 3.182 View 33 is from the north end of Angel Walk looking directly south at the development and View 34 is from the south end looking directly north at the development. Only the west elevation of the lowest office building would be visible from these locations. It will replace the much taller Thames Tower on the site, and unlike the vertical character of the existing building will emphasise the horizontal, reinstating the missing street edge to Angel Walk.
- 3.183 At street level beneath the offices will be a visually and physically permeable undercroft, supported on a colonnade some 5.6m high and providing new views and connections from Angel Walk to St. Paul's Church, as well as a new outlook for residents along Angel Walk. In these views, the quality of the proposal's

elevations and design will be fully appreciated, replacing the bulky and unattractive buildings which currently form the focus of the views with visually striking buildings of high design character and quality and a unified design approach. The colouring of the louvres on the façade has been chosen to reflect the earth tones of the brick along Angel Walk, as clearly demonstrated in the views.

- 3.184 Impact on Heritage Assets: Officers have assessed these views and are of the opinion that, while the proposal would have an impact on Views 33 and 34, it would considerably enhance the condition along Angel Walk through the reinstatement of the enclosure to the street, the provision of an open, landscaped public realm at grade and the high quality design. As a result, the proposal would enhance and not harm the significance and character of the King Street (East) Conservation Area, and the view and setting of the Grade II listed Angel Walk terrace and Grade II* listed St. Paul's Church.

King Street

- 3.185 This group includes Views 30, 31 and 32. All views are located on King Street to the west of the proposal site, ranging from nearer to more distant from the site. Views 31 and 32 are situated within the King Street (East) Conservation Area. Several Buildings of Merit frame these views, including the Rivercourt Methodist Church and Hampshire Hog Public House. This is where some of the greatest impacts of the proposal would be realised.
- 3.186 In Views 30-32 the hotel tower and the top of the middle office building would be seen above the terrace of shops on King Street. The middle office building would have a height similar to that of the existing Landmark House. Consideration has been given to the design and profile at the top of the building to create an interesting silhouette, in recognition of its visibility in these views. In addition, the slender design and lightweight glazing of the façade would help reduce the impact of mass and scale on the skyline. In these views the proposed massing would be apparent and would help to differentiate the buildings and counter their similar façade treatment as perceived at this distance.
- 3.187 Impact on Heritage Assets: Officers have assessed these views and are of the opinion that the proposal will have some minor impacts on each view, but that any harm, i.e. to the significance and character of the King Street (East) Conservation Area and the setting of the Buildings of Merit interspersed within the King Street terrace, will be less than substantial. The existing building can currently be seen from varying views along King Street, and while the proposal introduces greater height, it also introduces greater quality. In View 30, the height of the proposal is shown against the redevelopment of the Hammersmith Town Hall, which would mitigate against any harm that the proposal would otherwise have, offset the increase in scale, and connect the eastern and western edges of the town centre.
- 3.188 View 32 signals the approach to the town centre along King Street. The proposal will be visible as the backdrop to the terrace on the south side of the street, but as one moves further along King Street the foreground buildings become more prominent. Closer to the application site, the proposal's architecture can be appreciated more fully.

Hammersmith Bridge

- 3.189 This group includes Views 21, 22, 23, 24, 25 and 26. These views are from Hammersmith Bridge looking north toward the proposal site, and all sit within or directly adjacent to The Mall Conservation Area. These are the most sensitive views analysed and where the greatest impacts of the proposal will be realised, particularly in relation to The Mall Conservation Area, the Grade II* listed Hammersmith Bridge, and the group of listed buildings lining the riverside.
- 3.190 Views 21-23 are seen standing on the west side of Hammersmith Bridge and Views 24-26 are from the east side of the bridge. In View 23 the proposed development would be concealed by foreground trees when in leaf, and heavily screened by their branches in winter. Only the top of the hotel building may be visible through the tree canopy. In the other views, the lower building of the proposed development would not be visible, being concealed by foreground development. The middle building would relate in height to what is existing on site, and would be visible beyond the bastions of the Grade II* listed Hammersmith Bridge.
- 3.191 Currently, the existing buildings are visible and provide a backdrop to the bridge. The hotel building would be visible in all views. Consideration has been given to the design and profile of the hotel building to create high quality elevations and an interesting silhouette, in recognition of its prominence in these views. Despite the increase in height, the proposed massing and architectural quality lead officers to the conclusion that this would be an improvement over the existing building. In addition, the slender design and lightweight glazing of the façade would help reduce the impact of mass and scale.
- 3.192 Impact on Heritage Assets: Officers have assessed these views and are of the opinion that the impact of the proposal on View 23 would be negligible. There will be some minor impacts on the remaining views, but any harm, i.e. to the significance and character of The Mall Conservation Area, as well as the setting of the Grade II* listed Hammersmith Bridge in the foreground and Grade II listed terraced properties on the river embankment to the west, will be less than substantial.
- 3.193 These views show the full range of varying relationships between the proposed building and the bridge, and that the design has been developed to integrate within this context. The proposed massing, height and architectural design of the facades have been developed in relation to these views, so in most, the proposal would respond to the form of the bridge and the adjoining buildings. Additionally, in most views, the height of the proposal would be lower than the bastions on the bridge. As the site is located right on the axis of the bridge, any development in the town centre will be visible from here and will form a backdrop. This relationship will vary as one moves across or along the bridge.

Thames South Bank Towpath

- 3.194 This group includes Views 15, 16, 17, 18, 19 and 20. These views form a series along the towpath on the south bank of the Thames, located just outside the borough boundary, and look north toward the proposal site. These are the most

sensitive views analysed and where the greatest impacts of the proposal will be realised, particularly in relation to The Mall and Fulham Reach Conservation Areas, the group of listed buildings lining the riverside, and the Grade II* listed Hammersmith Bridge. The towpath is some 520m from the application site.

- 3.195 Views 15-17 are located to the west of Hammersmith Bridge along the Thames towpath looking into The Mall Conservation Area, and Views 18-20 lie to the east of the bridge on the towpath looking into the Fulham Reach Conservation Area. In all views, the lower building of the proposed development would not be visible, as it would be concealed by existing development. The middle building would relate in height and scale to the existing buildings at Hammersmith Town Hall to the left and One Lyric Square and Sovereign Court at the centre, as well as the existing buildings on the site. The taller hotel building will be seen above the riverside terrace. Consideration has been given to the design and profile of the hotel building to create high quality elevations and an interesting silhouette, in recognition of its visibility in these views. In addition, the slender design and lightweight glazing of the façade would help reduce the impact of mass and scale.
- 3.196 Impact on Heritage Assets: Officers have assessed these views and are of the opinion that the impact of the proposal on Views 19 and 20 would be marginal, as only the upper levels of the tower building would be glimpsed over the rooftops of the much larger scale buildings along this part of the riverside. As Queen's Wharf occupies such a large part of the river frontage, it has considerable prominence and a greater impact in these views.
- 3.197 Officers consider that, because in View 18 the proposal would occupy the space along the riverside frontage between the Grade II* listed Hammersmith Bridge and Queen's Wharf in a more positive manner than the existing building, it would not cause harm to the bridge, this part of the riverside frontage or the Fulham Reach Conservation Area.
- 3.198 Officers consider that the proposal will impact upon the significance and character of The Mall Conservation Area and setting of the Grade II listed terraced properties along this part of the riverside in Views 15-17. Officers have deemed the level of harm to be less than substantial. In these viewpoints the large scale buildings in the town centre, both existing and under construction (including Sovereign Court), are visible. This larger scale datum forms a backdrop to the buildings along the river frontage. The tower element of the proposal will break this secondary datum and will be clearly visible over the listed buildings. However, despite its visibility, officers are mindful of the distance between the riverside and the application site, which will make it recessive to some extent and aid in mitigating impacts on the views from this part of the Thames.
- 3.199 The application site is some 330m from the terrace of buildings along Lower Mall and some 520m from the viewpoint on the Thames towpath. Due to the distance, the proposed tower element will read as an integral part of the town centre and very much as a backdrop to the riverside. Officers are mindful that the town centre has always had a connection with the riverside. Recent developments in the town centre have strengthened this visual connection, and despite the proposal being visible as a backdrop, officers are confident that because the

group of listed buildings lining the riverside is such a strong composition, they will maintain their prominence and significance in the foreground.

Townscape Assessment Summary

GLA Position

- 3.200 The Mayor has responded at Stage I. In the assessment of the earlier Landmark House proposal support the scheme in terms of the proposed block arrangement and approach to height and massing, public routes which link the scheme to other areas in the town centre, the ground floor layout and public realm which they deem will greatly improve on the existing condition, the consolidation of servicing and refuse at basement level allowing the ground floor frontages to be activated, the setting back of building frontages from the existing slip road to provide for high quality landscaped areas, enhancing the street scene along Angel Walk, and the refined and high quality architecture.
- 3.201 The GLA consider that although the proposed buildings are taller than those currently on site, they would be a positive contribution to Hammersmith Town Centre in townscape terms as the proposed architecture is of significantly higher quality and the setting of key heritage assets such as the Grade II listed Angel Walk will be improved.
- 3.202 When addressing the potential impact on The Mall Conservation Area, the GLA state that:

‘From the south and east the lower building would not be visible, and the middle building would relate in scale to existing buildings in Hammersmith Town Centre. The tallest element would be clearly visible as an elegant tower landmarking the town centre. The proposals would be a considerable visual improvement on the existing buildings, would clearly be read as being considerably further back from The Mall, within a different area and would act as an orientation aid to the viewer. The view of The Mall and the area beyond changes as you move eastwards along the south bank, but at no point is the significance of The Mall undermined. From views looking north, from east of Hammersmith Bridge the proposed buildings relate well in scale and appearance to other large buildings in Hammersmith Town Centre and the emerging development on the north bank.’

- 3.203 It should be noted that the comment above was based on an analysis of the Townscape Assessment of the earlier, significantly taller tower at 28 storeys.

Historic England Position

- 3.204 Historic England’s assessment of the impact of the proposed development is that it would cause substantial harm to The Mall Conservation Area. Historic England in their comments recognise that:

‘the centre of Hammersmith today retains the character of a significant and busy suburban town centre, with a mixture of civic and commercial buildings connected to areas of largely Victorian housing.’

- 3.205 They also note that: 'along the skyline are twentieth-century buildings which break the line of trees and rooftops and which appear in contrast to the scale and grain of the conservation area. These include the Town Hall extension, Lyric Square, and the existing form of Landmark House and Thames Tower.'
- 3.206 From these comments it is clear that Historic England have been through a similar analysis to officers, but have arrived at a different estimation of the scale of harm caused by the proposed tower. Officers have reached their conclusions on the level harm based on two main considerations. The first is the distance between the tower and the riverside. The second is the fact that existing and approved buildings under construction already appear in the backdrop to the listed buildings on the riverside.

Officers' Position

- 3.207 Officers conclude that the impact of the proposal on the surrounding townscape including surrounding heritage assets would be neutral or negligible, such that the setting of heritage assets would be preserved. However, impacts on The Mall Conservation Area would result in less than substantial harm. It is inevitable that any development seeking to increase the capacity of the site in order to achieve the potential regeneration aims of the town centre would have some impact on views and surrounding heritage assets. Where the proposal would have a greater presence than the existing Landmark House, the impact is offset to some degree by the significantly improved design and is considered to be outweighed by the public benefits that the proposal would bring to the community as described in section 4 of this report.
- 3.208 In this respect the development would not change or result in altering the established townscape character, building typologies, plot dimensions, materials, physical boundaries or street patterns within the surrounding conservation areas. In certain instances such as views along Angel Walk where the proposed development would provide a new built form, high quality elevations and public realm to define and enclose the street, it would be beneficial. Officers are of the view that the architecture of the proposed development would be of the highest quality.
- 3.209 In considering the impact on The Mall Conservation Area, officers have been mindful of the relative significance of the conservation area as a whole and the reasons the conservation area was adopted by LBHF. Most concerns from officers relate to views from the south bank of the river and how the proposal will appear as a backdrop to the conservation area and in relation to sensitive heritage assets. However, officers are confident that the distance between the proposal and the riverside, some 330m to the Lower Mall and 520m to the Thames towpath, will be great enough to significantly mitigate any potential harmful impacts. Officers have explored alternative design solutions with the applicants. The applicants have, during the design development and public consultation process, revised the design to reduce the height of the hotel tower as much as possible while still meeting the brief. Officers consider that whilst this revision is welcome in terms of reducing the impact on The Mall Conservation Area, the proposal would still lead to less than substantial harm to the significance of The Mall Conservation Area.

- 3.210 Where there is less than substantial harm, it should be given considerable weight in the planning decision process and there is a presumption against the grant of planning permission. The NPPF recognises that a balance needs to be struck between the preservation of the significance of a heritage asset and delivering public benefit. Public benefits may follow from many developments and could be anything that delivers economic, social or environmental progress as described in the NPPF at paragraph 7.
- 3.211 Paragraph 134 of the NPPF states that: Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.
- 3.212 As outlined above, the less than substantial harm to the significance of The Mall Conservation Area is considered necessary to achieve the public benefits that the proposed development would bring. The substantial public benefits of the proposed development are described in section 4 of this report.
- 3.213 The submitted scheme indicates high quality detailed design of the elevations and the public realm and secure links to the existing built environment. The proposal is in line with both national guidance in the planning policy framework and strategic and local policies on tall buildings and design. Officers consider that in design terms the proposal would add a significant new piece of high quality townscape to the borough.
- 3.214 Concern has been raised as to the proposed development, in particular the height, setting a precedent for the remainder of the town centre as further, future, developments are brought forward and seek planning permission. Precedent does not apply within the planning system and whilst this proposal would be a material consideration in any planning application for a future proposed development, for instance in the townscape assessment, each proposal is assessed on its own merits with regard to the development plan and any other material considerations.

Conclusion

- 3.215 The proposed scheme represents an opportunity to regenerate this part of the town centre. In this respect it meets the aims of the Council's Local Plan. Currently, this site is disconnected from the surrounding townscape and presents a poor aspect in the local built environment. Development of this site provides an opportunity for significant enhancement of the area. The proposal for the taller building complies with Core Strategy Policy BE1 in that it respects the existing townscape context, demonstrates tangible urban design benefits and is consistent with the Council's wider regeneration objectives, and in doing so is sensitive to the setting of heritage assets. Furthermore, it complies with draft Policy DC3 - Tall Buildings in demonstrating that it has addressed and met the criteria listed in this policy.
- 3.216 The submitted scheme would connect the site with the surrounding townscape and provide a new network of high quality spaces. The proposed built form has a massing which responds to the proposed spaces and surrounding townscape at its edges. The elevations have an architectural character which provides interest

across the frontages. The relationship between the built form and public realm would assist in the creation of a sense of place

Officers have assessed the impact of the proposal on the heritage assets and consider that it is compliant with Section 66 and Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990. The proposal is also in line with national guidance in the NPPF and strategic local policies on the historic environment and urban design.

3.217 As such officers have considered the proposed development against the development plan and consider that the proposals would be in accordance with Core Strategy Policies BE1 and HTC, DMLP Policies DM G1, DM G2 and DM G7, Draft Policies DC1, DC2 and DC3, London Plan Policies 7.1, 7.2, 7.3 7.4, 7.5, 7.6 and 7.8 and the NPPF.

Accessibility

3.218 **Policy 7.2 of the London Plan** requires all new development to achieve the highest standards of accessible and inclusive design.

3.219 **Policy DM A4 of the DMLP** states that car parking spaces provided on site should include the needs of blue badge holders. **DMLP Policy DM G1** and **SPD Design Policies 1 and 8** require new development to be designed to be accessible and inclusive to all who may use or visit the proposed buildings.

3.220 **SPD Design Policy 1** states that buildings should be accessible and inclusive to all. It states that drawings submitted for planning approval should show external access features for detailed approval, showing how internal facilities will cater for different users and how barriers to access will be overcome, as well as showing circulation routes and explaining how accessibility will be managed when the development has come into use. **SPD Design Policy 2** refers to entrances into a building and states that any entrances to a building which are above or below street level, or positioned to be street level, should level or the slope should not exceed a gradient of 1 in 20 from the street.

3.221 The proposal sees the removal of all car parking spaces within the existing site and the provision of six disabled parking spaces at basement level. All thresholds are level and all lifts are wheelchair compliant. A number of matters such as landscaping are secured by way of condition and the submitted details would have to accord with adopted policy. 10% of all hotel rooms will be accessible.

3.222 An Inclusive Accessibility Management Plan, as requested by the Disability Forum, is secured and this is considered reasonable and necessary to secure appropriate accessibility as these design elements evolve. Officers consider these provisions satisfy the requirements of the above policies and the proposal is acceptable in accessibility terms.

Trees

3.223 **London Plan Policy 7.21** seeks the retention of existing trees of value with new development, and their replacement when lost.

3.224 Whilst certain trees would be lost as a result of the development, their replacement can be secured by way of condition which is considered appropriate and reasonable. Further, the loss of these trees is indicated at this stage and is subject to further landscaping details to be agreed, therefore the proposed landscaping condition would provide an opportunity for retention to be considered.

Crime Prevention

3.225 **Policy 7.3 of the London Plan** advises that new development should seek to create safe, secure and appropriately accessible environments.

Core Strategy Policy BE1 advises that developments throughout the borough should be designed to enhance community safety and minimise the opportunities for crime. **DMLP Policy DM A9** refers to a safe and secure environment whilst **Policy DM G1** requires new development to respect the principles of Secure by Design.

3.226 The ground level layout would provide clear sightlines with lighting and open circulation activated by the retail, office and hotel uses as well as Angel Walk and Blacks Road which would be opened up to the newly permeable space. Such passive surveillance would be complemented by CCTV. Again, the hard and soft landscaping will be subsequently approved by way of condition and additional security matters will be consulted on at that stage. The development will also be required to achieve Secure by Design accreditation by condition.

Microclimate

3.227 **London Plan Policy 5.3 Sustainable Design and Construction** states that development should meet sustainable design principles including ensuring developments are comfortable and secure for users, including avoiding the creation of adverse local climatic conditions.

3.228 **London Plan Policy 7.6** requires that new development does not cause unacceptable harm to the amenity of surrounding land and buildings, including through microclimate impacts and **Policy 7.7** requires that the area surrounding tall buildings is not detrimentally affected in terms of microclimate and wind turbulence.

3.229 **DMLP Policy DM G2** states that any proposal involving tall buildings will need to demonstrate that it does not have a detrimental impact on the local environment in terms of microclimate, overshadowing, light spillage, and vehicle movements.

3.230 The applicant has submitted a wind engineering assessment which demonstrates the results of wind tunnel testing on a 1:300 model of the proposed development. The pedestrian level wind environment has been quantified in terms of suitability for the current and the proposed uses.

2.331 The proposed development results in conditions that would be generally suitable in terms of comfort and safety for both the existing and the future condition. Some exceptions do exist, in particular the roof terrace at the northeast of the middle building where safety criteria are exceeded where the situation would be

uncomfortable for the general public although likely acceptable for able bodied persons.

2.332 Mitigation measures, consisting of small number of 1.2m high shrubs with 1.5m high screening are advised in order to improve the situation for more long-term use although the terrace would be acceptable for short-term activity. When introduced this resulted in all assessed locations either being maintained or improving to rate as suitable. These measures would be set well back from the northern edge of the lower roofs and as such not visible from street level, however details are considered to be required by condition in order to preserve the integrity of the buildings and prevent excessive roof clutter. The cumulative effects of consented developments has no impact given their proximity to the site.

3.333 As such officers consider that the proposed development would not result in an unacceptable wind microclimate that would cause harm, discomfort or safety issues to pedestrians or the environment around the buildings. The proposal is therefore considered to comply with Policies 5.3, 7.6 and 7.7 of the London Plan and Policy DM G2 of the DMLP.

Economic Considerations

Employment

3.334 A key consideration **within the NPPF** is the desire to secure economic growth in order to create jobs and prosperity along with securing the wellbeing of communities.

3.335 **London Plan Policy 4.1** relates to London's economy and states "The Mayor will work with partners to: promote and enable the continued development of a strong, sustainable, and increasingly diverse economy across all parts of London, ensuring the availability of sufficient and suitable workspaces in terms of type, size, and cost, supporting infrastructure and suitable environments for larger employers and small and medium sized enterprises, including the voluntary and community sectors."

3.336 **Policy 4.12 of the London Plan** and **Core Strategy Policy LE1** both require strategic development proposals to support local employment, skills development and training initiatives.

3.337 **Strategic Policy B of the Core Strategy** stipulates Hammersmith Town Centre as the preferred office location within the borough and the Council will encourage major office based development. New visitor accommodation should be directed to the three town centres and employment uses that recognise the existing strengths of the borough, including creative industries are encouraged.

3.338 **DMLP Policy DM B3** states the council will seek appropriate employment and training initiatives for local people of all abilities in the construction of major developments and in larger employment generating developments, including visitor accommodation and facilities when these are completed.

3.339 **Emerging Draft Local Plan Policies E1 and E2** relate to the provision of a range of employment uses and the retention of land and premises capable of

providing accommodation for employment or local services. **Emerging Draft Local Plan Policy E4** relates to Local Employment, Training and Skills Development Initiatives and requires the provision of appropriate employment and training initiatives.

- 3.340 The proposal would increase the quantum of office space on the site whilst delivering a modern, Grade A offer within a high quality building set within a new public realm at the centre of Hammersmith. It is considered that the resulting office space would contribute to the existing shortfall within the town centre whilst delivering a new high end provision that further enhances Hammersmith as a centre for business within London. As such the office elements would contribute strongly to the local economy, with flexible floorplates to ensure adaptability to a variety of business sizes, that would encourage employment.
- 3.341 The hotel would introduce new high end visitor accommodation to the town centre with a wide range of employment opportunities being generated, increasing the diversity of the local economy. The retail elements, public top floor bar and cultural space would contribute to the function of the town centre and would create further employment opportunities in a mixed and varied way leading to a range of uses.
- 3.342 The employees and guests of the hotel and offices would highly likely lead to a beneficial contribution to the day and night time economy of Hammersmith, further contributing to the vitality and viability of the town centre.

Training

- 3.343 To ensure that local people can access employment during construction, the Council is keen to set in place mechanisms that produce tangible benefits to local residents which will be secured in the s106 agreement. It is therefore considered that arising from employment and training initiatives the proposal has the potential to bring significant benefits to the local area. In this regard officers consider that the proposal is not contrary to the development plan as a whole and that there are no material considerations which indicate why planning permission should be withheld.
- 3.344 The proposal is therefore considered to accord with aspirations of the NPPF, Policies 4.1 and 4.12 of the London Plan, Core Strategy Policy LE1 and Strategic Policy B, Policy DM B3 of the DMLP and Draft Local Plan Policies E1, E2 and E4.

Amenity Impacts

Daylight and Sunlight

- 3.345 **Policy 7.6 of the London Plan** states that buildings and structures should not cause unacceptable harm to the amenity of surrounding land and buildings, particularly residential buildings, in relation to privacy, overshadowing, wind, and microclimate. **Policy 7.7** adds that tall buildings should not affect their surroundings adversely in terms of microclimate, wind turbulence, overshadowing, noise, reflected glare, aviation, navigation, and telecommunication interference.

- 3.346 There are no policies specifically about daylight, sunlight or overshadowing either within the DMLP or Core Strategy. **Policy DM G1** refers to impact generally and the principles of 'good neighbourliness'. **SPD Housing Policy 8** requires amenity of neighbouring occupiers to be protected.
- 3.347 **The Mayor's Housing SPG** is focused upon residential development, however it does also provide relevant additional commentary and guidance on the London Plan position with regard to sunlight, daylight and overshadowing, in particular with reference to London Plan Policy 7.6. This guidance states that an appropriate degree of flexibility needs to be applied when using BRE guidelines to assess the daylight and sunlight impacts of new development on surrounding properties as well as within new developments themselves.
- 3.348 Guidelines should be applied sensitively to higher density development especially in opportunity areas, town centres, large sites and accessible locations where BRE advice suggests considering the use of alternative targets.
- 3.349 This mirrors the advice with the BRE guidance itself, which states that the advice is not a set of rules to be rigidly applied and should be interpreted flexibly and in particular in city centre and urban locations. The BRE guidance is for application to the UK as a whole, the majority of which is not an urban town centre, and as such the guidance is based on an 'ideal' suburban situation
- 3.350 The application site is primarily surrounded by non-residential uses. The exceptions are the dwellings to Angel Walk and Bridge Avenue to the west and a small number of flats located above the commercial units at the western end of Blacks Road. Blacks Road itself is a service access for the commercial units to the north, while Hammersmith Bridge Road, the A4 and St Paul's with its Green provide the other receptors. To the north is also the commercial units of King Street and Lyric Square. As such the residential units of Angel Walk and Bridge Avenue have been assessed in terms of daylight and sunlight, with the addition of St Paul's Church and Green for the overshadowing analysis.

Daylight and Sunlight

- 3.351 The submitted Daylight and Sunlight Report found that of the 34 properties assessed, 24 would meet British Research Establishment (BRE) guidelines for Vertical Sky Component (VSC), No Sky Line (NSL) and Average Daylight Factor (APSH). It should be noted that an assessment for APSH requires the windows to face within 90 degrees of due south.
- 3.352 The 10 remaining properties will see a reduction in either VSC or NSL to one or more windows that would fall below the guidelines. Of these properties 17 windows would be impacted which equates to 355 of the 372 (95%) windows assessed meeting BRE guidance for sky visibility and where changes are demonstrated they are small in nature.
- 3.353 In terms of sunlight, all 140 assessed windows meet the BRE guidelines for APSH. With regard to daylight distribution, the analysis shows that whilst there are changes in NSL in breach of BRE, the VSC analysis suggests that the

majority of windows would retain acceptable levels of sky visibility which ensures good daylight and such results are not uncommon for single aspect rooms.

Overshadowing

- 3.354 On 21 March, the Spring Equinox and the day of assessment, all 44 amenity areas will meet BRE guidelines with at least 50% of the amenity area receiving 2 hours direct sunlight or will see no additional overshadowing. An additional transient overshadowing model has been assessed whereby the path of the shadow and the speed at which they would pass is analysed. BRE guidelines do not cover this assessment.
- 3.355 On 21 March some additional overshadowing will take place to the front gardens of Angel Walk between 8am and 10am, however, by 11am this will move and not be present for the remainder of the day. A small amount of additional overshadowing is present to St Paul's Green around 5pm. Given the motion of the shadow and the limited amount it is not considered that this is detrimental or particularly noticeable. This scale of impact is repeated on 21 June to the gardens of Angel Walk between 7am and 10am and between 6pm and 8pm to St Paul's Green. On 21 December a similar impact is noted to Angel Walk between 10am and 11am, although no additional impact to St Paul's Green would occur.
- 3.356 As such while some additional transient overshadowing to some neighbouring amenity areas on 21 March, 21 June and 21 December would occur, the analysis shows that all such areas would comply with BRE guidelines in achieving either two hours of direct sunlight to 50% of their area or no additional overshadowing will occur.

Summary

- 3.357 The impact of the proposal upon daylight and sunlight is considered by officers to be acceptable given the urban location and the pattern of surrounding development. Of the properties tested 100% would meet the BRE APSH requirements, while 95% would meet BRE guidance for sky visibility and where changes are shown they are limited and small in nature.
- 3.358 Overall there is comprehensive adherence to the BRE guideline recommendations, with respect of overshadowing impacts. As such, it is considered that there would be no adverse overshadowing impacts of the development.
- 3.359 Therefore officers consider that the proposal would not result in detrimental impacts in terms of loss of daylight or sunlight nor result in harm from overshadowing within the assessment carried out under BRE guidelines and with reference to the context of the location.

Noise

- 3.360 **London Plan Policy 7.15** 'Reducing and Managing Noise, Improving and Enhancing the Acoustic Environment and Promoting Appropriate Soundscapes';

- 3.361 **DMLP Policy DM H9** advises that noise and vibration impacts will be controlled by locating noise sensitive development in appropriate locations and protected against existing and proposed sources of noise through design, layout and materials. Noise generating development will not be permitted if it would materially increase the noise experienced by occupants/users of existing or proposed noise sensitive areas in the vicinity.
- 3.362 No objection is raised by the Council's Noise and Nuisance officers to the proposed development or land uses. The office use would replace the existing offer and would see an increase in floor space that is not considered to result in a different level of activity tot hat at present that would generate additional impacts. The hotel use would be set way from residential receptors and is not considered to be a use that would result in significant levels of noise so as to be harmful. The servicing for the offices and hotel wold be in the existing location.
- 3.363 The retail, top floor bar and cultural uses would generate further visitor numbers, although this is considered to commensurate and appropriate within the town centre location. Conditions restricting the hours of operation are recommended and are considered reasonable.
- 3.364 The proposal is therefore considered to accord with Policy 7.15 of the London Plan and Policy DM H9 of the DMLP.

Light Pollution

- 3.365 **DMLP Policy DM H10** seeks to control the adverse impacts of lighting arrangements including that from signage and other sources of illumination.
- 3.366 The existing office provision would be replaced with a similar scale and quantum, however a condition requiring a strategy securing how internal lights to be turned off when not required is recommended to improve upon the current situation and mitigate against unnecessary harm to sensitive receptors, in particular the residents to Angel Walk. The hotel use is likely to feature a more continuous form of illumination due to the nature of its use. However, officers do not consider the level of illumination likely to be harmful or out of character with the town centre location. In addition to the above condition, further details are sought for approval of all proposed external illumination and the shopfronts of the retail units in order to secure a positive environment without harmful impacts upon adjacent residents or harm to the character of the area.
- 3.367 As such officers consider that the proposal accords with the requirements of Policy DM H10 of the DMLP.

Highways and Parking

- 3.368 **The NPPF** requires that developments which generate significant movement are located where the need to travel would be minimised, and the use of sustainable transport modes can be maximised; and that development should protect and exploit opportunities for the use of sustainable transport modes for the movement of goods or people.

- 3.369 **London Plan Policies 6.1, 6.3, 6.9, 6.10, 6.11, 6.12 and 6.13** set 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 policies also provide guidance for the establishment of maximum car parking standards.
- 3.370 **Core Strategy Policy T1** supports The London Plan, **Policy CC3** requires sustainable waste management. **DMLP Policy DM J1** states that all development proposals will be assessed for their contribution to traffic generation and their impact on congestion. **DMLP Policies DM J2** set out vehicle parking standards, which brings them in line with London Plan standards and circumstances when they need not be met. **DMLP Policy J4** requires at least one blue badge parking space for hotel, retail and leisure customers and one employee or business visitor bay for employment uses. **DMLP Policy J5** seeks to increase opportunities for cycling and walking.
- 3.371 **Emerging Draft Local Plan Policy T2** relates to transport assessments and travel plans and states “All development proposals will be assessed for their contribution to traffic generation and their impact on congestion, particularly on bus routes and on the primary route network”
- 3.372 **Emerging Draft Local Plan Policies T3, T4, T5 and T7** relate to opportunities for cycling and walking, vehicle parking standards, blue badge holders parking and construction and demolition logistics.

Car Parking

- 3.373 The existing site features 65 marked parking spaces at surface level, all of which would be removed. The development proposes the provision of six accessible parking spaces within the basement area of the building which will all be blue badge space. At present the Transport Assessment indicates that some 100 vehicle movements take place for use of the existing car parks during business hours which would be almost entirely removed through the proposal.
- 3.374 The indicative use proposes that one of these spaces will be assigned to the office element, another one to the hotel, whilst the remaining four spaces will be assigned on a needs basis. However, officers consider that these spaces must be reserved for essential users to avoid the need for these users to park on Angel Walk or Blacks Road. On this basis it is considered reasonable to secure a Car Park Management Plan by condition so that the precise use and allocation of these spaces can be approved.
- 3.375 There are currently a number of shared use bays on both Angel Walk and Blacks Road which can be used by disabled drivers, residents, and visitors alike. Due to the number of service yard accesses on Blacks Road there is no scope to increase the number of parking bays in this area and the proposed development, whilst changing the distribution and location of these bays, does not affect the overall numbers available. As such the number of parking bays available to residents of Angel Walk would not change.

3.376 Due to the provision of on-site car parking, no parking permits will be granted to the businesses occupying this site. This includes the Hotel, Offices, and Retail use elements. If a parking permit is required for the cultural/community facility, this can be considered at the time of need and will need to be applied for through the usual channels. Granting of planning permission does not give the automatic right for this to be granted.

3.377 A condition is secured that exceeds the London Plan requirement for 20% active and 20% passive electric charging points and instead provides for 2 of the 6 spaces to be active and all the remaining as passive. Due to the off-site public realm improvements as part of the development funding is required for changes to the parking bays, meters and traffic management orders via the s278 and s106 agreement.

Cycle Parking

3.378 Cycle parking will be provided within the scheme, proposed to be located within the public realm and basement. A total of 256 Long Stay and 59 Short Stay cycle parking spaces are proposed, broken down as follows:

- 235 Long Stay and 14 Short Stay spaces associated with the proposed Class B1 (Office) use;
- 14 Long Stay and 6 Short Stay spaces associated with the proposed Class C1 (Hotel) use; and
- 9 Long Stay and 39 Short Stay spaces associated with the proposed Retail and Cultural uses.

3.379 Visitor parking is located at ground level to the rear and side of the service yard onto Blacks Road. These consist of Sheffield stands under cover. The remainder of the cycle provision is located at basement level. The access route to the cycle storage area is via the double entrance lifts accessed from the service yard. This could only be accessed by one operation at a time, namely activated by either a cyclist within the development, or servicing from the service yard, and as such there would be no conflict between uses.

3.380 TfL have requested a financial contribution to provide a further cycle hire stand, however given the location of existing stands at Bridge Avenue, Southerton Road, Hammersmith Road/Shortlands, the Town Hall, Fulham Palace Road and Chancellors Road in conjunction with the 315 spaces being provided on the site and the constraints in the immediate area to provide such a facility it is considered that this is not suitable in this instance.

Coaches

3.381 Coach access has been discussed with LBHF and TfL during the pre-app period. Black's Road and Angel Walk are not suitable for coach access. Hammersmith Bridge Road alongside the site has a bus lane running eastbound and coaches would not be permitted to stop there. The proposal is therefore that customers of the hotel would be actively discouraged from organising coach travel.

Pedestrians

- 3.382 A review of the existing site access and pedestrian facilities was included as part of the original Transport Assessment (TA) and therefore represented an informal Pedestrian Environment Review System (PERS) audit. The provision of a PERS audit is a positive recognition of the importance of pedestrian links to Hammersmith Town Centre and its transport nodes and facilities. This audit does not identify any significant issues, and officers agree that this is acceptable.

Delivery and Servicing

- 3.383 **Core Strategy Policy CC3** seeks to ensure that the Council 'pursue waste management' facilities within new development, notably through means of 'ensuring that all developments proposed suitable waste and recycling storage facilities'. **SPD Transport Policy 34** seeks off-street servicing for all new developments.
- 3.384 Waste collection and deliveries/servicing will take place via a dedicated internal servicing yard, accessed off Black's Road, within the northern part of the Site. Delivery and servicing vehicles will be required to reverse from Black's Road into the servicing yard, and three lifts will be available to the rear of the yard to transport goods and waste to and from the basement. This location replicates that of the existing provision.
- 3.385 The submitted Delivery and Servicing Plan provides an overview for the development and is broadly acceptable. However, a revised Plan with more specific detail required to be provided in advance of occupation of the relevant elements of the development, including the retail and community facility elements of the scheme, and is secured by condition. A Waste Management Strategy is also secured by way of condition

Travel Plan

- 3.386 The outline Travel Plan as submitted requires further work. Detailed comments have been provided to the applicant for a revision of this document by officers and provision of an acceptable and adequate Travel Plan is secured through the s106 legal agreement. Funding for the Council's review of this Travel Plan at Years 1, 3 and 5 after occupation is also secured.

Summary

- 3.387 As such officers consider that the proposal would result in a reduction in car use in the area in relation to the application site with and would see a significant improvement in cycle provision. The proposal is therefore considered to accord with Policies 6.1, 6.3, 6.9, 6.10, 6.11, 6.13 of the London Plan, Policy T1 and CC3 of the Hammersmith and Fulham Core Strategy (2011) and Policies DM J1, DM J2, DM J4 and DM J5 of the Hammersmith and Fulham Development Management Local Plan (July 2013).

Environmental Considerations

Sustainability and Energy

- 3.388 **As required by the NPPF**, the application proposes to incorporate design features in order to reduce on-site carbon emissions through the implementation of energy efficiency and low carbon energy generation technologies. Wider sustainability measures are also planned to help reduce resource use, minimise waste generation and mitigate pollution impacts.
- 3.389 The proposal has been considered against **Policies 5.1, 5.2, 5.3, 5.6, 5.7, 5.8, 5.9, 5.11, 5.12, 5.13, 5.14, 5.15, and 7.19 of the London Plan and Policies CC1 and CC2 of the Core Strategy** which promote sustainable design, adaption to climate change and carbon emissions reductions, together with **DMLP Policies DM H1 and DM H2**.
- 3.390 **SPD Sustainability Policy 25** requires major planning applications to provide details of how use of resources will be minimised during construction and **Policy 29** requires submission of a detailed energy assessment.
- 3.391 The commitment to delivering these sustainability objectives is considered in detail in the Sustainability Statement and Energy Assessment submitted in support of this application.
- 3.392 The Sustainability Statement and associated BREEAM pre-assessment show that the new development is expected to meet the 'Excellent' rating. This is considered adequate to meet the requirements of Local Plan Policy DM H2 and London Plan Policy 5.3 on sustainable design and construction.
- 3.393 Measures planned for the site include those to reduce energy use and CO2 emissions, reduce use of other resources such as water, make use of building materials with low environmental impacts, minimise waste and promote recycling. It is recommended that a condition is secured for the implementation of the sustainability measures as outlined in the BREEAM assessments and require submission of a post construction BREEAM assessment to confirm that the measures have been implemented as required and achieved an 'excellent' rating.
- 3.394 In terms of the more detailed Energy Assessment, the development will include the integration of energy efficiency measures, including efficient heating systems in the form of a Combined Heat and Power system, improved air permeability measures to reduce heat loss and also energy efficient lighting. Renewable energy is also planned in the form of Heat Pumps to provide cooling. The energy assessment shows an improvement of 41% in terms of CO2 emissions compared to the minimum requirements of the Building Regulations 2013. The proposed measures therefore meet the London Plan target of a 35% reduction in emissions.
- 3.395 An updated Energy and Sustainability Statement was submitted on 15 June whereby a new Appendix A and B has been added which addresses the climate change comments raised by the GLA at Stage I. Officers are satisfied with the revised Energy Strategy approach and that this has dealt with the queries raised by the GLA. It is noted that the applicant has committed to investigate the use of

renewables in the form of a Ground Source Heat Pump which would be included if feasible. If this cannot then roof mounted solar PVs can be included so officers consider it reasonable to secure by way of condition the submission of a revised Energy Strategy, including details of the heat pumps and any other renewable elements beyond that set out if the assessment finds it to be feasible for the site.

- 3.396 The approach followed in assessing energy use and associated CO2 emissions for the site and reducing emissions is acceptable and the London Plan CO2 reduction target is met and exceeded through on-site measures. As the design process progresses, there may be changes that impact on the energy use and CO2 emissions with the revised Strategy setting out considerations for renewable technologies to further improve the savings and a condition is sought. The building is designed to achieve an 'excellent' BREEAM rating and evidence is secured by condition.
- 3.397 Officers therefore consider that the proposed development accords with Policies 5.1, 5.2, 5.3, 5.6, 5.7, 5.8, 5.9, 5.11, 5.12, 5.13, 5.14, 5.15 and 7.19 of the London Plan, Policies CC1 and CC2 of the Core Strategy, Policies DM H1 and H2 of the DMLP and Sustainability Policy 25 and Policy 29.

Flood Risk and Drainage

- 3.398 **The NPPF** states that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk, but where development is necessary, making it safe without increasing flood risk elsewhere.
- 3.399 **London Plan Policies 5.11, 5.12, 5.13, 5.14 and 5.15** require new development to comply with the flood risk assessment and management requirements of national policy, including the incorporation of sustainable urban drainage systems, and specifies a drainage hierarchy for new development.
- 3.400 **Core Strategy Policy CC1** requires that new development is designed to take account of increasing risks of flooding. **Core Strategy Policy CC2** states that new development will be expected to minimise current and future flood risk and that sustainable urban drainage will be expected to be incorporated into new development to reduce the risk of flooding from surface water and foul water.
- 3.401 **DMLP Policy DM H3** requires developments to reduce the use of water and minimise current and future flood risk by implementing a range of measures, such as sustainable drainage systems (SuDS) where feasible and also the use of water efficient fittings and appliances. **SPD Sustainability Policies 1 and 2.**

Flood Risk

- 3.402 This site is in the Environment Agency's Flood Zone 3. As required, a Flood Risk Assessment (FRA) has been provided with the application. As well as assessing flood risk from the River Thames, other sources of flood risk have also been considered, such as groundwater, surface water and sewers.
- 3.403 The new development does not include any residential units, although a hotel is planned this will not include any sleeping accommodation on the ground floor

level. Overall, the proposed uses are considered to be generally less vulnerable to flooding impacts. Although the site is in Flood Zone 3, which indicates a high risk to flooding from the Thames, it is well protected by flood defences such as the Thames Barrier and local river wall defences. If these were breached or over-topped, there is a risk that the site could be impacted by flood waters.

- 3.404 In terms of surface water flood risk, the site is not in a flooding hotspot although adjacent streets Angel Walk and Bridge Avenue are. In terms of groundwater, there could be increased potential for elevated groundwater in this location and sewer flooding is also a known risk in the W6 postcode area. In terms of proposed mitigation measures, the FRA notes that finished floor levels for ground floors are to be raised by 300mm compared to surrounding levels so that the levels will be above the levels expected to be impacted by flooding. However, the basement levels could be impacted in the unlikely event of failure of the flood defences. To mitigate this potential impact, the FRA notes that less vulnerable uses will be below ground level such as the car parking, plant space, changing rooms and a cultural space.
- 3.405 Key plant will be flood proofed or housed at first floor level. Safe access/egress will be provided to higher floors via 6 stairways. It is also recommended that the Environment Agency's free Flood Warning Service is signed up to and that a flood evacuation plan is developed. It is also recommended that flood resilient materials are integrated. In terms of groundwater flood protection, the FRA notes that the basement will be made watertight to prevent groundwater ingress. However, it is unclear what structural methods will be used to do this or how consideration has been given to ensuring that this will not create any off-site impacts. Further details are therefore required on this particular issue and although the FVA is considered satisfactory for this stage of assessment, a revised FVA is secured by condition that full assessment can be made once final design detail has been completed.

Sustainable Drainage

- 3.406 The SuDS Strategy is subject to condition requiring the submission of a revised document that reflects further detailed design work on the basis of it not demonstrating clear compliance with the London Plan or Local Plan policies on the management of surface water run-off. However, officers do consider that the fundamental engineering aspects are adequate to deliver a strategy that delivers the required quality of drainage.
- 3.407 The key document in terms of surface water management is the "Below Ground Drainage Strategy". The existing site is almost entirely impermeable although there are there a couple of small bits of soft landscaping on the site, which is about 0.5 hectare in size.
- 3.408 Subject to the submission of details by way of condition of the drainage and attenuation measures to be implemented officer's consider that the proposed development would therefore be acceptable in accordance with Policies 5.11, 5.13, 5.14 and 5.15 of the London Plan, policy requiring flood risk assessment and development to mitigate flood risk, Policies CC1 and CC2 of the LBHF Core Strategy which requires development to minimise future flood risk and Policy DM H3 of the LBHF DMLP together with SPS Sustainability Policies 1 and 2.

Ecology and Trees

- 3.409 **The NPPF, at section 11**, states that when determining planning applications authorities should aim to conserve and enhance biodiversity.
- 3.410 **Policy 5.11 of the London Plan** supports the provision of green roofs within new development as a way of enhancing habitat diversity within London. **Policy 7.19** seeks the enhancement of London wide biodiversity and states that development proposals, where possible, should make a positive contribution to the protection, enhancement, creation and management of biodiversity.
- 3.411 **Core Strategy Policy OS1** states that the Council's objective to protect and enhance biodiversity in the Borough.
- 3.412 **DMLP Policy DM E1** sets out the objective the enhance existing open space and that development on open space not identified within the Core Strategy should be refused where that land either on its own or cumulatively contributes to local biodiversity unless:
- “the proposed development would release a site for built development needed to realise a qualitative gain for the local community in pursuance of other physical, social and economic objectives of the Core Strategy and provision is made for replacement of open space of equal or greater value elsewhere”
- 3.413 **DMLP Policy DM E4** states that the Council will seek to enhance biodiversity and green infrastructure in the borough by maximising and protecting garden space, soft landscaping, green roofs, and other planting within new development together with seeking to prevent removal of or mutilation of protected trees and seeking retention of existing trees and provision of new trees on development sites.
- 3.414 The proposal in its present form leads to the remove of existing trees that are considered able to be retained and as such would be secured by way of the landscaping condition. The indicative proposal for these treatments do provide the planting of a number of trees to Angel Walk and the provision of green roofs to the buildings. The existing value of the habitat is extremely limited and can be appropriately enhanced by way of the landscaping details to be submitted. As such the proposal is considered to be in accordance with the NPPF, London Policies 5.11 and 7.19, Core Strategy Policy OS1, DMLP Policies DM E1, DM E3 and DM E4.

Land Contamination

- 3.415 **National Planning Policy Framework paragraph 121** states planning decisions should ensure that the sites is suitable for its new use taking account of ground conditions and after remediation the land should not be capable of being determined as contaminated land.
- 3.416 **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.

3.417 **Core Strategy Policy CC4** 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.

3.418 **DMLP Policy DM H7** states When development is proposed on or near a site that is known to be, or there is good reason to believe may be, contaminated, or where a sensitive use is proposed, an applicant should carry out a site assessment and submit a report of the findings in order to establish the nature and extent of the contamination. Development will not be permitted unless practicable and effective measures are to be taken to treat, contain or control any contamination so as not to:

- (i) expose the occupiers of the development and neighbouring land uses including, in the case of housing, the users of gardens to unacceptable risk;
- (ii) threaten the structural integrity of any building built, or to be built, on or adjoining the site;
- (iii) lead to the contamination of any watercourse, water body or aquifer; and
- (iv) cause the contamination of adjoining land or allow such contamination to continue.

3.419 Any application will be assessed in relation to the suitability of the proposed use for the conditions on that site. Any permission for development will require that the measures to assess and abate any risks to human health or the wider environment agreed with the authority must be completed as the first step in the carrying out of the development.

3.420 **SPD Amenity Policies 2, 3, 4, 5, 7, 8, 12, 13, 14 and 15** deal with contamination. Policy 16 sets out the common submission requirements for planning conditions relating to contamination and **Policy 17** deals with sustainable remediation.

3.421 Potentially contaminative land uses (past or present) are understood to occur at, or near to, this site. The conditions proposed 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 Borough Wide Strategic Policy CC4 of the Core Strategy and policies DM H7 and H11 of the Development Management Local Plan. Having reviewed the report: Phase I Geoenvironmental and Geotechnical Desk Study; Buro Happold, January 2017 submitted with the application it is considered that this fulfils the requirements of a Preliminary Risk Assessment conforming to CLR 11: Model Procedures for the Management of Land Contamination (Defra 2004).

3.422 The development is considered to be in accordance with relevant national, regional, and local contaminated land policies which seek to manage the development of land to minimise the potential harm of contaminated sites and where appropriate, ensuring that mitigation measures are put in place. The proposed development therefore accords with Policy 5.21 of the London Plan, Policy CC4 of the LBHF Core Strategy and LBHF DMLP Policy DM H7 and

officers consider that there are no material considerations which indicate that planning permission should not be granted.

Air Quality

- 3.423 LBHF was designated as an Air Quality Management Area (AQMA) in 2000 for two pollutants - Nitrogen Dioxide (NO₂) and Particulate Matter (PM₁₀). The main local sources of these pollutants are road traffic and buildings (gas boiler emissions).
- 3.424 **NPPF Paragraph 124** relates to air quality and it states planning decisions should ensure that any new development in air Quality Management Areas is consistent with the local air quality action plan.
- 3.425 **Policy 7.14 of the London Plan** seeks that development proposals minimise pollutant emissions and promote sustainable design and construction to reduce emissions from the demolition and construction of the buildings; not worsen existing poor quality air quality. Where additional negative air quality impacts from a new development are identified, mitigation measures will be required to ameliorate these impacts. This approach is consistent with paragraphs 120 and 124 of the NPPF. Further the Mayor of London's Air Quality Strategy provides a framework of policy which aims to improve air quality in London.
- 3.426 **Core Strategy Policy CC4** explains that the Council will reduce levels of local air pollution and improve air quality in line with the national air quality objectives.
- 3.427 **DMLP Policy DM H8** states the Council will seek to reduce the potential adverse air quality impacts of new major developments by:
- Requiring all major developments to provide an air quality assessment that considers the potential impacts of pollution from the development on the site and on neighbouring areas and also considers the potential for exposure to pollution levels above the Government's air quality objective concentration targets;
 - Requiring mitigation measures to be implemented to reduce emissions, particularly of nitrogen oxides and small particles, where assessments show that developments could cause a significant worsening of local air quality or contribute to exceedances of the Government's air quality objectives; and
 - Requiring mitigation measures that reduce exposure to acceptable levels where developments are proposed that could result in the occupants being particularly affected by poor air quality.

Ventilation and CHP

- 3.428 The proposal will introduce new receptors into an area of very poor air quality that fails the annual mean objective for NO₂. The air quality, specifically the NO₂ concentrations, at the proposed site even in the background will fail the 40ugm-3 air quality objective for NO₂ until 2025-2030.
- 3.429 The Air Quality Assessment suggests that there will be a 0.5-1% increase in emissions as a result of the development, although consideration must be given

to the intensification and change in mix of uses on the site. Above 35m for both the hotel and offices modelling predicts the floor levels meet the 40ug/m³ NO₂ objective. However, all the floor above 35m are very close to the 40ugm-3 objective level (within 1ug/m-3) and hence all floors will require mitigation for NO_x/NO₂ in the form of filtration equipment in order to provide mitigation and reduce pollutant concentrations in air drawn into the building.

- 3.430 The stack height for flues for the CHP and gas boilers should be minimum of 4m above roof level of the tallest building). In addition there should only be one shared flue for both the CHP and the Ultra Low NO_x Gas boilers.
- 3.431 As such officers consider that all the habitable accommodation in areas and heights of NO₂ and PM₁₀ exceedance of the proposed hotel use and offices will require additional ventilation and filtration, however specific details of these systems will be undertaken at later design phase. For this reason a condition is secured for a report including detailed information on the proposed mechanical ventilation system with NO_x filtration to be submitted.
- 3.432 The proposed condition for the CHP and gas boilers seeks to ensure emissions are acceptable and that the mitigation proposed is appropriate. This requires the flue stack height to be at least 5m, details of the CHP and ultra low NO_x boilers to be submitted to demonstrate emissions standards, certificates and test results post installation. This is in conjunction with the Low Emissions Strategy condition that requires mitigation to be demonstrated and implemented to protect sensitive receptors.

Low Emission Strategy

- 3.433 A Low Emission strategy for this development site will be required to be submitted by condition in order to demonstrate and secure mitigation measures for vehicle and building emissions. The proposal would see a near total removal of car parking from the site and the six remaining basement spaces for blue badge use would all be fitted with electric charging points or capable for future installation. A Travel Plan is secured by way of the s106 agreement to ensure sustainable methods of transport are encouraged.
- 3.434 Further details will be required to be included in a Low Emission Strategy for the site on how the applicant will actively incentivise the use of electric vehicles as a key way to deliver materials to the site via their procurement policy and processes during the demolition, construction and operational phases of the development.

Construction, Demolition and Vehicle Emissions Impacts

- 3.435 The demolition and construction works have the potential to create dust and air quality issues. These impacts should be assessed in accordance with the Mayor's SPG 'The Control of Dust and Emissions during Construction and Demolition' July 2014, and appropriate air quality mitigation measures implemented for nearby residential receptors both on-site and off-site of the development.

3.436 The on-road and off-road vehicle emissions from the demolition, and construction phases of the development will have an impact on local air quality. The Air Quality Dust Management Plan, Demolition Logistics/Management Plan and Construction Logistics/Management Plan should include how low emission vehicles will be secured and/or encouraged to be used during the demolition and construction phases to minimise the impact of these vehicle emissions on local air quality. Such measures should also be incorporated within the Delivery and Servicing Management Plan.

Summary

3.437 Officers consider that subject to the conditions mentioned above the development meets with policy requirements. Officers therefore consider that the proposed development accords with London Plan Policy 7.14, LBHF Core Strategy Policy CC4 and LBHF DMLP Policy DM H8 and that there are no material considerations which indicate that planning permission should not be granted.

Archaeology

3.438 **Paragraph 128 of the NPPF** relates to archaeology and requires developers to submit appropriate desk based assessments where a development site has the potential to include heritage assets with archaeological value.

3.439 **Policy 7.8 of the London Plan** advises that development should incorporate measures that appropriately address the site's archaeology.

3.440 **Core Strategy Policy BE1** advises that new development should respect and enhance the historic environment of the Borough, including archaeological assets.

3.441 **DMLP Policy G7** states the council will aim to protect, restore, or enhance the quality, character, appearance and setting of the borough's conservation areas and its historic environment, including listed buildings, historic parks and gardens, buildings and artefacts of local importance and interest, archaeological priority areas and the scheduled ancient monument.

3.442 Historic England (Greater London Archaeology Advisory Service) has been consulted but has not commented on the proposal. Suitable safeguarding conditions are recommended to secure the evaluation and any subsequent necessary mitigation works proposed as a result of the development.

3.443 A condition is attached requiring a full historic record in line with Historic England's standards prior to any works commencing on the site. Officers therefore consider that the proposed development accords with Policy 7.8 of the London Plan, Strategic Policy BE1 of the LBHF Core Strategy and Policy G7 of the LBHF DMLP.

Section 106 and Community Infrastructure Levy (CIL)

3.444 Mayoral CIL came into effect in April 2012 and is a material consideration to which regard must be had when determining this planning application. This

development would be subject to a London-wide community infrastructure levy. This would contribute towards the funding of Crossrail, and further details are available via the GLA website at www.london.gov.uk. The GLA expect the Council, as the collecting authority, to secure the levy in accordance with Policy 8.3 of The London Plan.

3.445 LBHF CIL came into effect on 1 September 2015. This means that CIL liable development proposals approved on or after 1 September will need to pay the borough CIL as well as Mayoral CIL. The LBHF CIL Charging Schedule identifies the type of developments liable to pay Borough CIL.

3.446 The Community Infrastructure Levy Regulations state that planning obligations may only constitute a reason for granting planning permission for the development if the obligation is:

- necessary to make the development acceptable in planning terms;
- directly related to the development; and
- fairly and reasonably related in scale and kind to the development.

3.447 **The National Planning Policy Framework** provides guidance for local planning authorities in considering the use of planning obligations. It states that ‘authorities should consider whether otherwise unacceptable development could be made acceptable through the use of conditions or planning obligations and that planning obligations should only be used where it is not possible to address unacceptable impacts through a planning condition’.

3.448 **Policy 8.2 of the London Plan** states that: ‘When considering planning applications of strategic importance, the Mayor will take into account, among other issues including economic viability of each development concerned, the existence and content of planning obligations. Development proposals should address strategic as well as local priorities in planning obligations. Affordable housing and other public transport improvements should be given the highest importance’. It goes on to state: ‘Importance should also be given to tackling climate change, learning and skills, health facilities and services, childcare provisions and the provision of small shops.’

3.449 In the context of the above, **Chapter 9 of the Core Strategy** states that ‘the council will implement the policies and proposals of the Core Strategy and seek to ensure that the necessary infrastructure is secured to support regeneration by, inter alia, negotiating Section 106 obligations’.

3.450 **Emerging Local Plan Policy INFRA1** (Planning Contributions and Infrastructure Planning) states: ‘The Council will seek planning contributions to ensure the necessary infrastructure to support the Local Plan is delivered using two main mechanisms:

Community Infrastructure Levy

The Council will charge CIL on developments in accordance with the CIL Regulations (as amended) and the LBHF CIL Charging Schedule.

The Council will spend CIL on:

- infrastructure in accordance with the H&F Regulation 123 (R123) List;
- projects identified for 'Neighbourhood CIL'; and
- CIL administration expenses (no more than the statutory cap).

Section 106 Agreements ('S106s')

The Council will seek to negotiate S106s, where the S106 'tests' are met, for:

- the provision of infrastructure projects or types not specified on the R123 List (through either financial contributions or 'in kind' delivery); and
- non-'infrastructure' provisions, such as for affordable housing (see policy H03) and S106 monitoring expenses.'

3.451 The LBHF CIL Charging Schedule identifies a number of exceptions to the R123 List where the Council intends to negotiate S106 obligations to secure the provision of infrastructure. Two of the identified exceptions are:

- Provision of infrastructure which is required to ensure compliance by a development with a policy of the Development Plan and any relevant SPDs which specifically requires provision on the relevant site: and
- An item of infrastructure or the improvement, replacement, operation or maintenance of any infrastructure) that is specifically required to make a planning application acceptable (subject to there being no more than 5 planning obligations (already entered into since April 10) for that item at the time).

3.452 The application involves the redevelopment of the site to provide a high quality mixed used scheme within Hammersmith town centre with the introduction of a cultural use, a publicly accessible top floor bar and an integrated, improved public realm with a publicly accessible street level public area within the application site all of which that would benefit the wider community in addition to the contribution of the hotel and office areas themselves. It is considered that the continued benefit of these element should be secured by way of planning obligations. The planning obligations set out in the heads of terms are therefore considered necessary to make the development acceptable in planning terms, they are related to the development and fairly and reasonable in scale and kind to the development. A Section 106 agreement is therefore required to ensure the proposal is in accordance with the statutory development plan and to secure the necessary infrastructure to mitigate the needs of the proposed development.

3.453 In view of the fact the Section 106 agreement will be the subject of extended negotiations, officers consider that circumstances may arise which may result in the need to make minor modifications to the conditions and obligations (which may include the variation, addition, or deletion). Accordingly, the second recommendation has been drafted to authorise the Director of Regeneration, Planning and Housing Services after consultation with the Director of Law and the Chair of the Planning and Development Control Committee, to authorise the changes he/she considers necessary and appropriate, within the scope of such delegated authority

3.454 The Section 106 agreement will include triggers requiring the payment of contributions to coincide with development/occupation, in order for the impacts arising from the development to be appropriately mitigated. The Heads of Terms agreed with the applicant specific to the application are detailed and will form the basis of progressing with the preparation of the Section 106 Agreement.

Application Heads of Terms

3.455 To mitigate the impact of the development the following heads of terms are secured:

- First refusal of the lease for the cultural facility to the Council on a peppercorn rent and fitted out to a base specification
- The submission of a cultural strategy for the cultural space setting out its future use should the Council decline this offer
- To support the social and physical well-being of the local community a £100,000 contribution to new and/or enhanced community and cultural activities, initiatives, services and uses for which the Council will determine any capital expenditure. The contribution to fund:
 - new and/or enhanced community and cultural facilities
 - new and/or enhanced community and cultural services
 - other community and cultural activities, initiatives and uses to be determined by the Council.
- Travel plan including required monitoring fees
- Provision of a s278 agreement to secure offsite highways improvements to integrate with the public realm of the development
- Public access 365 days a year to the ground level on site public realm (with provision for emergency/works closures)
- Public access 365 days a year to the top floor bar/restaurant (with provision for emergency/works closures)
- Monitoring fees
- Local procurement for the demolition and construction phases
- Employment and training opportunities

4.0 RECOMMENDATION

4.1 The proposal would see the demolition of dated and largely vacant offices within a prime location within the town centre and the construction of a marginally increased quantum of modern, Grade A offices, a 22 storey high end hotel, public top floor bar, retail units and basement cultural facility. The reasons set out in this report, officer's consider the mixed use development to have positive impacts on the viability and vitality of the town centre, with substantial public gain with regard to employment opportunities during demolition, construction and operation in addition to the benefits realised by the cultural offer, the introduction of permeability through the site, the public bar and the linkage of the site to the town centre and the river.

4.2 The proposal would contribute strongly to building a strong, responsive and competitive local economy, with flexible floorplates to ensure adaptability to a

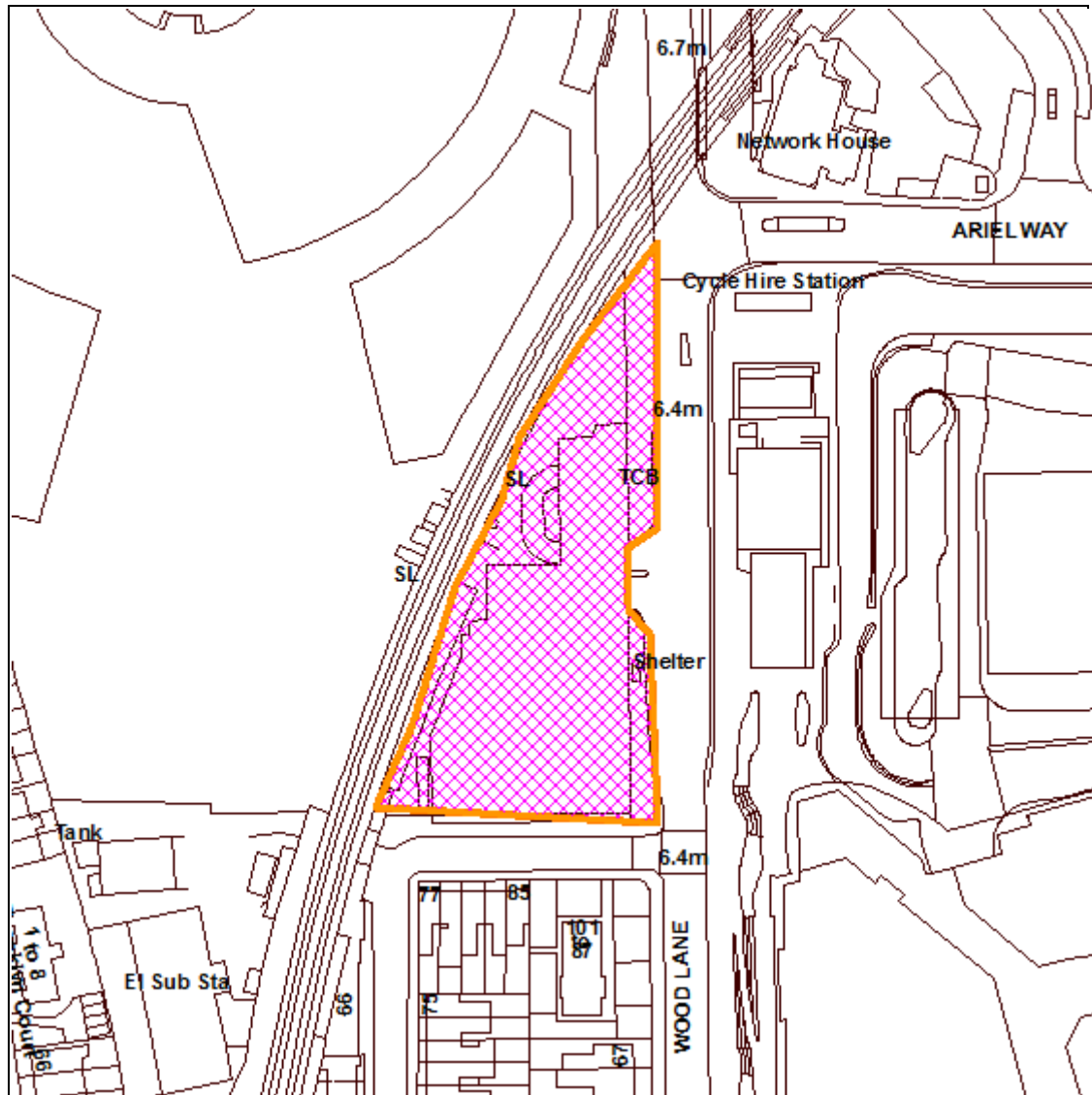
variety of business sizes, that would contribute to the function of the town centre and would create further employment opportunities in a mixed and varied way leading to a range of uses. The redevelopment and the proposed uses would also contribute by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being. The proposed development will achieve an excellent sustainability rating, will exceed London Plan target with regards to CO2 savings and would see the removal of 65 car parking spaces from the site with the introduction of 315 cycle spaces therefore minimising waste and pollution, and mitigating and adapting to climate change.

- 4.3 The proposal would not result in impacts to heritage assets with the exception of the less than substantial harm identified to The Mall Conservation Area which is considered to be outweighed by the substantial social, economic and environmental public benefits that the proposal would deliver.
- 4.4 Accordingly it is recommended that the proposed development be granted planning permission subject to the conditions listed and the completion of a s106 agreement securing the heads of terms contained within this report.

Ward: Shepherd's Bush Green

Site Address:

Former BBC Television Centre Wood Lane London W12



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For identification purposes only - do not scale.

Reg. No:
2016/03972/RES

Case Officer:
Neil Button

Date Valid:
06.09.2016

Conservation Area:
Wood Lane Conservation Area - Number 42

Committee Date:
11.07.2017

Applicant:

Mr See Company Name
c/o agent

Description:

Submission of reserved matters relating to scale, layout, access, external appearance and landscaping for Development Plot H (Multi-Storey Car Park Site) comprising the erection of a part 4, part 5 and part 9 storey building and a 9 storey building to provide 142 residential units and up to 860 sqm of flexible commercial floorspace (GEA) at ground floor level (Use Classes A1, A3, A4 or B1) including provision of balconies and roof terraces, the reinstatement of McFarlane Place, car parking, cycle storage and refuse storage, installation of M&E plant and photo-voltaic panels at roof level and associated landscaping pursuant to planning permission 2016/01373/VAR (granted 6th September 2016) in accordance with Condition 1(ii)
Drg Nos: See condition 1

Application Type:

Submission of Reserved Matters

Officer Recommendation:

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

1) APPROVED DRAWINGS

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

MLUK 345A PXX 0100, MLUK 345APXX 0120, MLUK 345A PXX 0125,
MLUK 345APXX 0140
MLUK 345A PXX 0145, MLUK 345APXX 1120 Rev B, MLUK 345A PXX
1121, MLUK 345APXX 1122
MLUK 345A PXX 1123, MLUK 345APXX 1124, MLUK 345A PXX 1125,
MLUK 345APXX 1126
MLUK 345A PXX 1127, MLUK 345APXX 1128, MLUK 345A PXX 1129,
MLUK 345APXX 1130
MLUK 345A PXX 2100, MLUK 345APXX 2101, MLUK 345A PXX 2103,
MLUK 345APXX 2105
MLUK 345A PXX 3120, MLUK 345APXX 3121, MLUK 345A PXX 3122,
MLUK 345APXX 3123
MLUK 345A PXX 3800, MLUK 345APXX 3801, MLUK 345A PXX 3802,
MLUK 345APXX 3803
MLUK 345A PXX 3804, MLUK 345APXX 3805, MLUK 345A PXX 3806,
MLUK 345APXX 3807
MLUK 345A PXX 3808, MLUK 345APXX 4010, MLUK 345A PXX 4020,
MLUK 345APN 5100
MLUK 345A PN 5101, MLUK 345APN 5111, MLUK 345A PN 5112,
MLUK 345APS 5120
MLUK 345A PS 5130, MLUK 345APS 5140, MLUK 345A PS 5150,
MLUK 345APS 5151

MLUK 345A PS 5152, MLUK 345APS 5153, MLUK 345A PS 5160,
MLUK 345APS 5161
MLUK 345A PS 5162, MLUK 345APS 5170, MLUK 345A PS 6100

Reason: To ensure full compliance with the application hereby approved and to prevent harm arising through deviations from the approved plans, in accordance with Policy BE1 of the London Borough of Hammersmith and Fulham Core Strategy (2011) and Policies DM G1 and DM G7, of the Development Management Local Plan (2013).

2) DETAILS AND SAMPLES OF MATERIALS

Notwithstanding the details shown on the approved drawings, prior to the commencement of the relevant part of the development hereby approved, details and samples of the materials to be used on all external faces including the brick(s), doors, windows, railings/balustrades, metalwork, and roofs of the buildings shall be submitted to and approved in writing by the Local Planning Authority. A sample panel of the materials shall also be built on site for inspection and approval of the Local Planning Authority's Urban Design and Conservation Officer prior to the commencement of development. The development shall be implemented in accordance with the approved details.

Reason: To ensure a satisfactory external appearance and to prevent harm to the visual amenity of the street scene and public realm, in accordance with policies 7.1 and 7.5 of the London Plan (2016), policy BE1 of the Core Strategy (2011) and policies DM G1, DM G2, and DM G7 of the Development Management Local Plan (2013).

3) DETAILS OF FENESTRATION

Notwithstanding the details shown on the approved drawings, prior to the commencement of the relevant part of the development hereby approved, detailed drawings at a scale of not less than 1:20 in plan, section and elevation of typical fenestration details including method of opening shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details.

Reason: To ensure a satisfactory external appearance and to prevent harm to the visual amenity of the street scene and public realm, in accordance with policies 7.1 and 7.5 of the London Plan (2016), policy BE1 of the Core Strategy (2011) and policies DM G1, DM G2 and DM G7 of the Development Management Local Plan (2013).

4) CCTV

Prior to the commencement of the relevant part of the development hereby approved, details (including size, height and design) and locations of all CCTV cameras shall be submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until the CCTV cameras have been installed in accordance with the approved details. The CCTV cameras shall be permanently retained thereafter.

Reason: To ensure a safe and secure environment, in accordance with policy 7.3 of the London Plan (2016), policy BE1 of the Core Strategy (2011) and policy DM G1 of the Development Management Local Plan (2013).

5) EXTERNAL ALTERATIONS TO THE BUILDING

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

Reason: To ensure a satisfactory external appearance and to prevent harm to the amenities of the occupiers of neighbouring residential properties, in accordance with Policy BE1 of the Core Strategy (2011) and Policies DM G1 and G7 of the Development Management Local Plan (2013).

6) FIXTURES TO THE BUILDING

Save for the details shown on the approved drawings, no plumbing, extract flues or pipes, other than rainwater pipes shall be fixed on the external elevations of the development hereby approved, unless otherwise agreed in writing by the Council.

To ensure a satisfactory external appearance and to prevent harm to the street scene and the conservation area, in accordance with Policy BE1 of the Core Strategy (2011) and policies G1 and G7 of the Development Management Local Plan (2013).

7) NO PLANT OR WATER TANKS

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 G1 and G7 of the Development Management Local Plan (2013) and policy BE1 of the Core Strategy 2011.

8) BACK RESTS TO PUBLIC REALM SEATING

Notwithstanding the information on the approved plans, prior to the installation of the seating areas within the proposed MacFarlane Place and Archway Plaza, details of the proposed integral seating and benches which include back-rests to aid people of restricted mobility within the development Plot, shall be submitted to and approved in writing by the Local Planning Authority. The seating and benches shall be implemented in accordance with the approved details and shall be permanently retained thereafter.

To ensure the proposed works in the public realm are fully inclusive and accessible in accordance with policies 3.1 and 7.2 of the London Plan (2016), policies BE1 and OS1 of the Core Strategy (2011) and DM E2 of the Development Management Local Plan (2013).

Justification for Approving the Application:

- 1) The principle for the proposed residential typology (comprising affordable housing units within two blocks of flats) is considered to be acceptable in respect of the proposed Plot H reserved matters application and would be wholly in accordance with the outline permission ref: 2016/01373/VAR. The proposed housing mix, standard of accommodation, external amenity and car/cycle parking is in accordance with Development Management Local Plan policies DM J2, DM J5, DM E2, DM A2, DM A3, DM A4 and DM A9; Core Strategy policies BE1, H4 and T1; London Plan policies 3.5 and 3.8 and LBHF's SPD Housing policies 1, 8 and 21.
- 2) The proposed scale, layout, appearance, means of access and landscaping in respect of the Plot H development are considered to be fully compliant with the design codes and approved parameter plans pursuant to the outline planning permission (ref: 2016/01373/VAR). The proposed details would result in a high quality development within an attractive and well-designed public realm which would enhance the appearance of the Wood Lane Conservation Area and would respect the character of the surrounding residential environment to the south and west of the site in accordance with Development Management Local Plan Policies DM E1, DM E4, DM G1 and DM G7; Core Strategy Policies BE1, WCOA and WCOA1; London Plan policies 7.1, 7.2, 7.3 and 7.8 and LBHF's SPD Design policies 1, 10, 48 and 55.
- 3) The proposed Plot H development, as detailed in the reserved matter submission, will not result in additional environmental impacts above that of the 2014 Environmental Statement (which accompanied the outline planning permission) and subsequent addendums, with regards to amenity, noise and vibration, air quality, socio-economic, townscape and heritage, transport, waste, archaeology, sustainability, crime, flood risk, drainage and water run-off, microclimate, ecology or ground conditions. Therefore, it is considered that the proposals are compliant with Development Management Local Plan policies DM H1, DM H2, DM H4, DM H6, DM H7, DM H8, DM H9, Core Strategy policies BE1, T1, CC1 and CC4 and London Plan policy 5.21.

LOCAL GOVERNMENT ACT 2000 LIST OF BACKGROUND PAPERS

All Background Papers held by Helen Murray (Ext: 3439):

Application form received: 5th September 2016

Drawing Nos: see above

Policy documents: National Planning Policy Framework (NPPF) 2012
The London Plan 2016
LBHF - Core Strategy Local Development Framework 2011
LBHF - Development Management Local Plan 2013
LBHF - Planning Guidance Supplementary Planning Document
2013

Consultation Comments:

Comments from:	Dated:
Thames Water - Development Control	06.10.16
Natural England	03.10.16
London Fire And Emergency Planning Authority	15.11.16

Neighbour Comments:

Letters from:	Dated:
67 Wood Lane London W12 7DP	23.09.16

1.0 BACKGROUND

1.1 This planning report relates to an application for the submission of reserved matters relating to scale, layout, access, external appearance and landscaping for Development Plot H (Multi-Storey Car Park Site) comprising the erection of a part 4, part 5 and part 9 storey building and a 9 storey building to provide 142 residential units and up to 860 sqm of flexible commercial floorspace (GEA) at ground floor level (Use Classes A1, A3, A4 or B1). The proposals include the provision of balconies and roof terraces, the reinstatement of MacFarlane Place, car parking, cycle storage and refuse storage, installation of M&E plant and photo-voltaic panels at roof level and associated landscaping pursuant to planning permission 2016/01373/VAR (granted 6th September 2016) in accordance with Condition 1(ii). The development forms a part of the comprehensive redevelopment of the Grade II listed BBC Television Centre (TVC) and surrounding land ('the Site') on Wood Lane, within the London Borough of Hammersmith and Fulham (LBHF).

1.2 The wider Application Site (Television Centre) became the first purpose built television studios in the country when it opened in 1960 and has since been home to the British Broadcasting Corporation (BBC) until its closure in 2013. The BBC has been based in White City for over 60 years since acquiring the site in 1951. The site formerly comprised of a complex group of interconnected bespoke buildings which contained 8 x TV studios, offices, production studios, warehousing, dressing rooms and set storage facilities and ancillary uses built around a central ring, extending outwards towards Wood Lane (the Spur) and to the rear (the drama block, East Tower and restaurant block). The site also included the storage yard to the rear of the drama block and the multi storey car park (MSCP) to the south of the railway viaduct. The site (excluding the MSCP) was awarded a Grade II listed status in 2009. The site forms part of LBHF's Core Strategy Strategic Site (WCOA1) which lies within the White City Opportunity

Area-a major area for intensification of new development as envisaged by the London Plan.

1.3 The approved redevelopment proposals for the Television Centre site will result in the creation of a new mixed use urban quarter with new retail, restaurant, community and leisure uses, enhanced office provision and additional homes, including affordable accommodation. The development proposes the renovation and adaptation of parts of the listed Television Centre building of greatest significance to its designation as a heritage asset; major redevelopment of the peripheral elements of lesser significance; and redevelopment of underused land to the south of the site including the multi-storey car park (MSCP). The site is circa 6 hectares in area.

1.4 The principal building on the site comprised the iconic BBC Television Centre question mark building which contained TV studios 1-8, offices production suites and the former newsroom. Parts of this building have been demolished and partially demolished as part of the on-going redevelopment works. The site of the former restaurant block is located to the north of the question mark building with the East tower and Drama block located to the south. The MSCP is a free standing building located to the south of the site, beyond the underground line viaduct. For the purposes of the redevelopment works, the site has been broken down into the following individual sub-plots:

Question Mark Building:

- o Stages 4 and 5 (Plot A); Now demolished.
- o Inner Ring, Helios (Plot B); Part demolished. Under refurbishment
- o Outer Crescent (Plot C); Now demolished
- o Studios 1-3 (Plot J); Under refurbishment
- o Stage 6 (Plot K). Under refurbishment

Peripheral Elements:

- o Restaurant Block (Plot D); Now demolished
- o Drama Block (Plot E); Due for demolition in 2016
- o Land to the rear of the Drama Block (proposed townhouses) (Plot F);
- o East Tower (Plot G); Due for demolition in 2016
- o Multi-storey car park (MSCP) (Plot H); Due to be demolished.
- o Forecourt;

1.5 Under planning permission 2016/01373/VAR, the site is subdivided into two development areas, each with several plots. All plots (A, B, C, D and G2) in Development Area 1 benefit from full planning permission, as does Plot E within Development Area 2. Plot G1 is approved in detail (save for internal layouts) and Plots F and H are approved in outline with all matters reserved. This application relates to submission of reserved matters in respect of Plot H only.

The Wider Site and Surrounding Context

1.6 The BBC TVC site is bounded to the east by Wood Lane (A219) and to the west by Hammersmith Park. South Africa Road is located just north of the site, and Frithville Gardens and Macfarlane Road to the south of the site. It is divided by a railway viaduct which carries the Circle, Hammersmith and City London Underground lines which run through the site in a north east to south west direction. The Wood Lane conservation area lies to the west of the site.

1.7 The site benefits from close proximity to excellent transport links and has a Public Transport Accessibility Level (PTAL) of 6a (Excellent). White City and Wood Lane London Underground Stations are located immediately to the northeast and east of the site respectively. White City Bus Station with numerous bus services is located immediately to the east of the site. Shepherd's Bush Station is also located approximately 400m to the southeast of the site. The Westway (dual carriageway) is situated approximately 400m north of the site which provides access to Central London and the A3220 (linking the Shepherd's Bush Roundabout to the Westway located approximately 350m east of the site). A TfL Cycle Hire Docking Station is also located 200m to the east of the site.

Development Plot H

1.8 This application relates to the reserved matters associated with Plot H only. Plot H is sited on the former MSCP building development plot which is adjacent to Wood Lane. The plot currently contains a large Multi-storey car park, which was used by the BBC as staff car parking when the Television Centre site was operational. The Plot is bounded on the western side by the Hammersmith and City Line railway viaduct which runs north-south splitting Plot H from the remaining parts of the Television Centre site. The Plot is bounded to the south by MacFarlane Road which constitutes a predominantly residential street. There are also car/vehicle repair workshops located to the south of the site. The site plan/tree constraints plan identifies 6 London Plane trees to the north eastern boundary of the site on Wood Lane (trees T2, T3, T4, T5, T6 and T7) and 7 trees to the south of the MSCP on MacFarlane Road.

1.9 The outline planning permission includes provision for 142 affordable homes within Plot H split across 2 buildings which are permitted subject to approved parameter plans which detail the land uses, plot dimensions, public realm/amenity spaces and vertical and horizontal maximum/minimum levels of deviation of the buildings. The Southern block comprises a part 4 part 9 storey building with ground floor flexible use (Class A1/A3/A4/B1) and residential uses on floors 1-8. The Northern block comprises a 9 storey building with ground floor flexible use (A1/A3/A4/B1) and residential uses on floors 1-8. The two buildings are split by MacFarlane Place which comprises a shared surface street which runs through the railway arches into Plot F (Townhouses) within the wider BBC development.

1.10 The levels of deviation of the northern block have been amended in a recent s96A application to ensure both south and north buildings are aligned. The previous parameter plans permitted a projection of 2.0m+ to extend for 30m along the frontage of the north block and the north eastern part of the building set back to allow for the street trees (T2, T3, T4, T5, T6 and T7 as shown on the tree constraints plan) to be protected. The amended parameters permit a 1.5m+ projection at the northern part of the eastern elevation of the north block into the tree protection zone which may affect tree T2. Notwithstanding the proximity of the tree, the applicant submitted a tree survey and method protection statement which demonstrates that all trees surveyed can be sufficiently protected during and after construction of the development.

Planning History

1.11 There is significant recent planning history relating to the comprehensive development of the wider site with the main consents set out in the below table.

Application:	Ref:	Date:
Application 1	2013/02355/COMB	9th July 2014
Application 2	2014/04720/VAR	10th February 2015
Application 3	2014/02531/COMB	2nd April 2015
Application 4	2015/02646/VAR	10th December 2015
Application 5 (Extant Scheme)	2016/01373/VAR	6th September 2016

1.12 In July 2014, a hybrid outline/detailed application and corresponding listed building and conservation consents were approved, subject to a s106 agreement for the comprehensive redevelopment of the site for mixed uses including residential, offices, retention of TV studios and commercial uses with corresponding works to the Grade II listed building (Ref: 2013/02355/COMB, 2013/02244/CAC and 2013/2356/LBC). The proposals included major demolition of parts of the site and the erection of new buildings including a new 25 storey tower [Application 1].

1.13 In February 2015, the above application was varied by way of a section 73 Minor Material Amendment (MMA) application (ref: 2014/04720/VAR) and corresponding Listed Building Consent (2014/04723/LBC), subject to s106 agreement. The consents allowed changes to the approved land uses and additional demolitions (with additional new build (Plot A)) [Application 2].

1.14 In April 2015, a new planning application (ref: 2014/02531/COMB) and listed building consent (2014/02532/LBC) were approved, subject to s106 agreement for a revised development scheme which comprised further design changes, revisions to the land use provisions and included additional detailed elements [Application 3]. The applicant subsequently obtained planning permission for a further S73 MMA application (ref: 2015/02646/VAR) and corresponding listed building consent (ref: 2015/02647/LBC) which vary details of the former planning permission in respect of changes to the land use provisions and minor design refinements [Application 4]. This application was approved on 10th December 2015.

The Extant Scheme

1.15 The applicant subsequently submitted a new application [Application 5] to vary conditions 3, 4, 8 and 97 of the extant permission [Application 4] with respect of minor material amendments to plot F [Ref: 2016/01373/VAR]. The minor alterations comprise additional residential floorspace and amended parameter plans/design codes to facilitate the submission of the reserved matters applications. Planning Permission was granted for Application 5, subject to a Deed of Variation of the s106 agreement on 6th September 2016. This report relates to an application for Reserved Matters pursuant to this Planning Permission which is now the Extant Scheme. The description of the Extant Scheme development is as follows:

Variation of conditions 3,4,8 & 97 of planning permission 2015/02646/VAR 10.12.15 for Demolition of parts of former BBC Television Centre, associated buildings & structures (including boundary walls) to facilitate comprehensive phased redevelopment of site to provide up to 943 residential units with range of land uses. Planning permission is sought in detail for works to the main building comprising erection of new 10 storey Class B1 (office) building to replace Stages 4-5 incorporating private members club (sui generis), cinema (Class D2) & restaurant (Class A3), extensions at roof level, ground &

basement levels, refurbishment of facades & change of use of parts of the retained building to provide Use Class D2(gym & spa), C1(hotel); C3(residential); A1(shops); A2(financial & professional services) & A3(café/restaurants); erection of new 8-10 storey outer ring building replacing Studios 4-8 including provision of up to 941sqm Class B1 (new BBC offices) next to Studio 3, erection of new 6-9 storey office building with ground floor café(Class A3) to replace the canteen block, erection of new 3-9 storey building replacing former drama block to provide residential use(Class C3) & redevelopment of East Tower to comprise erection of 25-storey building & 3-storey pavilion building to provide residential accommodation (up to 17,670sqm) with provision of up to 1,843 sqm flexible ground floor uses(Classes A1/A3/A4 or B1); provision of car, cycle & motorcycle parking, hard & soft landscaping within new public forecourt & Helios courtyard, new shared pedestrian & vehicular routes, installation of new plant machinery & other structures. Planning permission is sought (with all matters reserved) for the erection of buildings on the multi storey car park site & land rear of the Drama block ranging from 3-10 storeys to provide Class C3 residential; flexible A1-A4 or B1 uses; provision of car parking; hard & soft landscaping; alterations to vehicular & pedestrian routes & access

Listed Building Consent Approvals

1.16 The following listed building consents [2014/02532/LBC & 2015/02647/LBC] for the various works to the Grade II listed Buildings were approved alongside Applications 3 and 4. The applicant is in the process of implementing both listed building consents.

Ref: 2014/02532/LBC [Listed Building Consent 1]: Internal and external alterations to the former BBC Television Centre buildings to include:

- Works to the Inner Ring, helios and forecourt area;
- Roof top alterations to the Inner Ring;
- Demolition of Stages 4 and 5, Studios 4-8 and the wedge (within the question mark building) and erection of replacement structures
- Demolition of the Restaurant Block, Drama Block, East Tower, connecting bridges and tunnels;
- Demolition of gatehouses;
- Removal of boundary treatment;
- Proposed basement works;
- Access and egress works;
- Associated boundary treatment and landscaping; and
- Other associated and ancillary works

Ref: 2015/02647/LBC [Listed Building Consent 2: for Additional Works to Listed Building]: Internal and external alterations to the former BBC Television Centre buildings (to be carried out alongside elements of listed building consent 2014/02532/LBC in connection with the comprehensive redevelopment of the site) comprising roof top alterations and extensions to the Inner Ring including demolition of the rooftop rotunda structure and erection of identical replacement structure, demolition/removal of 7th floor elements and erection of replacement structures and alterations to the canopy to South Hall, erection of replacement Stages 4-5 building (with alternative façade design, roof form and internal reconfiguration) and outer ring building (with alternative design of the upper floor facades and roof level articulation), demolition of external staircase at Studio 1, demolition of glazed walkway above Studio 1 canopy and re-cladding of external wall replacing the ceramic panels and other associated ancillary works.

1.17 The applicant has discharged the following conditions in respect of Applications 1, 2 and 3 (which are applicable to Development on Plot H).

- Ref: Condition 5: Enabling Works (multiple submissions for Infrastructure Works, minor demolitions and fabric removal)
- Ref: Condition 29: Water Supply
- Ref: Condition 31: Preliminary Risk Assessment (Ground Contamination)
- Ref: Condition 32: Site Investigation Scheme (Ground Contamination)
- Ref: 2015/02069/DET: Condition 17: Arboricultural Method Statement (On-site trees) (13.07.15)
- Ref: 2015/02066/DET: Condition 27: SUDS (24.07.15)
- Ref: 2015/02066/DET: Condition 30: Foul Water Drainage (24.07.15)
- Ref: 2015/02076/DET: Condition 37: Wind Microclimate (03.07.15)
- Ref: 2015/02075/DET: Condition 38: Airwaves Report (03.07.15)
- Ref: 2015/02075/DET: Condition 40: TV Interference Report (03.07.15)
- Ref: 2015/02076/DET: Condition 47: Vibration Report (03.07.15)
- Ref: 2015/02106/DET: Condition 54: Road Layouts
- Ref: 2015/02107/DET: Condition 59: Footpaths and Roads/Safety Audit (25.08.15)
- Ref: 2015/02073/DET: Condition 66: Inclusive Access Management Plan (03.07.15)
- Ref: 2015/02069/DET: Condition 77: Arboricultural Method Statement (Off-site trees) (13.07.15)
- Ref: 2015/02107/DET: Condition 80: Drop Off Points

Section 96A Non-Material Minor Amendments - Plot H

1.18 The applicant submitted the following application to permit non-material minor amendments to the parameter plans in respect of Plot H, to facilitate the reserved matters proposals to which this report relates to. The application was approved on the 11/01/2017.

Ref: 2016/04011/NMAT: Non-Material Minor Amendment to Planning Permission 2016/01373/VAR granted 6th September 2016. Amendments sought for alterations to Plot H (formerly site of the Multi Storey Car Park) comprising modifications to the horizontal levels of deviation of the parameter plans with regards to the Wood Lane frontage of the proposed northern building to permit the realignment with the proposed southern building and minor adjustment to the western parapet wall on the southern block at roof level.

Pending current Applications:

1.19 The applicant has submitted an application to vary planning conditions 3, 4, 8 and 97 of the extant planning permission for amendments to the former permission to allow amendments to Plot D (the office building on the site of the former Restaurant Block).

Ref: 2016/04585/VAR: Variation of conditions 3, 4, 8 & 97 of planning permission ref 2016/01373/VAR (dated 06.09.16) for comprehensive phased redevelopment of site to provide up to 943 residential units (Class C3) with range of land uses. Amendments relate to Plot D comprising additional 848 sqm office floorspace (Class B1) & elevational re-design resulting in the following amended development. Detailed permission is

sought for works to the main building comprising erection of new 10 storey building (Plot A) incorporating offices (Class B1), private members club(sui generis), cinema(Class D2) & restaurants (Class A3), extensions at roof level, ground & basement levels, refurbishment of facades & change of use of parts of the retained building (Plot B) to provide gym & spa (Class D2), hotel (Class C1), residential(C3), shops(A1) financial & professional services(A2) & cafe/restaurants (A3), erection of new 8-10 storey outer ring building (Plot C) to provide residential(C3) & up to 941sqm TV studio offices(B1), erection of new 7-10 storey building (Plot D) to provide offices (B1) & café (A3), erection of new 3-9 storey building (Plot E) to provide residential (Class C3) & erection of new 25-storey building following demolition of East Tower (Plot G1 internal layouts reserved) to provide residential use (C3) & 3 storey pavilion building (Plot G2) including provision of up to 1843 sqm flexible ground floor uses(Classses A1/A3/A4 or B1), provision of car, cycle & motorcycle parking, hard & soft landscaping within new public forecourt & Helios courtyard, new shared pedestrian & vehicular routes, installation of new plant machinery & other structures. Outline permission is sought (all matters reserved) for 2-4 storey (Class C3) dwellings including basement (Plot F) and two x 4-9 storey buildings to provide residential use & up to 860 sqm flexible A1/A3/A4/B1 floorspace (Plot H), with associated public routes & spaces, landscaping, car & cycle parking & demolitions.

1.20 The applicant has submitted the following applications for the approval of all reserved matters in connection with Plots F, G1 (internal layout only) and H.

Ref: 2016/03970/RES: Submission of reserved matters relating to scale, layout, access, external appearance and landscaping for Development Plot F (former Dodd's Yard) comprising the erection of 21 x four storey townhouses with basement levels and one two storey dwelling including provision of balconies and private amenity spaces, associated car parking spaces, central 'Village Green' and associated public realm works pursuant to planning permission 2016/01373/VAR (granted 6th September 2016) in accordance with Condition 1(ii).

Ref: 2016/03971/RES: Submission of reserved matters relating to layout for Development Plot G1 (East Tower) comprising the erection of a part 10 part 25 storey building to provide 167 residential units and 752 sqm of flexible commercial floorspace (GIA) at ground floor level (Use Classes A1, A3, A4 or B1) including provision of balconies and roof terraces, cycle storage, refuse storage and ancillary residential floorspace at lower ground floor levels, pursuant to planning permission 2016/01373/VAR (granted 6th September 2016) in accordance with Condition 1(ii).

1.21 The three above applications (including the S73 variation application) are pending.

2.0 PUBLIC CONSULTATION

582 Neighbour notification letters were sent on the 9th September 2016.

A Site Notice was posted on 27th September 2016.

A Press Release was published in the Gazette on 27th September 2016.

1 letter of objection has been received raising the following points:

- Noise from development and Westfield detrimental to residential amenity
- Traffic problems caused by a lack of car parking

Statutory Consultees:

Action on Disability: Recommend that the wheelchair accessible units M4 (3) are properly marked out on plans, all DMS units comply with M4 (2) accessible and adaptable dwellings, correct dimensions for all dwellings (see above) marked up on plans; correct dimensions/turning circles/ corridor & stair widths/length of the kitchen counter for wheelchair accessible dwelling units marked M4 (3) on drawings. E.g. 1500 x 1500 turning space outside the entrance to flat, step free access throughout including balconies, winter gardens, etc., either lift cores are fire rated or refuge areas for a wheelchair are provided in all floors except the ground one, 24/7 lift maintenance contract to ensure no one trapped on upper floors, Central play area in the communal area to be inclusive and accessible and bespoke and featured seating in MacFarlane Place and Archway Plaza to be inclusive (some of the benches to have arm and backrests). If Hammersmith and Fulham Council has nomination rights to the 10 affordable rent units then any wheelchair units need to be wheelchair accessible units not wheelchair adaptable units on completion.

Transport for London: Raised concerns about the (previous) design of the accessible car parking spaces (subsequently revised), the need for servicing details, the need to provide active and passive electric vehicle charging points, clarity that cycle parking provisions are acceptable in design terms and a construction logistics plan.

Thames Water: No objection - the proposals do not affect foul or surface water drainage.

Historic England: No response

Greater London Advisory Service (Archaeology): No objections

Natural England: No objection - unlikely to affect protected species or landscapes

Environment Agency: No response

Health and Safety Executive: No response

Metropolitan Police/Crime Prevention Officer: No response

Fire Brigade: No objections subject to the requirements of the Building Regulations being met and Brigade access being maintained at all times.

Hammersmith Society: No response

Frithville Gardens Residents Association: No response

McFarlane Road and Hopgood Street Residential Association: No response

White City Neighbourhood Forum: No response

Internal Consultees:

Internal LBHF consultees were notified of the application and officers have sought advice from each consultee on the proposed details. The comments are expanded upon in the planning consideration section of this report

Transport and Highways: No objections

Conservation and Design: No objections

Environmental Health: No objections.

Environmental Quality (Air Quality): The EQ Team have no objection to the application subject to mitigation required by conditions.
Officer response: See paragraphs 5.98 and 5.99 of report.

Environmental Quality (Contamination): No objections.

Environmental Policy: No objections subject to further details of the angle of photo voltaics.
Officer response: Comments incorporated into section 4 of this report.

Building Control: No response

Waste and Recycling Team: No response

Arboricultural Officer: No response. Pre-application comments raise no objections to the proposed scheme in relation to Plot H.

Emergency Planning: No response

3.0 THE PROPOSED DEVELOPMENT

3.1 The application seeks approval of all Plot H reserved matters pursuant to planning permission 2016/01373/VAR (dated 6th September 2016). In accordance with Condition 1 of planning permission 2016/01373/VAR, this RMA addresses details relating to:

- o access;
- o appearance;
- o landscaping;
- o layout; and
- o scale of development.

3.2 The application description is as follows:

Submission of reserved matters relating to scale, layout, access, external appearance and landscaping for Development Plot H (Multi-Storey Car Park Site) comprising the erection of a part 4, part 5 and part 9 storey building and a 9 storey building to provide 142 residential units and up to 860 sqm of flexible commercial floorspace (GEA) at ground floor level (Use Classes A1, A3, A4 or B1) including provision of balconies and roof terraces, the reinstatement of MacFarlane Place, car

parking, cycle storage and refuse storage, installation of M&E plant and photo-voltaic panels at roof level and associated landscaping pursuant to planning permission 2016/01373/VAR (granted 6th September 2016) in accordance with Condition 1(ii)

3.3 This RMA includes the following supporting documents:

- Red line plan, prepared by Maccreanor Lavington;
- Proposed Plans (including elevations, floorplans and sections), prepared by Maccreanor Lavington;
- Design and Access Statement, prepared by Maccreanor Lavington;
- Design Code Compliance Statement, prepared by Maccreanor Lavington (incorporated within Design and Access Statement);
- Parameters Compliance Statement, prepared by Maccreanor Lavington (incorporated within Design and Access Statement);
- Landscape Plans, prepared by Gillespies;
- Landscape and Public Realm Design and Access Statement, prepared by Gillespies;
- Town Planning Statement, prepared by Gerald Eve LLP;
- Affordable Housing Statement, prepared by Gerald Eve LLP (incorporated within Town Planning Statement);
- Environmental Statement Addendum, prepared by Aecom;
- Townscape, Conservation and Visual Impact Assessment Addendum, prepared by Tavernor Consultancy;
- Daylight, Sunlight and Overshadowing Amenity within the Site, prepared by GIA.
- Energy Compliance Note, prepared by Arup;
- RMA submission - Acoustics, prepared by Arup;
- Waste Strategy, prepared by Arup; and
- Statement of Community Involvement, prepared by George Cochrane Associates.

3.4 The Landscape and Public Realm Design and Access Statement contains full details of the landscape proposals for Plot H, including in relation to public and private space, site circulation, play space, the 'pocket park' at the north of the plot and material palettes. Revised Plans were received which relate to the layout of the car parking area in the ground floor in the southern block and the cycle parking provisions. The same quantum of car and cycle parking spaces apply to the revised plans as was included in the original plans.

3.5 The detailed scheme proposed under this RMA comprises a total of 142 residential units, of which 132 will be discount market sale (DMS) and 10 will be affordable rented, 860 sqm (Gross External Area) of retail floor space plus disabled car parking (or 14 spaces) and cycle parking (224 spaces).

3.6 The proposed residential unit mix is as follows:

67 x 1 bed 2 person units
9 x 2 bed 3 person units
59 x 2 bed 4 person units
7 x 3 bed 5 person units
Total: 142 Units

3.7 The affordable rent dwelling mix comprises: 8 x 1 bed 2 person units and 2 x 2 bed 4 person units. The s106 agreement pursuant to the extant planning permission requires the affordable rent units to be managed as residential units for people with learning difficulties/disabilities. The s106 confirms that the rent levels will be capped at being no higher than the Local Housing Allowance levels (within LBHF) which would be the equivalent of approximately 50-65% of the typical market rent (in this area).

3.8 The DMS units are to be sold on initial disposal to the following household income levels (in accordance with the s106 agreement):

- 19 x 1 bed 2 person units, 1 x 2 bed 3 person units and 10 x 2 bed 4 person units to be sold no greater than £105K (AWEI indexed) LOWER INCOME RANGE (30 units)

- 21 x 1 bed 2 person units, 1 x 2 bed 3 person units and 9 x 2 bed 4 person units to be sold no greater than £140K (AWEI indexed) MIDDLE INCOME RANGE (31 units)

- 25 X 1 bed 2 person units, 7 x 2 bed 3 person units, 32 x 2 bed 4 person units and 7 x 3 bed units. UPPER INCOME RANGE (71 units)

3.9 The affordable housing provisions are set out in the s106 agreement pursuant to the main outline planning permission (ref: 2016/01373/VAR - as subsequently amended) and will be fully complied with.

Reserved Matters

3.10 The applicant is seeking detailed permission for the following reserved matters.

Access

3.11 Access to the dwellings will be provided at the main entrances to both blocks on MacFarlane Place, except for the maisonettes on MacFarlane Road. Every flat is accessible by way of lifts. The upper level maisonettes (in south block) are accessible from the courtyard which is served by the lift access from MacFarlane Place. The thresholds to both blocks (from the street and within the buildings) will be level throughout (secured by condition 68 of the outline planning permission). This would ensure that the buildings are accessible for all users.

3.12 There will be no public access roads created on the plot and the only car parking proposed is for blue badge holders. The 14 disabled car parking spaces will be provided within the ground floor of the south block and are accessed via MacFarlane Road. Cycle stores (for 224 bicycles) are provided in both blocks, which are accessed from MacFarlane Place. 20 cycle spaces are located within the ground level car park in the southern block.

3.13 MacFarlane Place will be created with shared space principles in mind. It will not be accessible to vehicles except those servicing the retail and residential units. Bollards are proposed at the junction of MacFarlane Place which enables vehicular access to be controlled.

Layout

3.14 It is proposed to create two blocks, separated by a new public walkway, known as Macfarlane Place. The walkway will provide direct access from Wood Lane, past the new blocks on the plot and beneath the railway arches, onto the BBC Television Centre site and Hammersmith Park. This introduces permeability through channelling pedestrians along different routes into the site. There is a strip of land to the west of the north and southern blocks in Plot H which runs parallel with the railway viaduct. This creates a buffer zone between the viaduct and the proposed buildings.

3.15 The north block is triangular and will be nine storeys tall. The southern block is rectangular, stepped block arranged around a 1st floor courtyard and will be between four to nine storeys tall. The northern block has been re-shaped from the indicative masterplan scheme, with the rear elevation extending closer to the rear boundary adjacent to the railway viaduct. The northern part of the north block has been set back from the maximum parameters line as the applicant has confirmed that development within this part of the site is restricted due to the position of an easement (access to the viaduct arches) across this part of the site. Setting back the northern tip of the north block creates additional public realm which forms part of Archway Plaza described in paragraph 3.29.

3.16 The plot will feature retail at ground floor, facing Wood Lane, and residential accommodation above. In both blocks, the larger units will be located at the corners of the buildings to benefit from being dual aspect. Both blocks have a single core to reduce the burden of lift maintenance on the service charge. Residential entrances for both blocks are located on MacFarlane Place to create an active and dynamic public space.

South Block

3.17 The south block contains retail floorspace at ground floor level which fronts Wood Lane and MacFarlane Road. A four storey block of maisonette units also faces onto MacFarlane Road which contains 8 units. The rear of the ground floor will feature disabled car parking, accessed from MacFarlane Road, cycle parking and bin store. Residential access to the residential units above ground floor will be accessed from MacFarlane Place.

3.18 A mezzanine floor will provide residential accommodation for the maisonette units accessed from the ground floor on MacFarlane Place. The first floor is centred around a communal courtyard, accessed via the main entrance. Residential units are arranged around this courtyard and will feature private terraces to both provide amenity space and act as a buffer between the courtyard and the flats. At second to fourth floor the residential units are arranged around the first floor courtyard space below, except for the maisonette units which are not present at fourth floor level. The fifth floor level is smaller than the levels below as the building begins to step down at the western wing. As a result of this stepping down, there are fewer residential units at this level, with the larger units benefiting from dual or triple aspect. The sixth and seventh floors repeat the same arrangement as the fifth floor, whilst at the eighth floor the building is set back from the main facades, providing space for private terraces. The top floor accommodates PV panels and necessary plant.

North Block

3.19 At the ground floor level, retail will extend the length of the Wood Lane elevation, with access from Wood Lane and MacFarlane Place. Access to the residential properties above ground floor will be accessed via MacFarlane Place. Cycle parking stores, located to the rear of the block, are accessed from the rear access road.

3.20 At first floor level, residential units are arranged around a central corridor. The units facing Wood Lane will have winter gardens on the outside to mitigate the impact of noise, properties to the rear feature inset or Juliet balconies. The second to seventh floors mirror the arrangement of the first floor, albeit the Wood Lane facing units feature inset balconies. The eighth floor will be set back from the main facades, with the space providing roof terraces for the top floor units. In the western corner of the block there will also be a communal terrace which will be accessible to all residents of the block.

Scale

3.21 The proposed scale of both buildings accords with the amended parameters for vertical and horizontal limits of deviation; the plot will be developed as two 'mansion' blocks, ranging in height from four storeys to nine storeys. The applicant has sought to sympathetically bridge the differences between the Victorian terraces to the south and the taller buildings to the north of the plot through stepping the building back from the fifth floors upwards.

Appearance

3.22 Under the outline planning permission, a design code was approved for Plot H which provided guidelines that the development must follow. The façades will primarily be brick with a simple composition. The applicant has sought to replicate the context of the surrounding residential streets, viaduct and warehouse buildings. The brick is combined with pre-cast concrete elements, full brick recesses and the metalwork of balustrades, railings and balconies.

3.23 The proposed brick will be a red-brown water struck brick that reflects the character of the Grade II DIMCO buildings opposite and the industrial architecture of the viaduct. A second brick, in a contrasting tone with a darker mortar colour is used to define and accentuate areas of modelling and depth. The pre-cast elements (sills, cornices, banding and capping) are of acid-etched precast concrete. The applicant anticipates that the final materials will be discharged separately through planning conditions attached to the outline permission.

3.24 The façades will have a regular pattern of fenestration along Wood Lane, with vertically proportioned window divisions. This replicates the mansion block regularity. The façades of both blocks are divided into three vertical sections; the two storey plinth containing retail, a five-storey middle section and a two-storey top, separated by cornices.

3.25 It is proposed to create large prominent entrances, which provide street presence and are also appropriate to the scale of the buildings. The entrances relate to the vertical rhythm of the façade designs whilst providing a distinctive break through using decorative brickwork and ceramic tiles. The north entrance will be one bay wide, whilst

on the south building the entrance will be two bays wide. Bicycle stores are located to the west of both entrances.

Landscaping

3.26 The landscaping scheme across the entire site comprises of a series of greenspaces which connect to other neighbourhood open spaces and community facilities. The two blocks within Plot H are separated by MacFarlane Place which comprises part of the public realm providing access to the railway arches into the Townhouses Plot F beyond. Communal amenity space is provided within the Plot comprising of a courtyard in the south block and a terrace in the north block.

3.27 In the south block, the courtyard will be open at the western edge but protected with secure railings and perimeter tree planting to form a natural enclosure. The courtyard's south-west positioning means that it will benefit from afternoon and evening sun, providing a central amenity zone for residents in this block. The south block courtyard will provide a play area with naturalistic and defined play elements such as stepping logs and balance beams. The edge of the amenity/play area has a row of double sided bench seating which cover a series of vents that penetrate to the car-park below, providing a natural ventilation solution that aligns with the car-park facade. The private residential terraces that look out over the courtyard will be raised by 150mm and be punctuated by formal hedge planting and swing gates.

3.28 The north block includes a small terrace at level 8 which provides a seating area, informal play facilities and screen planting/planter beds.

3.29 At the northern end of Plot H a triangular piece of land between the existing trees and viaduct a further landscaped area will be created, called the Archway Plaza. The proposal is to partition the space into an informal amenity area surfaced with self-binding gravel which can provide a flexible spill out area for seating associated with the café/restaurant in the north block, or any future activity from the arches. The existing trees will be retained.

3.30 MacFarlane Place, located between the two residential blocks, will be a shared space to be used as an access route for deliveries and as a pedestrian thoroughfare to access the rest of the masterplan site, via the viaduct. The arches will be blocked off by static bollards which can be lifted to allow servicing when required. This shared space will include a dedicated, demarked loading bay to service this plot.

3.31 It is proposed to continue the existing street character through utilising the existing language to enhance the street environs, with additional planting and Yorkstone paving along Wood Lane, in front of Plot H. It is proposed to introduce a different form of surface treatment at the junction of MacFarlane Place and Wood Lane to announce this entrance to the site.

3.32 The communal courtyard and terrace will provide 210 sqm of doorstep playspace for young children. Further, playspace demands for older children are met off-site in Hammersmith Park which features formal play equipment and sports facilities amongst the expansive parkland.

4.0 ENVIRONMENTAL IMPACT ASSESSMENT

4.1 The Environmental Statement Addendum, prepared by AECOM and submitted alongside this reserved matters application, considers that the detailed design of Plot H does not make any material difference to the assessments and conclusions within the 2014 ES (as amended). As such, no further assessment is required and it is not considered necessary to update the original Environmental Impact Assessment or submit a new EIA in support of the development.

4.2 Officers have reviewed the ES addendum and agree with the conclusions set out therein. As such, it is concluded that the detailed reserved matters, for which permission is sought for (in respect of Plot H), would be within the range of forecasted environmental impacts which have been comprehensively set out within the ES and subsequent ES Addendums (which combine to form the Environmental Impact Assessment) for the site wide development.

5.0 PLANNING CONSIDERATIONS

Planning Framework:

5.1 Since the approval of the previous (i.e. prior to 2016/01373/VAR) outline planning permission, granted in December 2015, there have been limited changes in planning policy. The Minor Alterations to the London Plan were adopted on 14 March 2016. However, at a local level, there have been no significant updates to adopted planning policy. The Council has submitted the Local Plan for inspection but it has not yet been adopted.

5.2 The statutory development plan at the site, for the purposes of Section 38 (6) of the Planning and Compulsory Purchase Act 2004, comprises:

- a) the London Plan, Consolidated with Alterations since 2011 (published in March 2016), herein referred to as the "London Plan (2016)";
- b) Hammersmith and Fulham Core Strategy (2011); and
- c). Development Management Local Plan (2013).

5.3 The statutory development plan is also supported by the LBHF Planning Guidance Supplementary Planning Document, published in July 2013. In addition, at a regional level, the Mayor's London Plan Housing SPG (March 2016) is relevant. Officers have also had regard to the supplementary planning guidance set out in the White City Opportunity Area Planning Framework (WCOAPF) which was adopted in 2013.

Principle of Development

5.4 The outline planning permission (to which the RMA is pursuant to) establishes the principle of residential development with 860 sqm ground floor flexible retail (A Class) uses on Plot H. The outline planning permission permits two buildings (both up to 9 storeys). The recently approved s96A application (ref: 2016/04011/NMAT) permits non-material minor amendments to the south and north blocks. The NMAT permitted a re-adjustment of the vertical levels of deviation to permit an additional 1.0m to the parapet wall at part of the west facing roof area on the south block. The NMAT also permitted a further amendment to increase the horizontal levels of deviation at the northern tip of the north block to permit the realignment of the building with the southern building. The

approved 'non-material' amendments to the parameter levels of deviation facilitate the detailed design of the Plot H, which is consistent with the outline planning permission.

5.5 Officers consider the principle for residential dwellings of the mansion block typology is acceptable in this instance, and would be wholly in accordance with the outline permission.

5.6 This application considers the details of scale, layout, appearance, landscaping and access (reserved matters), pursuant to the outline planning permission. The below assessment covers the following planning matters, in determination of the detailed application for Plot H:

- Design and Appearance;
- Heritage;
- Retail Use;
- Housing Mix;
- Residential Standards;
- Playspace;
- Amenity Impacts;
- Environmental Impacts (Noise, Air Quality, Ecology, Waste, Socio-Economic, Archaeology, Ground Condition, Water/Flood Risk);
- Transport and Parking;
- Access;
- Sustainability and Energy; and
- Security/Safety.

Design and Appearance

5.7 Policy BE1 of the Core Strategy is the borough wide strategic policy for the design of the built environment. It requires that all development should create a high quality environment that respects and enhances its townscape context and heritage assets. Development should protect and enhance the character, appearance and setting of the borough's conservation areas. These requirements are also reiterated in Development Management Local Plan Policy DM G1 which contains a range of matters that new build development should take into account, including:

- o The scale, mass, form and grain of surrounding development;
- o The local design context, including the prevailing rhythm and articulation of frontages, local building materials and colour, and locally distinctive architectural detailing, and thereby promote and reinforce local distinctiveness;
- o The principles of good neighbourliness;
- o The local landscape context and where appropriate should provide good landscaping and contribute to an improved public realm;
- o Sustainability objectives; including adaptation to, and mitigation of, the effects of climate change;
- o The principles of accessible and inclusive design; and
- o The principles of Secured by Design.

5.8 The proposals have also been assessed against London Plan (2016) policies 7.1, 7.2, 7.3, 7.4, 7.5, 7.6, 7.8 and 7.12. The proposals have also been assessed against the Planning Guidance SPD Design Policies 22, 24, 25, 30, 31, 37, 41, 45, 46, 47 and 49.

Design Commentary

5.9 Scale, Bulk, Massing and Height: The proposed scale of both buildings broadly accord with the amended parameters for vertical and horizontal limits of deviation; the plot will be developed as two 'mansion' blocks, ranging in height from four storeys to nine storeys. The applicant has sought to sympathetically bridge the differences between the Victorian terraces to the south and the taller buildings to the north of the plot through stepping the building back from the fifth floors upwards. The heights and bulk of the buildings on Plot H are lower than other plots on the BBC TVC site which relate to the main question mark building. It is considered that the proposed development respects the prevailing heights of the surrounding context, from the viaduct to the DIMCO buildings and Westfield development opposite.

5.10 Officers consider that the mansion block typology is an appropriate residential typology of development for the area; West London has a rich history of medium-to-high density housing. A mansion block ensures strong urban definition along Wood Lane whilst ensuring that it contributes and respects the character of the context.

5.11 It is considered that the plot is designed to sympathetically bridge the differences between the Victorian terraces to the south and the taller buildings to the north of the plot through stepping the building back from the fifth floors upwards.

5.12 Layout: It is considered that the creation of two blocks provides an opportunity to introduce permeability through channelling pedestrians along different routes into the site including along MacFarlane Place beneath the railway arches, into the BBC Television Centre site and Hammersmith Park. The provision of MacFarlane Place is established with the approved masterplan and is detailed in the parameter plans and the detailed layout of the block is acceptable in this regard.

5.13 Appearance/Materials: The applicant has sought to replicate the context of the surrounding residential streets, viaduct and warehouse buildings through the choice of brick as the predominant material. The main brick is combined with pre-cast concrete elements, full brick recesses and the metalwork of balustrades, railings and balconies. The proposed red-brown water struck brick is considered to mirror the character of the DIMCO buildings opposite and acknowledges the industrial architecture of the viaduct. The applicant is proposing use of a second brick with a contrasting tone in a darker mortar colour to define and accentuate areas of modelling and depth. The pre-cast sills, cornices, banding and capping are of acid-etched precast concrete also adds to the articulation of the buildings. Planning Conditions 10 and 11 of the outline planning permission require samples of materials, detailed drawings at an appropriate scale to be submitted for approval, prior to commencement of the relevant part of the development.

5.14 Officers consider that the regular pattern of fenestration along Wood Lane, with vertically proportioned window divisions, would create successful building facades on the main frontages (including to the facades facing MacFarlane Road and MacFarlane Place). Officers also consider that the creation of three vertical sections; the two storey plinth containing retail, a five-storey middle section and a two-storey top, separated by cornices, results in well-ordered principal elevations. The elevations to the courtyard and which back onto the railway are calmer and are of a simplified composition to reflect their secondary nature.

5.15 It is considered that the large finely detailed entrances (to both buildings) which serve the upper level residential are sufficiently prominent, provide street presence and are appropriate to the scale of the buildings. The entrances relate to the vertical rhythm of the façade designs whilst providing a distinctive break through using decorative brickwork and ceramic tiles.

5.16 Officers consider that sufficient details have been submitted as part of the reserved matters application to demonstrate that the detailed design and appearance is acceptable.

Townscape, Heritage and Visual Impact

5.17 London Plan Policy 7.8 states that development should conserve the significance of heritage assets and be sympathetic in scale, form and architectural detail to the surroundings. Policies BE1 of the Core Strategy and DM G7 of the Development Management Document provide guidance on the built environment, stating that development should respect, protect and enhance the character, appearance and settings of the borough's conservation areas and listed buildings. SPD Design Policy 48 provides guidance on the setting of conservation areas, stating that: "when new buildings are proposed, they must be carefully designed to maintain or enhance the contribution of the setting to the significance of the conservation area".

5.18 Under the outline planning permission, the principle of the size and nature of the development on the plot was approved. At that stage, under the outline application, heritage assessments were carried out and it was confirmed that there was no impact on the Grade II listed Television Centre building or the adjacent DIMCO building.

5.19 The RMA submission is supported by a Townscape, Conservation and Visual Impact Assessment Addendum, prepared by Professor Robert Tavernor Consultancy. Plot H falls outside the Wood Lane Conservation Area which is directly to the west, but its present neglected character, as a multi-storey car park, is considered to detract from the setting of the Conservation Area.

5.20 The organisation of the mass is broadly the same as that of the Illustrative Scheme considered as part of the approved outline application in August 2014. Other than the amendment to the level of deviation of the parameter plans approved in the recent s96A NMAT application (re: North block), the main differences are the reduction in massing at the tip of the north block, the broadening of the south end of the north block and the lowering of the north part of the south block to ground plus four storeys adjacent to the rail line. These minor adjustments to the massing have been made to address a TFL easement at the north end of the Site and exclude development in that area.

5.21 It is considered that the mansion blocks will provide a strong urban frontage to Wood Lane whilst the maisonette terrace on MacFarlane Road will correspond to the lower height and linear form of the existing Victorian terraces to the south and the proposed terraces within the Television Centre site to the west (Plot F). Retail units will successfully animate the ground level frontage on Wood Lane and the residential apartments above will have balconies and winter gardens bringing activity and variety across the elevations of the buildings. Entrances to the maisonettes will be at ground level on Macfarlane Road.

5.22 Overall, it is considered that proposed development on Plot H would result in beneficial effects on the local townscape character, the setting of the Wood Lane Conservation Area and Grade II Listed Television Centre building, and on local views, particularly along Wood Lane. The proposals therefore accord with SPD policy 48, Core Strategy policy BE1 and Development Management policies DM G2 and G7 all of which provide guidance on heritage assets.

Compliance with Parameter Plans and Design Codes

5.23 Under the outline permission (ref: 2016/01373/VAR) design codes and Parameter Plans were specified under condition 4 which requires 'all reserved matters applications shall include a statement to demonstrate compliance with the parameters plans the principles and parameters set out in the Revised Parameters Report prepared by Gerald Eve (dated March 2016) , Design Guidelines (for Plots F and H) prepared by Alford Hall Monaghan Morris (dated March 2016) and the Public Realm Design Codes prepared by Gillespies (dated March 2016) or other such versions that are subsequently agreed in writing with the Local Planning Authority'. Condition 4 requires that the design codes and parameters plans are complied with throughout the design process.

5.24 The applicant has submitted a Design Code Compliance checklist in Part 7 of the Design and Access Statement which details the various 'approved' design codes relating to Façade Characteristics, Materials, Openings, Balconies, Entrances, Parking and Other Elements. The checklist confirms that compliance is broadly achieved. Officers have reviewed this checklist and can verify the conclusions.

5.25 It is noted that the proposals represent an evolution of the illustrative scheme submitted and approved under the original outline permission. As such, the detailed reserved matters differ from the illustrative proposals submitted as part of the indicative masterplan scheme, under the planning permission. The detailed layout of the retail uses, the relocation of balconies on both blocks and the amendment to the shape of the north block from the indicative scheme (illustrated in the outline scheme) have been refined further from the illustrative scheme. Some of these refinements deviate slightly from the parameters plans but not to an extent where the details are considered unacceptable in design or townscape terms.

5.26 Notwithstanding this, officers consider these deviations to be minor and inconsequential in respect of the wider development scheme. It is considered that the majority improve upon the outline scheme or are refinements of the design which enable policy compliance.

5.27 It is considered that the elements of the proposals which deviate from the parameters plan are acceptable as the scheme would be in broad compliance with planning policies in respect of design, residential amenity and residential standards. In light of the over-riding compliance with planning policy, officers consider the deviations from the parameters plans to be minor and justifiable in the context of the wider scheme and in terms of planning policy adherence.

5.28 Notwithstanding the amendments, in respect of the parameter plans, the proposed scale of both buildings broadly accord with the amended parameters for vertical and horizontal limits of deviation. The proposed land uses also comply with the approved parameter plans in respect of the provision of ground floor flexible uses.

5.29 In respect of the design codes, as detailed in the Design Code Compliance checklist, officers consider that the Plot H scheme is in accordance with the approved design codes as outlined in condition 4 of planning permission. The design codes and the parameter plans (key) permit the flexible application of the parameter plans with regards to the elements of the detailed scheme which deviate slightly from the approved parameters.

Design Conclusion

5.30 Accordingly, it is considered that the proposed details submitted as part of the RMA would comply with London Plan policies 7.1, 7.3 and 7.8, LBHF Core Strategy policy BE1, Development Management policies DM G1, DM G2 and DM G7 as well as the design policies of the Planning Guidance SPD, which specify that the development must be of a high quality, respect the local context and promote local distinctiveness. Further, the development respects and contributes to the design scheme of the wider masterplan site and complies with the approved design codes.

Trees

5.31 An arboricultural method statement has been prepared and submitted in connection with the former s96A application (to amend the levels of deviation to permit further projection of the north block onto the footway on Wood Lane). The method statement sufficiently demonstrated that the impact on the London Plane tree along Wood Lane have been fully considered and the tree can co-exist with the built infrastructure over in the long term. The statement describes the tree protection and management measures required and the detailed design, task sequencing and methodology likely to be associated with the enabling works, construction, installation of underground services and final external and landscape works within the root protection area of the tree. LBHF's arboricultural officer has confirmed that these measures are appropriate in safeguarding this tree. As such, the proposed details are considered to be acceptable in respect of Policies DM E3 which requires the protection of trees.

Landscaping, Open Space and Public Realm

5.32 The London Plan Play and Informal Recreation SPG states that doorstep playspace for children under five should be within 100 metres of residential units, local playspace for children five to eleven should be within 400 metres, and Neighbourhood Space should be within 800 metres for children over twelve years.

5.33 Policy DM E2 of the Development Management Local Plan relates to playspace for children and young people. It states that, in new residential development that provides family accommodation, accessible and inclusive communal playspace will normally be required on site that is well designed and located and caters for the different needs of all children, including children in younger age groups, older children and disabled children. Policy DM E1 states that the Council will seek to "reduce open space deficiency to improve the quality of, and access to, existing open space" through, inter alia, "requiring accessible and inclusive new open space in any new major development, particularly in the regeneration areas identified in the Core Strategy or in any area of open space deficiency". Policy DM E4 of the Development Management Local Plan is on greening the borough and confirms that the Council will seek to maximise the provisions of gardens, garden space and soft landscaping.

5.34 SPD Sustainability Policy 21 is a general policy on Landscaping and Planting and seeks to ensure that developments incorporate trees, hedges, scrub and avoid extensive areas of impermeable surfaces.

5.35 The landscaping scheme across the entire site comprises a series of greenspaces which connect to other neighbourhood open spaces and community facilities. The proposed RMA for Plot H provides the detailed design and landscaping scheme for MacFarlane Place which separates the south and north block. MacFarlane Place will comprise a landscaped shared space area.

5.36 In addition, the proposals also include a new publically accessible landscaped area to the north of the northern block to be known as 'Archway Plaza'. This space provides an informal seating area/meeting point adjacent to the exposed railway arches. It is intended that this space could be used as a sitting area should any of the adjoining arches, or corner unit (in the north block) be used as cafés/restaurants. Officers welcome the creation of this new space which has the potential to form a more intimate environment subject to the quality of landscaping and use of the adjoining building and arches. The proposed details submitted with the application demonstrate that the Archway Plaza would make a positive contribution to Plot H and the scheme in the wider development context.

5.37 There are communal amenity spaces on both south and northern blocks comprising a courtyard in the south block (at podium level) and a terrace in the north block (at level 8). Landscaping is incorporated into the south block communal space in the form of shrub planting, tree planting, integral seating/benches, planting areas and the play areas with naturalistic play elements. The private residential terraces (north and north-east) are bounded by informal hedge rows. The terraces are raised 150mm from the courtyard ground level which ensures the landscaping reinforces the private defensible space behind.

5.38 In terms of the details submitted with this RMA, it is considered the landscaped plans would result in the creation of a high quality urban realm and high quality private and communal amenity spaces on this development plot, which is consistent with the site wide masterplan. The detailed landscaping specification, planting schedules, external materials and urban realm strategy are conditioned (conditions 13, 14 and 15 of the extant planning permission).

5.39 The communal courtyard and terrace will provide 210 sqm of doorstep playspace for young children. Further playspace demands for older children are met off-site in Hammersmith Park which features formal play equipment and sports facilities amongst the expansive parkland. It is considered that the scale of provision and associated play equipment will be in proportion to the scale and nature of the proposed development, across the wider site, and that the on-site provisions (for Plot H) contribute to this.

5.40 It is considered that the landscaping and playspace provisions are provided in sufficient amounts and with good design qualities (for this development plot, as part of the wider development). Therefore, officers consider that the proposals comply with local planning policy DM E1, DM E2 and DM E4, SPD Housing Policies 1 and 21 and the aims of the Mayor's Play and Informal Recreation SPG (2012).

Retail

5.41 The site is not located within a designated town centre. Shepherds Bush Metropolitan Town Centre is located immediately to the east. Strategic Policy WCOA of the Core Strategy outlines the Council's approach to the White City Opportunity Area (WCOA). It states that the WCOA should become a place where "people want to live, work, shop and spend their leisure time".

5.42 Policy LE1 of the Core Strategy provides strategic policy on the local economy and wider employment, stating that the Council will seek to ensure that accommodation is available for businesses of all sizes. It will do this through requiring flexible space suitable for small and medium sized enterprises and retaining premises capable of providing continued accommodation for local services. Further, the policy will support both existing and new initiatives that will encourage local employment, skills development and training opportunities.

5.43 There will be 860 sq metres (GEA) of retail floorspace within the development at ground floor level in both blocks, fronting Wood Lane, in accordance with the approved parameters. The units occupy the continuous length of the Wood Lane frontage and could be subdivided to create smaller units. This ensures flexibility through allowing occupiers of various sizes to take up tenancies; the development is therefore compliant with Core Strategy Policy LE1.

5.44 It is considered that the proposals are in accordance with one of the central aims of the WCOA Strategic Policy, contained within the Core Strategy, which is to ensure that the area is one where people live, play, shop and spend their leisure time. Officers consider that the introduction of retail into the ground floor along Wood Lane encourage pedestrians to walk on this part of Wood Lane and help to channel them into the wider site and beyond. It is considered the proposed reserved matters are in accordance with Core Strategies policies LE1, WCOA, WCOA1 and BE1 and the WCOAPF with regards to delivering vibrant mixed use developments, in the Regeneration Area.

Housing Mix

5.45 Policy DM A3 refers to Housing Mix, the relevant parts state that all new housing provided as part of new major development should provide a mix of housing, including family housing. Developments should aim to meet the following mix subject to viability, locational characteristics and site constraints being considered on a site by site basis: where social rented housing is replacing existing social rented housing the new housing should meet the needs of the relocating tenants; for affordable rented approximately: 1 bedroom: 10% of units; 2 bedrooms: 40% of units; 3 bedrooms: 35% of units; 4+ bedrooms 15% of units; for intermediate housing approximately: 1 bedroom: 50%; 2 bedroom: 35%; 3 or more bedrooms.

5.46 The masterplan redevelopment of the BBC Television Centre will provide a range of housing types and sizes, which is considered acceptable in the planning context - across the whole site. The range of housing types remains acceptable across the site and would not be affected by the proposed mix within Plot H.

5.47 It is proposed to create 142 affordable residential dwellings; 61 in the north block and 81 in the south block. The proposed units are a range of sizes and types, varying from one-bedroom flats, suitable for two people, to three-bed maisonettes, suitable for 5

people. As defined by the LBHF Core Strategy, homes that have over 2 bedrooms, where one bedroom is at least 10.2 sq metres, and 1 habitable room are suitable for families. Of the proposed units, 74 have over two bedrooms, where one exceeds 10.2 sqm. It is noted that many 2 bed homes are designed for families with a reasonable level of private outdoor amenity space as well as access to the communal terrace or courtyard.

5.48 Of the 142 homes in the plot, 132 will be discount market sale (DMS) and 10 will be affordable rented. The types of homes proposed are as close to the specifications of DM policy A3 when the locational characteristics, constraints and viability are considered. In this instance, the site is located close to a Town Centre, whereby car parking and access to large private gardens is limited. As such, whilst there are few family homes (3 bed units) on this plot, it is considered that there are a reasonable number of family sized units on other plots of the wider masterplan site.

5.49 It is considered that the housing mix within the wider masterplan site is compliant with the relevant planning policies in the London Plan and Local Plan, and will not be compromised by the housing mix in Plot H. Officers therefore consider that the residential mix (on this plot) is compliant with Policy DM A3 of the Development Management Local Plan (2013).

Residential Standards

5.50 Policy H4 of the Core Strategy is a borough wide strategic policy on meeting housing needs. It states that the Council will work with house builders to increase the supply and choice of high quality residential accommodation that meets the residents' needs and aspirations and market demand. To achieve this, the policy advises that there should be a mix of housing types and sizes in development schemes, especially increasing the proportion of family accommodation. 10% of new build dwellings should be wheelchair accessible or easily adaptable for wheelchair user residents.

5.51 Policy DM A2 of the Development Management Local Plan is on housing quality and density and requires that all new housing should:

- a) Be of high quality design;
 - b) Take account of the amenity of neighbours;
 - c) Provide adequate internal space in accordance with London Plan policies;
- and
- d) Have access to private gardens/amenity space and children's playspace.

5.52 Policy DM A9 sets out detailed residential standards. To achieve a high standard of design, various considerations will be taken into account, including:

- o Floor areas and room sizes in new build dwellings;
 - o Accessibility for disabled people;
 - o Amenity and garden space provision;
 - o A safe and secure environment;
 - o Car parking and cycle parking;
 - o Attenuation of surface water run off;
 - o Sustainable energy measures;
 - o Provision of waste and recycling storage facilities;
 - o Noise insulation and layout to minimise noise nuisance between dwellings;
- and
- o Protection of existing residential amenities.

5.53 SPD Housing Policy 1 from the Planning Guidance SPD states that: "All new dwellings should have access to an area of amenity space, appropriate to the type of housing provided. Every new family dwelling should have access to amenity or garden space of not less than 36 square metres. Dwellings with accommodation at ground floor level should have at least one area of private open space with direct access to it from the dwelling. For family dwellings on upper floors this space may be provided either as a balcony or terrace and/or communally within the building's curtilage".

5.54 Where communal open space is provided, development proposals should demonstrate that the space:

- o Has a well-designed area for children's play adequate to meet the needs of the development;
- o Is overlooked by surrounding development;
- o Is accessible to wheelchair users and other disabled people;
- o Is designed to take advantage of direct sunlight; and
- o Has suitable management arrangements in place".

5.55 In March 2015 the Government released 'Technical housing standards - nationally described space standard', which details minimum sizes for dwellings. These standards specify minimum sizes for dwellings by number of stories and number of persons. The standards require:

- a. the dwelling provides at least the gross internal floor area and built-in storage area set out in Table 1 below;
- b. a dwelling with two or more bedspaces has at least one double (or twin) bedroom;
- c. to provide one bedspace, a single bedroom has a floor area of at least 7.5m² and is at least 2.15m wide;
- d. to provide two bedspaces, a double (or twin bedroom) has a floor area of at least 11.5m²;
- e. one double (or twin bedroom) is at least 2.75m wide and every other double (or twin) bedroom is at least 2.55m wide;
- f. any area with a headroom of less than 1.5m is not counted within the Gross Internal Area unless used solely for storage (if the area under the stairs is to be used for storage, assume a general floor area of 1m² within the Gross Internal Area);
- g. any other area that is used solely for storage and has a headroom of 900-1500mm (such as under eaves) is counted at 50% of its floor area, and any area lower than 900mm is not counted at all;
- h. a built-in wardrobe counts towards the Gross Internal Area and bedroom floor area requirements, but should not reduce the effective width of the room below the minimum widths set out above. The built-in area in excess of 0.72m² in a double bedroom and 0.36m² in a single bedroom counts towards the built-in storage requirement; and
- i. the minimum floor to ceiling height is 2.3m for at least 75% of the Gross Internal Area.

5.56 The proposed dwellings significantly exceed the Government's nationally prescribed technical space standards (March 2015), which are to be integrated into the London Plan as discussed in the Housing Standards Policy Transition Statement (October 2015). These standards specify minimum sizes for dwellings by number of stories and number of persons. With the exception of the 7 maisonettes, all properties

are single storey flats. The development contains 67 one-bedroom units, ranging from 50.1 sq metres to 60.2 metres. The minimum space standards for properties of this size (and sleeping two people) is 50 m². All units of this size therefore exceed the space standards. It is proposed to develop 68 two-bedroom units which range in size from 70 sq metres to 91.2 sq metres for four people and from 63.8 to 67.2 sq metres for three people. These exceed the Government's technical space standards; two-bedroom, three-people units should exceed 61 sq metres whilst two-bedroom, four-people units should exceed 70 sq metres. There are 7 three-bedroom maisonettes proposed, each spanning two storeys and varying in size from 103.3 sq metres to 122.3 sq metres. The Government's standards require that these units exceed 102 sq metres. The dwellings within the plot all exceed the minimum space standards.

5.57 In terms of private amenity, all dwellings in Plot H will have access to a private amenity space, with the exception of 14 units in the North Block (2 per floor) which have additional internal floor area in lieu of outdoor space. These 14 units are located on the western side of the North block and directly face the Hammersmith and City Line Underground line which is operational from early mornings to late at night on most days. Inset balconies have been considered but were rejected as this would compromise the level of light entering in the rooms. The residents of these units will have access to a communal terrace located on level 8 and are a short distance from the BBC Television Centre forecourt, Hammersmith Park and the proposed White City Green (on the former M&S regeneration site to the north east of the site).

5.58 Under the original outline permission, a communal terrace was proposed at first floor level of the north block. A terrace of an equivalent size is now proposed at 8th floor to provide better views over London and to reduce any impacts of the railway line on the space. In the south block, a courtyard is located at first floor level which provides a quiet, step-free communal amenity shielded from the busy Wood Lane traffic.

5.59 Both communal spaces will face south-west and therefore benefit from sunlight throughout the day. In total, there will be 548.4 sq m of communal floorspace provided in the Plot H. 404.8 sqm within the podium in the south block. A communal terrace is provided on level 8 of the south block which would be 74.4 sqm. The North block contains a communal terrace at level 8 which would be 69.2 sqm.

5.60 LBHF's Housing SPG advises that each new family home should provide 35 sq metres (GIA) of private amenity space. Whilst none of the units within the plot have 35 sq metres of private amenity space, several units have over 25 sq metres of private amenity space in the form of a terrace. Given the location of the plot, in proximity to Hammersmith Park (and the proposed White City Green), and the provision of communal terraces it is considered that the plot provides sufficient amenity space for large and smaller households (including families).

5.61 It is considered that the proposed residential quality of the housing as set out in the reserved matters application would be generally of sufficient quality to broadly comply with Core Strategy Policy H4 and Development Management Local Plan policy DM A2 and DM A9 which require new development to deliver good quality residential accommodation.

Accessibility

5.62 Policy DMA4 of the Development Management Local Plan states that in developments providing ten or more residential units 10% of all new housing, in proportion to the tenure mix of the development, should be designed to be wheelchair accessible or easily adaptable for residents who are wheelchair users. Car parking spaces should be provided on site to meet the needs of blue-badge holders.

5.63 Design Policy 1 of the Development Management SPD relates to inclusive design. It states that: "Applications for new buildings, changes of use, extensions and other building work should ensure that the building is designed to be accessible and inclusive to all who may use or visit the building. Drawings submitted for planning approval should show external access features for detailed approval and how in general, internal facilities (including those requiring detailed building regulations approval) will cater inclusively for all categories of user".

5.64 SPD Design Policy 10 states that "where there are major regeneration projects involving public spaces and large facilities with public access disabled people should be enabled to engage in the design processes".

5.65 Overall, the wider development is required to provide 10% of the total number of residential units across the site as Wheelchair Accessible Units (WAU). There are no plot-specific requirements for WAU provision. The total number of residential units within the Masterplan is 943 and, consequently, the requirement is to provide a total of 94 WAU within the development and 14 on Plot H. In line with policy DM A4, the wheelchair accessible units are a variety of sizes (i.e.: 7x 1 bed and 7x 2 bed units).

5.66 The wheelchair units have been designed as wheelchair user (adaptable) dwellings which would meet the requirement of M4 (3) of the Building Regulations which is now a requirement of London Plan policies 3.5 and 3.8. The Access Statement submitted with the RMA comprises a detailed explanation of how the M4 (3) standards have been incorporated into the detailed designs of Plot H.

5.67 The Hammersmith and Fulham Disability Forum have reviewed the proposals and recommend that the M4 (3) units comply with the detailed guidance identified in the Regulations (as set out in the consultations response in Part 2 of this report). The Forum recommend that the central play area in the communal area in the south block to be inclusive and accessible and bespoke and featured seating in MacFarlane Place and Archway Plaza to be inclusive (some of the benches to have arm and backrests). The Forum also recommend that the wheelchair units should be wheelchair accessible units not wheelchair adaptable units on completion.

5.68 Officers recommend that a condition which requires back rests to the courtyard and archway plaza seating is secured as a planning condition. With regards to the forum's request to ensure the units are built out and fitted to the wheelchair accessible unit, officers consider that the provisions in the s106 agreement sufficiently require compliance with the planning policy standards M4(3) in the London Plan policies 3.5 and 3.8. A further condition is recommended which requires compliance with M4 (3) in London Plan policies 3.5 and 3.8.

5.69 The retail units on the plot are at ground floor level, accessed off wide footways off Wood Lane, MacFarlane Place and MacFarlane Road. Internal fit out of units will be by

others. However, the units will all meet requirements of Approved Document Part M 2: Buildings other than dwellings, including suitably wide and easy to open, step-free entrance doorways and accessible sanitary facilities.

5.70 There will be step-free access to the first floor courtyard podium in the south block and planters set back to ensure sufficient circulation space for wheelchair users. The podium also provides step-free access to the upper level maisonette units facing MacFarlane Road (the lower level maisonettes have street entrances from MacFarlane Road).

5.71 The proposed detailed design of Plot H would comply with DM policy A4 and 7.3 (of the London Plan) with regards to Access issues.

Amenity (Impacts on Adjoining Occupiers)

5.72 Policy 7.6 of the London Plan states that buildings and structures should not cause unacceptable harm to the amenity of surrounding land and buildings, particularly residential buildings, in relation to privacy, overshadowing, wind and microclimate. This is particularly important for tall buildings. Policy 7.7 states that 'tall buildings should not affect their surroundings adversely in terms of microclimate, wind turbulence, overshadowing, noise, reflected glare, aviation, navigation and telecommunication interference'. There are no specific policies with regard to daylight, sunlight or overshadowing within the Development Management Local Plan or Core Strategy. Policy DM G1 does however refer to impact generally and the principles of 'good neighbourliness'.

5.73 A Sunlight, Daylight and Overshadowing assessment was undertaken in line with the guidance provided in the Building Research Establishment (BRE) document entitled 'Site Layout Planning for Daylight and Sunlight' (2011) as part of the 2014 Scheme ES. The assessment considered the impacts of the worst case scenario, i.e.: a scheme built to the maximum parameters plans which included Plot H. Plot H has subsequently been re-designed resulting in the mass of the north block being moved to the west and the northern tip being pulled back. The proposals fall comfortably within the horizontal and vertical levels of deviation permitted in the approved parameter plans. Therefore, the scale, massing and height of the development has been considered as part of the 2014 Scheme ES which notes that whilst there are some additional breaches to the target BRE Guidelines, on the whole, it is considered that the proposed development will not have a harmful impact to the daylight and sunlight amenity to the surrounding properties. Officers note that the breaches are not of a consequence of the development on Plot H. Therefore, no further considerations of daylight, sunlight or over-shadowing is required as part of the RMA for Plot H.

5.74 Officers have considered the impacts of privacy levels within adjoining properties as part of the assessment of the outline planning permission. The distances between the proposed development and adjacent dwellings has therefore been fully considered to date and it is not necessary to revisit the assessment given the proposals are within the tolerances of the levels of deviation specified in the approved parameter plans for Plot H.

5.75 An assessment of the existing conditions and required levels of internal and external noise from the development are set out within the Noise Report prepared by Arup and Chapter 8 of the 2014 Scheme ES. The Noise Report by Arup confirms the

acoustic design criteria for the development which is required to meet the relevant noise standards. The ES assesses the construction noise and vibration impacts, the operational noise impacts and the cumulative operational impacts of the whole development including for Plot H.

5.76 The development subject to the outline planning permission was considered to be acceptable with regards to noise impacts. It is considered that the proposals would comply with the full raft of London Plan, Core Strategy and Local Plan policies, in addition to the NPPF with regards to noise. It is considered that with appropriate designs and mitigation measures in place, that the proposed residential use would be compatible with the non-residential uses in close proximity. It is considered that the proposed design and layout of the Plot H development would provide sufficient quality living conditions within the residential units and, with appropriate noise attenuating measures in place, the occupiers would not be adversely affected from the adjacent land uses.

5.77 The proposals therefore accord with policies 7.6 and 7.7 of the London Plan (2016) and policies DM H9, DM G1 and DM A2 of the Development Management Local Plan (2013) which relate to design and the protection of surrounding residential amenity.

Transport and Parking

5.78 LBHF Core Strategy Policy T1 relates to transport. It seeks to ensure that 'appropriate parking is provided to meet the essential needs of the development without impacting on the quality of the urban environment'. The supporting text to this policy states that "sufficient car parking will need to be provided to meet the essential needs of developments, particularly ensuring that there is suitable access for disabled people. Parking space is often an inefficient and unattractive use of land and its impact on local environmental quality should be minimised where car parking is provided in new developments. Additional commuting by car should not be encouraged as it would add to congestion".

5.79 Policy DM J2 of the Development Management Plan is on vehicle parking standards. It states that: "The council will require any proposed development (new build, conversion of change of use) to conform to its parking standards. The council has adopted the car parking standards of the London Plan." The maximum residential parking standards are as follows:

- o 4 or more bedrooms: 1.5-2 car park spaces per unit
- o 3 bedrooms: 1-1.5 car park spaces per unit
- o 1-2 bedrooms: less than 1 car park spaces per unit.

It also notes that "all developments in areas with good public transport accessibility should aim for significantly less than 1 space per unit."

5.80 Policy DM J5 of the Development Management Local Plan relates to increasing the opportunities for cycling and walking. Detailed cycle parking standards are as follows:

- o Dwellings with 1-2 bedrooms: 1 space
- o Dwellings with 2+ bedrooms: 2 spaces.

5.81 Given the maximum car parking allowance, as stipulated in policy DM J2, and the plot's highly accessible location, with a PTAL rating of 6a (where 6b is the highest), residents will be encouraged to cycle or take public transport (to be prescribed in more

detail in the Travel Plans secured by way of the s106 agreement); as such there will be no private parking available on the site.

5.82 14 disabled spaces are provided in the ground floor of the south block which will likely be available for the occupiers of the wheelchair accessible units. No other car parking is provided and the residents will be restricted from obtaining car parking permits within the s106 agreement (associated with the extant permission). Policy DM J2 sets out the maximum standards for car parking, and states that developments in areas of good transport accessibility should aim for less than 1 space per unit. Given that the site lies opposite Wood Lane station and that these represent maximum standards, it is considered that the parking levels and car free provisions are acceptable.

5.83 In the south block, 132 cycle parking spaces will be provided at ground floor level, whilst 92 will be provided in the ground floor of the north block. Therefore, the total cycle parking for the plot is 224 spaces. This is compliant with standards specified in policy DM J5.

5.84 Transport for London (TfL) initially submitted concerns over the cycle parking typology, the size of the accessible parking spaces, electrical charging points provision and the need for further details of servicing and deliveries and construction logistics plans. The applicant submitted revised plans with an amended parking layout and confirmation over the cycle parking designs which addresses the concerns. With regards to electric charging, the proposals include three passive and three active charging points as a minimum to meet the London Plan standard 6.13 (20% active, 20% passive). This is to be secured by conditions 58 (Car Park Management Plan) and 61 (Electrical Charging Points). Consequently, it is considered that the proposals are acceptable in respect of ECVP requirements. The details of the Servicing Strategy and Construction Logistics Plan are conditions pursuant to the outline permission. Therefore, it is not necessary to secure them as part of the RMA. Officers consider that all matters raised by TfL have been adequately addressed and the proposals are acceptable in respect of the transport and parking details.

Sustainability/Carbon Reduction measures

5.85 Core Strategy Policy CC1 provides guidance on reducing carbon emissions, stating that the Council will require 'developments to make the fullest possible contribution to the mitigation of and adaption to climate change'. Policy DM H1 then provides further details, stating that: "the Council will require the implementation of energy conservation measures". Policy DM H2 promotes sustainable design and construction through implementing the London Plan sustainable design and construction policies to ensure developments incorporate sustainable measures.

5.86 SPD Sustainability Policy 3 states that there should be adequate waste and recycling storage in all residential developments in the borough. SPD Sustainability Policy 4 states that "internal storage for waste and recycling must be located in an accessible and commonly used area inside each dwelling". SPD Sustainability Policy 8 states that developments should make it as easy for residents to recycle as it is to dispose of refuse.

5.87 Condition 24 requires that the whole development shall be carried out in accordance with the approved Energy Strategy which includes the provision of a single

energy centre located in Plot A which would serve the whole development site, Combined Heat and Power plant (CHP), gas fired boilers and PV panels, unless otherwise agreed under the terms of this condition.

5.88 An Energy Compliance Statement, prepared by Arup, confirms that the development is being carried out in accordance with the approved energy strategy. The report confirms that work undertaken during the RIBA Stage 2 confirms that Plot H is on course to contribute to meeting the overall site target of a 34.2% reduction in CO2 emissions based on Part L 2010 regulations.

5.89 The submitted information confirms that Plot H is being designed to include passive design and energy efficiency interventions such as higher levels of insulation, high performance glazing and high standards of air tightness. Natural ventilation and shading are to be designed in to minimise overheating without needing mechanical cooling. The new building cannot be connected to the site-wide CHP system due to difficulty in making a connection to the main site, separated by the LU lines so on-site Air Source Heat Pumps are to be used to provide as much space heating as possible. The pump units will be located on the south block roof. The system will be designed and installed to facilitate future connection into a heat network if this is installed in close proximity to Plot H, possibly via Wood Lane. Energy efficient measures include automated lighting control in landlord areas, variable speed pumping and fan control, where appropriate, mechanical ventilation with heat recovery to apartments and mechanical equipment efficiencies.

5.90 In terms of renewables, the roof space will be utilised for the placement of photovoltaic panels in the areas indicated in the 2014 Energy Statement. Condition 22 of the outline permission requires submission of details of the proposed PV panels on the roofs including the angle of installation relative to the surface of the roofs of the buildings as identified in the approved energy strategy the Local Planning Authority. Plans have been submitted to show where on the Plot H roof areas the PV panels will be installed. The angle of installation has not been provided though, so this additional information is therefore still required as a condition to the RMA.

5.91 The Borough's Environmental Policy Officer advises that the proposed details are satisfactory to support the RMA and raises no objection subject to adherence with the planning conditions attached to the outline permission and with the RMA. In light of the above, it is considered that the details subject to the RMA is therefore compliant with Core Strategy Policy CC1 and Development Management Policies H1 and H2.

Flood Risk and Drainage

5.92 The applicant has discharged site-wide details of the Drainage and Flood Risk Assessment under condition 27 of planning permission 2016/01373/VAR. The reserved matters application includes the details of landscaping which needs to demonstrate compliance with the overall site wide drainage and flood risk assessment in order to help to reduce surface water run-off.

5.93 The proposals include communal gardens (at the southern block) and also private gardens (for the ground level maisonettes) as shown on the plans as well as a larger landscaped Plaza area adjacent to the railway arches at the northern tip of the Plot H site. Soft landscaped aspects are integrated to these areas, alongside hard landscaping.

5.94 In response to the Environmental Policy Officer comments, the applicant has clarified that surface water run-off will be directed to a dedicated surface water drainage network, ultimately discharging into the Thames Water combined sewer in Wood Lane. In accordance with the site wide strategy, surface water discharge will be restricted to 75l/s. This rate has been agreed with Thames Water. A series of SuDS features will be incorporated into the design of the building and external landscaped areas to attenuate rainfall during peak storms and thus restrict surface water flows to the agreed rate.

5.95 Details of the site wide drainage and SuDS strategy were provided to the Thames Water, Environment Agency and the Council's Environmental Policy Officers (under conditions 27 and 30 of the outline permission). The information was sufficiently and appropriately detailed to ensure that surface water run-off is managed in a sustainable manner, and prevents flooding by ensuring the satisfactory management of surface water run-off from the site. The detailed RMA is consistent with the provisions of the SuDS and site wide surface water drainage strategy and Thames Water, Environment Agency and the Borough's EHO raise no objections to this application.

5.96 It is considered that the RMA proposals would be in accordance with policy 5.13 of the London Plan 2015, policy CC2 of the Core Strategy 2011 and policy DM H3 and DM H4 of the Development Management Local Plan 2013 with respect to flood risk and drainage matters.

Air Quality

5.97 The development site is within the borough wide Air Quality Management Area (AQMA). Issues that relate to air quality have been comprehensively considered under the outline permission which included an Air Quality Assessment within the ES. The applicant has submitted an Environmental Statement (ES) Addendum as part of the RMA which considers the RMA scheme does not result in additional impacts, from those reported in the 2014 scheme ES.

5.98 The Environmental Quality team recommends that the bedrooms and living rooms of the residential units in Plot H are orientated away from the main sources of poor air quality i.e. Wood Lane, as part of the design mitigation for air quality and that there are no balconies on the wood lane façade to comply with policy DM H8. Officers consider that the principle of residential uses on Plot H is established in the outline planning permission. It is not possible to completely re-orientate the living rooms or bedrooms away from Wood Lane, given the dimensions of the block and its proximity to the rail line to the west. Officers note the proposed recessed balconies enable living room and bedroom windows to be opened onto the balcony and not Wood Lane, to reduce direct exposure to adverse air quality sources.

5.99 Due to the emissions from transportation sources, the Environmental Quality team recommended mitigation in the form of additional ventilation for the proposed habitable rooms in Plot H with facades on Wood Lane is added to improve air quality. In response, the applicant investigated the feasibility of adding ventilation risers to provide fresh air intake for the residential units located at the rear. The applicant has advised that the inclusion of ventilation risers necessitate significant internal reconfiguration of the units which would compromise the layout, size and storage of a significant number of flats. In light of this recommendation from AQ officers, it is considered that the requirement places a significant constraint on the implementation of the submitted

layouts which benefit from outline approval for residential uses. The environmental effects had been fully considered, within the former ES which was considered a robust and accurate summary of the environmental effects of the development at the time outline planning permission was granted. The additional ES addendum considers there is no 'additional' air quality effects as a result of the detailed design of the development (of Plot H) and as such, it is not necessary to impose further restrictions on the mitigation measures set out in the planning conditions pursuant to the outline planning permission, which are considered necessary and reasonable. Therefore, officers consider the air quality effects have been considered prior to the RMA which considers the details of scale, appearance, access, layout and landscaping only. As the RMA details are considered acceptable and compliant with policies, it is considered there is no substantial justification for adding further conditions on what has already been considered acceptable in planning terms, in terms of the environmental effect (which does not worsen as a result of the RMA detailed design).

Planning Conditions

5.100 If the RMA for Plot H is approved, the applicant will need to submit the following details for approval (as required by planning conditions attached to the outline planning permission), that are specific to the plot, including:

- o Landscaping details (13, 14, 15)
- o Sample materials (10)
- o Sustainable design and construction (25)
- o Ecology (21)
- o Play equipment (53)
- o PV panels (22)
- o Contamination and remediation (35)
- o Noise (44,45)
- o Odour abatement equipment (51)
- o Low Emissions Strategy (52)
- o Archaeology (12)
- o Benches, Litter bins, signage (20)
- o Servicing and Delivery (57)

5.101 The RMA recommends additional details (as conditions) pursuant to the RMA;

- o Back Rests to public realm seating areas (to be included in landscape scheme under condition 13)
- o
- o Angle of Photo-voltaics (as required under condition 22)

5.102 It is considered that this RMA submission provides the required level of detail to allow determination of the RMA and that further details will be submitted for approval in due course to meet the specific requirements of each respective relevant condition.

6.0 CONCLUSION AND RECOMMENDATION

6.1 It is considered that this application sufficiently addresses the matters reserved in respect of Plot H under planning permission ref. 2016/01373/VAR. These comprise access, scale, layout, appearance and landscaping. Officers consider that the proposed development detailed in this submission is compliant with the principles and details

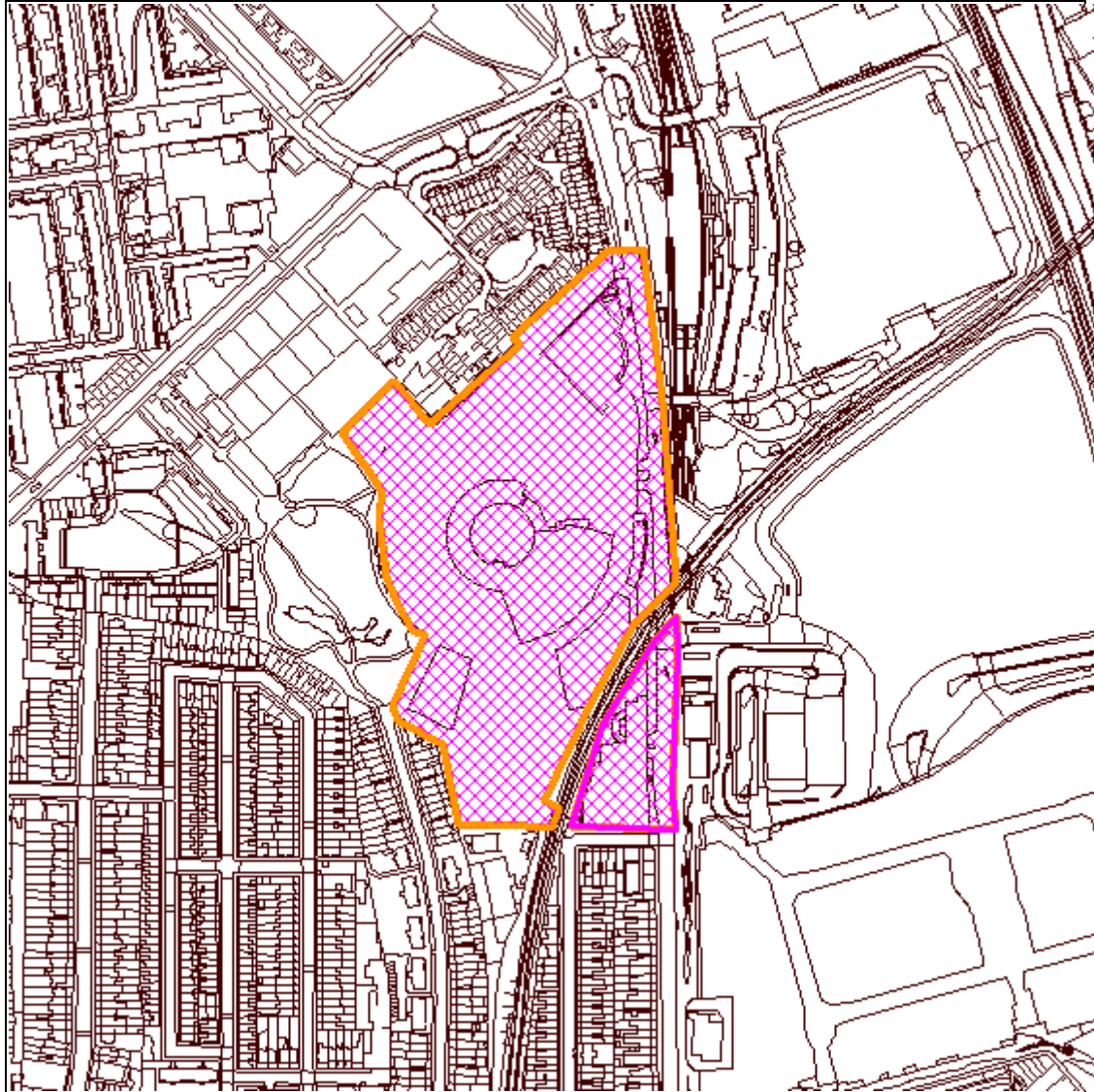
approved under the original planning permission, relevant planning conditions attached to that planning permission and planning policies and guidance at all levels.

6.2 In summary, it is considered that the detailed scheme will deliver a high quality residential environment which makes a positive contribution to both the wider area and the TVC development as a whole. The retail provision will complement the commercial uses in the wider site and activate the Wood Lane frontage. On the basis of the above, it is recommended that the above reserved matters for Plot H are approved subject to the conditions in this report.

Ward: Shepherd's Bush Green

Site Address:

Former BBC Television Centre Wood Lane London W12



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For identification purposes only - do not scale.

Reg. No:
2016/04585/VAR

Case Officer:
Natalie Cox

Date Valid:
25.11.2016

Conservation Area:
Wood Lane Conservation Area - Number 42

Committee Date:
11.07.2017

Applicant:

Stanhope Plc
c/o agent

Description:

Variation of conditions 3 and 8 of planning permission ref 2016/01373/VAR (dated 06.09.16) for comprehensive phased redevelopment of site to provide up to 943 residential units (Class C3) with range of land uses. Amendments relate to Plot D comprising additional 848 sqm office floorspace(Class B1) & elevational re-design resulting in the following amended development. Detailed permission is sought for works to the main building comprising erection of new 10 storey building (Plot A) incorporating offices (Class B1), private members club(sui generis), cinema(Class D2) & restaurants (Class A3), extensions at roof level, ground & basement levels, refurbishment of facades & change of use of parts of the retained building (Plot B) to provide gym & spa (Class D2), hotel (Class C1), residential(C3), shops(A1) financial & professional services(A2) & cafe/restaurants (A3), erection of new 8-10 storey outer ring building (Plot C) to provide residential(C3) & up to 941sqm TV studio offices(B1), erection of new 7-10 storey building (Plot D) to provide offices (B1) & café (A3), erection of new 3-9 storey building (Plot E) to provide residential (Class C3) & erection of new 25-storey building following demolition of East Tower (Plot G1 internal layouts reserved) to provide residential use (C3) & 3 storey pavilion building (Plot G2) including provision of up to 1843 sqm flexible ground floor uses(Classses A1/A3/A4 or B1), provision of car, cycle & motorcycle parking, hard & soft landscaping within new public forecourt & Helios courtyard, new shared pedestrian & vehicular routes, installation of new plant machinery & other structures. Outline permission is sought (all matters reserved) for 2-4 storey (Class C3) dwellings including basement (Plot F) and two x 4-9 storey buildings to provide residential use & up to 860 sqm flexible A1/A3/A4/B1 floorspace (Plot H), with associated public routes & spaces, landscaping, car & cycle parking & demolitions. Drg Nos: See Condition No. 3.

Application Type:

Vary or Delete Conditions Full/Outline

Officer Recommendation:

That the Committee resolve that the Lead Director for Regeneration Planning and Housing 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) (i) In respect of Plots F and H within Development Area 2 only, approval of the proposed access, appearance, landscaping, layout and scale of development shall be obtained from the Council in writing before the relevant development works in Plots F or H Development Area 2 (excluding any Enabling Works) are commenced.

- (ii) In respect of Plot G1 only, approval of the proposed layout of development shall be obtained from the Council in writing before the relevant development works in Plot G1 (excluding any Enabling Works) are commenced

Reason: To comply with the Town and Country Planning (Development Management Procedure) Order 2010 (as amended).

- 2) i) Development Plots (within Development Area 1) A, B, C, D and G2 shall be begun not later than 5 years from the date of the original permission (2nd April 2015);
- ii) Development Plot E (within Development Area 2) shall be begun not later than 7 years from the date of the original permission (2nd April 2015);
- iii) Application(s) for the approval of the Reserved Matters in respect of Development Plots F, G1 or H specified by condition 1(ii) shall be made to the Council before the expiration of 10 years from the date of the original permission (2nd April 2015). Development of any Development Plot within Development Area 2 shall be begun before the expiration of 2 years from the date of approval of the last of the relevant Reserved Matters to be approved pursuant to condition 1(i) or (ii).

Reason: To comply with section 92 of the Town and Country Planning Act 1990 (as amended). Extended time periods for which the planning permission can be implemented is given in light of the exceptional circumstances relevant to the ownership of the site and to the development.

- 3) The planning permission relating to the detailed components of the development hereby permitted (ie: those parts that are not to be subject to reserved matters) shall not be constructed unless in accordance with the approved drawings marked.

Application Area Plans

11066_M_(00)_100 P10, 11066_M_(00)_101 P10, 11066_M_(00)_102 P10,
11066_M_(00)_103 P10, 11066_M_(00)_104 P10, 11066_M_(00)_183
11066_M_(00)_106 P10, 11066_M_(00)_180 P10, 11066_M_(00)_181 P10

Parameters Plans

11066_M_(00)_107 P10, 11066_M_(00)_108 P10, 11066_M_(00)_109 P11,
11066_M_(00)_110 P11, 11066_M_(00)_111 P11, 11066_M_(00)_115 P10
11066_M_(00)_116 P10, 11066_M_(00)_117 P10, 11066_M_(00)_119 P11,
11066_M_(00)_120 P10, 11066_M_(00)_121 P10, 11066_M_(00)_125 P11,
11066_M_(00)_126 P10, 11066_M_(00)_128 P10, 11066_M_(00)_130 P10,
11066_M_(00)_131 P11, 11066_M_(00)_132 P11, 11066_M_(00)_133 P10

Proposed Plans and Bay Studies Plots A, B + C

11066_ABC_(00)_128 P12, 11066_ABC_(00)_129 P12,
11066_ABC_(00)_130 P14, 11066_ABC_(00)_131 P15,
11066_ABC_(00)_132 P14, 11066_ABC_(00)_133 P13,
11066_ABC_(00)_134 P13, 11066_ABC_(00)_135 P13,
11066_ABC_(00)_136 P13, 11066_ABC_(00)_137 P13,
11066_ABC_(00)_138 P13, 11066_ABC_(00)_139 P13,
11066_ABC_(00)_140 P13, 11066_ABC_(00)_141 P13,
11066_ABC_(00)_142 P12, 11066_ABC_(00)_211 P15,
11066_ABC_(00)_212 P13, 11066_ABC_(00)_213 P14,
11066_ABC_(00)_311 P15, 11066_ABC_(00)_312 P13,
11066_ABC_(00)_611 P12, 11066_ABC_(00)_612 P12,
11066_ABC_(00)_613 P13, 11066_ABC_(00)_614 P12,

11066_ABC_(00)_615 P11,
11066_ABC_(00)_617 P11, 11066_ABC_(00)_618 P11,
11066_ABC_(00)_619 P11.

Elevation Studies Plots A + B

11066_ABC_(00)_658 P13, 11066_ABC_(00)_659 P12,
11066_ABC_(00)_660 P11, 11066_ABC_(00)_661 P11,
11066_ABC_(00)_662 P11, 11066_ABC_(00)_663 P11,
11066_ABC_(00)_664 P11, 11066_ABC_(00)_665 P10,
11066_ABC_(00)_666 P10, 11066_ABC_(00)_667 P10,
11066_ABC_(00)_668 P11, 11066_ABC_(00)_669 P13,
11066_ABC_(00)_670 P13, 11066_ABC_(00)_671 P13,
11066_ABC_(00)_675 P13

Demolition Plans Plots A, B + C

11066_ABC_(00)_148 P11, 11066_ABC_(00)_149 P11,
11066_ABC_(00)_150 P13, 11066_ABC_(00)_151 P12,
11066_ABC_(00)_152 P12, 11066_ABC_(00)_153 P12,
11066_ABC_(00)_154 P12, 11066_ABC_(00)_155 P12,
11066_ABC_(00)_156 P11, 11066_ABC_(00)_157 P11,
11066_ABC_(00)_158 P11, 11066_ABC_(00)_159 P11,
11066_ABC_(00)_221 P12, 11066_ABC_(00)_222 P10,
11066_ABC_(00)_223 P12 11066_ABC_(00)_321 P13,
11066_ABC_(00)_322 P11

Elevation Studies Plot B

11066_B_(21)_6000 P02, 11066_B_(21)_6001 P02,
11066_B_(21)_6002 P01, 11066_B_(21)_6010 P02,
11066_B_(21)_6011 P02, 11066_B_(31)_2000 P03,
11066_B_(31)_2001 P02, 11066_B_(31)_2010 P01,
11066_B_(31)_2011 P01, 11066_B_(31)_2022 P03,
11066_B_(31)_4000 P02, 11066_B_(31)_4001 P02,
11066_B_(31)_4002 P01, 11066_B_(31)_4003 P01,
11066_B_(31)_4004 P01, 11066_B_(31)_4005 P01,
11066_B_(31)_4006 P01

Plot D Proposed Plans

A208 100 P04, A208 101 P04, A208 102 P05, A208 103 P05
A208 104 P04, A208 105 P04, A208 106 P04,
A208 107 P04, A208 108 P04, A208 109 P04,
A208 110 P04, A208 111 P04, A208 112 P04,
A208 01-201 P05, A208 01-202 P04 A208 01-203 P05,
A208 01 204 P05, A208 01-301 P04, A208 01-302 P04

Plot E Proposed Plans

356-LB-208 P03, 356-LLG-209 P03, 356-L00-210 P03
356-L01-211 P03, 356-L02-212 P03, 356-L03-213 P03
356-L07-217 P03, 356-L08-218 P03, 356-RF-219 P02
356-SEC-305 P01, 356-ELE-400 P02, 356-ELE-401 P02
356-ELE-402 P01, 356-ELE-403 P01, 356-ELE-404 P02
356-ELE-450 P01, 356-ELE-451 P01, 356-ELE-452 P01

356-ELE-453 P01

Plot G. Proposed Plans

11066_G_(00)_129 P13, 11066_G_(00)_130 P13, 11066_G_(00)_131 P12,
11066_G_(00)_139 P12, 11066_G_(00)_140 P12, 11066_G_(00)_211 P12,
11066_G_(00)_212 P12, 11066_G_(00)_311 P12, 11066_G_(00)_312 P12,
11066_G_(00)_625 P10, 11066_G_(00)_626 P10

Plot G2 Detailed Plans

11066_G2_SK_1203, 11066_G2_SK_1204, 11066_G2_SK_1205,
11066_G2_SK_1206, 11066_G2_SK_1207, 11066_G2_SK_1208

ARP-TVC-C-100-02 and ARP-TVC-C-200 02

Landscaping and Trees

OX4947-05-111 P02, OX4947-05-112 P02,
OX4947-05-113 P02, OX4947-05-114 P02,
OX4947-05-115 P02, OX4947-05-116 P02
OX4947-05-117 P02

Detailed Landscaping (Plot G2 and forecourt area)

TVC-GI-X-XX-GA-L-1009 D1, TVC-GI-X-XX-GA-L-1011 D1,
TVC-GI-X-XX-GA-L-1012 D1, TVC-GI-X-XX-GA-L-1100 D1,
TVC-GI-X-XX-GA-L-1101 D1, TVC-GI-X-XX-GA-L-1102 D1,
TVC-GI-X-XX-GA-L-1103 D1, TVC-GI-X-XX-GA-L-4001 D1,
TVC-GI-X-XX-GA-L-4002 D1, TVC-GI-X-XX-SP-L-1000 D1,
TVC-GI-X-XX-SE-L-2000 D1, TVC-GI-X-XX-SE-L-2001 D1,
TVC-GI-X-XX-SE-L-2002 D1, TVC-GI-X-XX-SE-L-2003 D1,
TVC-GI-X-XX-SE-L-2000 D1, TVC-GI-X-XX-LG-L-1010 D1,
TVC-GI-X-XX-DT-L-3020 D1, TVC-GI-X-XX-DT-L-3021 D1,
TVC-GI-X-XX-DT-L-3022 D1, TVC-GI-X-XX-DT-L-3023 D1,
TVC-GI-X-XX-DT-L-3024 D1, TVC-GI-X-XX-DT-L-3025 D1,
TVC-GI-X-XX-DT-L-3026 D1, TVC-GI-X-XX-DT-L-3027 D1,
TVC-GI-X-XX-DT-L-3028 D1, TVC-GI-X-XX-DT-L-3029 D1,
TVC-GI-X-XX-DT-L-3030 D1, TVC-GI-X-XX-DT-L-3031 D1,
TVC-GI-X-XX-DT-L-3032 D1, TVC-GI-X-XX-DT-L-3033 D1,
TVC-GI-X-XX-DT-L-3034 D1, TVC-GI-X-XX-DT-L-3035 D1,
TVC-GI-X-XX-DT-L-3037 D1, TVC-GI-X-XX-DT-L-3038 D1,
TVC-GI-X-XX-DT-L-3039 D1, TVC-GI-X-XX-DT-L-3041 D1,
TVC-GI-X-XX-DT-L-3045 D1, TVC-GI-X-XX-DT-L-3100 D1,
TVC-GI-X-XX-DT-L-3101 D1, TVC-GI-X-XX-DT-L-3103 D1,
TVC-GI-X-XX-DT-L-3104 D1, TVC-GI-X-XX-DT-L-3106 D1,
TVC-GI-X-XX-DT-L-3107 D1, TVC-GI-X-XX-DT-L-3108 D1,
TVC-GI-X-XX-DT-L-3201 D1, TVC-GI-X-XX-DT-L-3202 D1,
TVC-GI-X-XX-DT-L-3203 D1, TVC-GI-X-XX-DT-L-3205 D1,
TVC-GI-X-XX-DT-L-3206 D1, TVC-GI-X-XX-DT-L-3210 D1,
TVC-GI-X-XX-DT-L-3211 D1, TVC-GI-X-XX-DT-L-3212 D1,
TVC-GI-X-XX-DT-L-3213 D1, TVC-GI-X-XX-DT-L-3214 D1,
TVC-GI-X-XX-DT-L-3215 D1, TVC-GI-X-XX-DT-L-3216 D1,
TVC-GI-X-XX-DT-L-3217 D1, TVC-GI-X-XX-DT-L-3218 D1,
TVC-GI-X-XX-DT-L-3219 D1, TVC-GI-X-XX-DT-L-3220 D1,
TVC-GI-X-XX-DT-L-3221 D1, TVC-GI-X-XX-DT-L-3222 D1,

TVC-GI-X-XX-DT-L-3223 D1, TVC-GI-X-XX-DT-L-3224 D1,
TVC-GI-X-XX-DT-L-3225 D1, TVC-GI-X-XX-DT-L-3226 D1,
TVC-GI-X-XX-DT-L-3229 D1, TVC-GI-X-XX-DT-L-3230 D1,
TVC-GI-X-XX-DT-L-3400 D1, TVC-GI-X-XX-DT-L-3401 D1,
TVC-GI-X-XX-DT-L-3402 D1, TVC-GI-X-XX-DT-L-3403 D1,
TVC-GI-X-XX-DT-L-3406 D1, TVC-GI-X-XX-DT-L-3407 D1,
TVC-GI-X-XX-DT-L-3408 D1, TVC-GI-X-XX-DT-L-3411 D1,
TVC-GI-X-XX-DT-L-3412 D1, TVC-GI-X-XX-DT-L-4100 D1,
TVC-GI-X-XX-DT-L-4101 D1, TVC-GI-X-XX-DT-L-4102 D1,
TVC-GI-X-XX-DT-L-4103 D1, TVC-GI-X-XX-DT-L-4104 D1,
TVC-GI-X-XX-DT-L-4105 D1, TVC-GI-X-XX-DT-L-4106 D1,
TVC-GI-X-XX-DT-L-4107 D1

Plot A Detailed Plans

11066_A_(00)_2000 E, 11066_A_(00)_2010 E,
11066_A_(00)_2020 C, 11066_A_(00)_2030 A,
11066_A_(00)_2040 A, 11066_A_(00)_3000 E,
11066_A_(00)_3010 D, 11066_A_(00)_3020 E,
11066_A_(00)_3030 E, 11066_A_(00)_3040 B,
11066_A_(00)_3300 A, 11066_A_(00)_3500 A,
11066_A_(00)_3510 A, 11066_A_(21)_2011 A,
11066_A_(21)_2025 A, 11066_A_(21)_2040 A,
11066_A_(21)_4000 E, 11066_A_(21)_4001 D,
11066_A_(21)_4002, 11066_A_(21)_4003,
11066_A_(21)_4010 D, 11066_A_(21)_4012 B,
11066_A_(21)_4020 D, 11066_A_(21)_4031 B,
11066_A_(21)_4035 A, 11066_A_(21)_4040 C,
11066_A_(21)_4041 B, 11066_A_(21)_4042 B,
11066_A_(21)_4044 A, 11066_A_(21)_4050 A

Plot B Detailed Plans

11066_B_(00)_2000 E, 11066_B_(00)_2001 H,
11066_B_(00)_2010 B, 11066_B_(00)_2011 C,
11066_B_(00)_2020 F, 11066_B_(00)_2021 F,
11066_B_(00)_2022 F, 11066_B_(00)_2023 C,
11066_B_(21)_3020, 11066_B_(21)_3021,
11066_B_(21)_3022 C, 11066_B_(21)_3023 C,
11066_B_(21)_3024 C, 11066_B_(21)_3025,
11066_B_(21)_3026 B, 11066_B_(21)_3027 B,
11066_B_(21)_4000 D, 11066_B_(21)_4001 E,
11066_B_(21)_4002 D, 11066_B_(21)_4003 D,
11066_B_(21)_4020, 11066_B_(21)_4021,
11066_B_(21)_4030 E, 11066_B_(21)_4031 D,
11066_B_(21)_4100 B, 11066_B_(21)_4101,
11066_B_(21)_4103 B, 11066_B_(21)_4104,
11066_B_(21)_4110, 11066_B_(21)_4111

Plot C Detailed Plans

11066_C_(00)_2002 C, 11066_C_(00)_2003 C,
11066_C_(00)_2004 C, 11066_C_(00)_2005 C.
11066_C_(00)_2006 A, 11066_C_(00) 3002 C,
11066_C_(00) 3003 C, 11066_C_(00) 3004 C,
11066_C_(00) 3005 C, 11066_C_(00) 3006 C,
11066_C_(00) 3007 C, 11066_C_(21)_3010,
11066_C_(21)_3011, 11066_C_(21)_4000,
11066_C_(21)_4001 E, 11066_C_(21)_4002 B
11066_C_(21)_4004, 11066_C_(21)_4005,
11066_C_(21)_4006, 11066_C_(21)_4010,
11066_C_(21)_4011, 11066_C_(21)_4012,
11066_C_(21)_4013, 11066_C_(21)_4020,
11066_C_(21)_4021, 11066_C_(21)_4022

Plots A, B and C Technical Reference Sheets: 11066_M_SP_TRS

Enabling Works (Infrastructure Phase 3)

TVC-AR-X-XX-DR-C-4152 08, TVC-AR-X-XX-DR-C-4144 01,
TVC-AR-X-XX-DR-C-4140 01, TVC-AR-X-XX-DR-C-4103 07,
TVC-AR-X-XX-DR-C-4150 08, TVC-AR-X-XX-DR-C-4503 07

Plot D Hoarding

11066_M_SK_1165, DR0010 Rev 01, DR0009 Rev 01

Drop Off Bays

TVC-GI-X-XX-DR-L-100 Rev D1

11066_M_SC_Materials Schedule Condition 10 rev A

Plot B Forecourt Facade 11066_B_SK 1152, 11066_B_SK 1153 and
11066_B_SK_1181

Reason: 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, 7.6, 7.7, 7.8, 7.9 and 7.21 of the London Plan (2016) and policy BE1 of the Core Strategy 2011 and policies DM G1, DM G2, DM G3, DM G6, DM G7 of the Development Management Local Plan 2013 and White City Opportunity Area Planning Framework (2013).

- 4) All reserved matters applications shall include a statement to demonstrate compliance with the parameters plans the principles and parameters set out in the Revised Parameters Report prepared by Gerald Eve (dated March 2016), Design Guidelines (for Plots F and H) prepared by Alford Hall Monaghan Morris (dated March 2016) and the Public Realm Design Codes prepared by Gillespies (dated March 2016) or other such versions that are subsequently agreed in writing with the Local Planning Authority.

To ensure that the development is constructed in accordance with the Design Guidelines on which this decision is based and to be consistent with the principles of good masterplanning, in accordance with policies 7.1, 7.2, 7.3, 7.47.5, 7.6, 7.7, 7.8, 7.9, 7.18, 7.19 and 7.21 of the London Plan (2016) , policies A, BE1, WCOA and WCOA1 of the Core Strategy and policies DM G1, DM G2, DM G6 and DM G7 of the Development Management Local Plan 2013 and White City Opportunity Area Planning Framework (2013).

- 5) Details of any demolition, ground or enabling works within the relevant Plot shall be submitted to the local planning authority and approved in writing, prior to the commencement of any demolition, ground or enabling works within that Plot. Details of the enabling works as discharged in connection with the previous planning permissions (including ref: 2013/02355/COMB, 2014/04720/VAR and ref: 2014/02531/COMB) or the planning permission (ref: 2015/02646/VAR) as varied by this permission shall be carried out in accordance with the approved plans and reports. Details of the enabling works in the forecourt area (Infrastructure Phase 3) shall be carried out in accordance with the approved Arup plans listed in Condition 3. All enabling works shall proceed in accordance with the approved details, unless otherwise agreed in writing by the local planning authority. Each set of works approved under this condition 5 for each Plot shall constitute a separate phase of the development authorised by this planning permission for the purposes of the Community Infrastructure Levy Regulations 2010 (as amended).

Reason: To ensure that the development accords with the provisions and assessment of the approved Environmental Statement and to ensure that the development is carried out in a satisfactory manner in accordance with policies BE1 and CC4 of the Core Strategy 2011.

- 6) i) The development within Development Area 1 shall be carried out in accordance with the approved phasing programme (ref: PC_006 Rev D), prepared by Mace, provided with application ref 2016/01373/VAR, unless otherwise agreed in writing by the local planning authority.
- (ii) The development within Development Area 2 shall be carried out in accordance with the approved Phasing Programme for Plot E (ref: PC_001 Rev B) prepared by Mace, dated 26th January 2016 (ref: 2015/05837/DET) and the approved Phasing Programmes for Plots G1 (ref: Plot G_DEMO_CON_001 rev B) and H (ref: Plot H_DEMO_CON_001 Rev B) prepared by Mace, dated 20 June 2016 (ref: 2016/00926/DET) unless otherwise agreed in writing by the local planning authority.
- (iii) Prior to commencement of the remaining parts of Development Area 2 hereby approved (save for any approved Enabling Works), a phasing programme for Development Area 2 which includes the details of construction, completion and occupation of each plot within the relevant Development Area 2 shall be submitted to, and approved in writing by the Local Planning Authority. Development shall proceed in accordance with the approved phasing strategy unless otherwise agreed in writing by the Local Planning Authority

Reason: To ensure that the development accords with the provisions and assessment of the approved Environmental Statement and to ensure that the

development is carried out in a satisfactory manner in accordance with policies BE1 and CC4 of the Core Strategy 2011.

- 7) The total number of residential units (Class C3) hereby approved shall not exceed 943 units.

Reason: To ensure the development carried out does not exceed the cumulative maximum approved and to ensure the quantum of floor space keeps within the parameters assessed pursuant to the EIA in relation to the development in accordance with policies 3.3, 3.4, 3.7, 3.8, 3.9, 3.10, 3.11, 3.12, 7.1, 7.2, 7.3, 7.4, 7.5, 7.6, 7.7, 7.8 and 7.9 of the London Plan (2016), policies BE1, WCOA and WCOA 1 of the London Borough of Hammersmith and Fulham Core Strategy (2011) and policies DM G1, DM G2, DM G3, DM G6, DM G7, DM A1, DM A2 and DM A3 of the Development Management Local Plan 2013 and White City Opportunity Area Planning Framework (2013).

8)

The total gross external floorspace (GEA) areas of the development comprising the land uses hereby approved shall not exceed the following:

(a) An overall gross maximum floor space of all the development, including parking, servicing, energy centre and plant and storage that shall not exceed 207,351 square metres GEA; and

(b) Overall gross maximum floor space (excluding car park and energy centre) by land use, notwithstanding the provisions of the Town and Country Planning (Use Classes Order 1987) (as amended) or (General Permitted development) Order 1995 (as amended) or any subsequent act, shall not exceed the following:

- Hotel (C1): 2,147 sqm
- Residential (C3): 118,042 sqm
- Business (B1): 58,649 sqm
- Retail (A1): 1,960 sqm
- Retail (A3): 5,346 sqm
- Retail (A4): 2,684 sqm
- Leisure (D2): 3,890 sqm
 - Private Members Club (Sui Generis): 3,433 sqm
- Flexible A3/D2 use: 253 sq m

(c) or such breakdown by Plot of the overall gross maximum floor space specified in (a) and (b) above as may be submitted to and approved by the Local Planning Authority

Reason: To ensure the development carried out does not exceed the cumulative maximum floor space, in accordance with the approved plans and to ensure a suitable mix and distribution of land uses within the development and to ensure the quantum of floor space keeps within the Parameters assessed pursuant to the EIA in relation to the development, in accordance with policies 7.1, 7.2, 7.3, 7.4, 7.5, 7.6, 7.7, 7.8 and 7.9 of the London Plan (2016), policies BE1, WCOA, WCOA 1 of the London Borough of Hammersmith and Fulham Core Strategy (2011) and policies DM G1, DM G2, DM G3, DM G6, DM G7, DM H9, DM D1, DM D2, DM C3, DM B1, DM B2 and DM B3 of the Development Management Local Plan 2013 and White City Opportunity Area Planning Framework (2013).

- 9) Within the outline development Plots F, G and H each residential unit shall meet or exceed the following space standards unless otherwise agreed in writing by the Council:

Dwelling Type (b=bedrooms, p = persons)	GIA (sq m)
Flats	
1p	37
1b, 2p	50
2b, 3p	61
2b, 4p	70
3b, 4p	74
3b, 5p	86
3b, 6p	95
4b, 5p	90
4b, 6p	99
2 storey houses	
3b, 4p	87
3b, 5p	96
4b, 5p	100
4b, 6p	107
3 storey houses	
4b, 5p	106
4b, 6p	113

Reason: To ensure adequate space standards for new residents, in accordance with policy 3.5 of the London Plan (2016).

- 10) (i) The development shall be carried out in accordance with the submitted materials for Plots A, B, C and G2 and accompanying materials schedule TVC Approved Materials for Plots A, B, C and G2 (October 2015, February 2016 and March 2016) as detailed in the table below, comprising:

Plot A Brick, Mortar, sills, soffits, parapet coping, window frame, anodized baguettes

Plot B Brick, Mortar, Glazing, sills, soffits, parapet coping, window frame, backing panel, spandrel panels, anodized baguettes, roof terrace coping, metal balustrades

Plot C Brick, Mortar, Glazing, sills, soffits, parapet coping, window frame, backing panel

Plot G2 Brick, Mortar, Anodized baguettes, Glazing, sills, soffits, parapet coping, window frames, backing panel, metal balustrades

No part of these plots shall be used or occupied prior to the implementation of the approved materials.

- (ii) For all plots (save for the approved materials listed above), prior to the commencement of the relevant part of each Plot, details and samples of materials, paint colours, stonework, brickwork and ceramic tiles including details of bond, colour, mortar mix and mortar colour to be used for that Plot or relevant part

thereof on all external faces and roofs of the buildings shall be submitted to and approved in writing by the Local Planning Authority and no part of that Plot or relevant part thereof shall be used or occupied prior to the implementation of the approved details. Materials sample panels shall be erected onsite for the inspection by the Council's Conservation Officer prior to commencement of the relevant part of the development. Each Plot or part thereof, of the development shall be carried out in accordance with such details as have been approved.

Reason: To ensure a satisfactory external appearance and to prevent harm to the street scene and public realm, in accordance with policy BE1 of the Core Strategy 2011 and policies DM G1, DM G2, DM G6 and DM G7 of the Development Management Local Plan 2013.

- 11) (i) The development of Plots A, B, C and G2 shall be carried out in accordance with the approved detailed drawings, as listed in condition 3.

(ii) The development of the relevant part of all other Plots shall not commence before the details including detailed drawings in plan, section and elevation at 1:20 for that Plot, or relevant part thereof to show details of any proposed cladding, fenestration, glazing, balconies and winter gardens have been submitted and approved in writing by the Local Planning Authority. The development of each Plot, or part thereof shall be carried out in accordance with the approved details.

Reason: To ensure a satisfactory external appearance, in accordance with policy BE1 of the Core Strategy 2011 and policy DM G1 and DM G7 of the Development Management Local Plan 2013.

- 12) (i) The programme of archaeological work shall be carried out in accordance with the Written Scheme of Investigation prepared by URS, as approved in writing by the Council (ref: 2015/02063/DET dated 2nd July 2015) unless otherwise agreed in writing by the local planning authority.

(ii) Save for the approved details in respect of Plots D, F and G2 (ref: 2015/05841/DET), no residential and/or commercial unit within each Plot shall be occupied until the site investigation and post investigation assessment has been completed in accordance with the relevant programme set out in the written scheme of investigation approved under part (i), and the provision made for analysis, publication and dissemination of the results and archive deposition has been secured.

Reason: Heritage assets of archaeological interest may survive on the site. The planning authority wishes to secure the provision of archaeological investigation and the subsequent recording of the remains prior to development, in accordance with recommendations given by the borough and in NPPF, Chapter 12 in accordance with Policy 7.8 of the London Plan (2016), Policy BE1 of the London Borough of Hammersmith and Fulham Core Strategy (2011) and policy DM G7 of the DM Local Plan (2013).

- 13) (i) The paving, external hard surfaces, boundary walls, railings, gates, fences and other means of enclosure, including any sample materials within Development Area 1 (save for Plot D) shall be implemented in accordance with the approved

drawings listed in Condition 3 and those approved under ref: 2015/05838/DET (dated 12th May 2016) and thereafter permanently retained as such.

(ii) The replacement Hammersmith park boundary wall (in its entirety) shall be constructed in accordance with the detailed drawings and plans approved under application ref: 2016/00954/DET, dated 19th May 2016, and permanently retained as such.

(iii) Prior to the commencement of the relevant part of the development (save for the approved Enabling Works and Development Area 1 (save for Plot D)), details including detailed drawings in plan, section and elevation at 1:20 and samples, where appropriate, of all paving and external hard surfaces, boundary walls, railings, gates, fences and other means of enclosure for that phase shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out within each plot, or relevant part thereof, in accordance with the approved details and thereafter permanently retained as such.

Reason: To ensure a satisfactory external appearance of the site in accordance with policy BE1 of the Core Strategy 2011 and policies DM G1 and DM G7 of the Development Management Local Plan 2013.

14) (i) The hard and soft landscaping scheme for Development Area 1 (save for Plot D) shall be implemented in accordance with the approved drawings listed in Condition 3 and details approved under ref: 2015/05838/DET (dated 12th May 2016). The landscaping shall thereafter be retained and maintained in accordance with the approved details.

(ii) Details of the proposed hard and soft landscaping, associated with all other plots, including planting schedules and details of the species, height and maturity of any trees and shrubs and proposed landscape maintenance and management shall be submitted to the local planning authority and approved in writing, prior to commencement of work (save for the approved Enabling Works and Development Area 1) on the relevant part of the development. The approved scheme(s) shall be implemented in the next winter planting season following completion of the building works, or before the occupation and use of any part of the buildings within the relevant development plot, whichever is the earlier. The landscaping shall thereafter be retained and maintained in accordance with the approved details.

Reason: To ensure a satisfactory external appearance in accordance with policies BE1 and OS1 of the Core Strategy 2011 and policies DM G1, DM E3 and DM E4 of the Development Management Local Plan 2013

15) (i) The Urban Realm Strategy for Development Area 1 (save for Plot D) shall be implemented in accordance with the approved drawings listed in Condition 3 and details approved under ref: 2015/05838/DET including the site-wide Management Strategy Report prepared by Broadgate Estates. Such details shall be implemented in accordance with the approved plans and permanently retained thereafter.

(ii) Notwithstanding the information in the landscape drawings hereby approved, an urban realm strategy which includes detailed drawings of the shared surfaces,

methods of delineation of the vehicular and pedestrian areas and samples of materials shall be submitted to the local planning authority and approved in writing prior to the commencement of all other development plots. The urban realm strategy for the relevant plot shall demonstrate how the shared surfaces would adhere to the guidance set out in Department of Transport Note LTN1/11 "Shared Space" October 2011 (or any other relevant guidelines). Such details shall be implemented in accordance with the approved plans and permanently retained thereafter.

Reason: To ensure that the proposal provides an inclusive and accessible environment in accordance with Policy 7.2 of the London Plan (2016), policy T1 of the Core Strategy 2011, and the Council's Supplementary Planning Document.

- 16) Details of any temporary land uses, fencing, enclosures or structures including sales/marketing suites within the site (save for the temporary works (hoarding) approved under 2015/02081/DET dated 7th July 2015, the temporary site offices approved under 2016/00648/DET dated 22nd June 2016) and the hoarding details provided in respect of Plot D) shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the relevant part(s) of the development. Any interim structures, uses and buildings shall be implemented in accordance with the approved details, for a specified time period set out in the details and shall be discontinued/removed once the temporary period has been expired.

Reason: To ensure that the site remains in a tidy condition during the construction phase and to ensure that any temporary uses/structures do not create un-neighbourly impacts and to prevent harm to the street scene and character and appearance of the adjoining conservation area, in accordance with policy BE1 of the Core Strategy 2011 and policy DM G7 of the Development Management Local Plan 2013.

- 17) Prior to the commencement of works (save for the approved Enabling Works and works to site trees within the specified areas subject to the arboricultural method statements as approved under ref: 2014/04299/DET dated 10th October 2014 and 2015/02069/DET dated 13th July 2015) on each development plot or relevant part thereof, an arboricultural method statement setting out method(s) of tree protection on the relevant Plot during demolition and construction has been submitted to and approved in writing by the Council. Any works to tree(s) on the relevant Plot shall be carried out in accordance with BS5837:2012 Trees in relation to design, demolition and construction recommendations. The method(s) of tree protection shall be implemented in accordance with the relevant approved details.

Reason: To ensure that the retained trees are protected during the construction processes to prevent their unnecessary damage or loss, in accordance with policy 7.21 of the London Plan (2016), policy OS1 of the Core Strategy 2011 and policies DM E3 and DM E4 of the Development Management Local Plan 2013.

- 18) Any tree or shrub planted pursuant to approved landscape details that is removed or severely damaged, dying or becoming seriously diseased within 5 years of planting shall be replaced with a new tree or shrub of similar size and species to that originally required to be planted.

Reason: To ensure a satisfactory provision for planting, in accordance with policy 7.21 of the London Plan (2016), policy OS1 of the Core Strategy 2011 and policy DM E4 of the Development Management Local Plan 2013.

- 19) Any works to tree(s) on the site shall be carried out only in the following manner, in accordance with British Standard 3998:1989 - Recommendations for Tree Work:

Reason: To ensure that the Council is able to properly assess the impact of the development on any trees and to prevent their unnecessary loss, in accordance with policy 7.21 of the London Plan (2016), policy OS1 of the Core Strategy 2011 and policies DM E3 and DM E4 of the Development Management Local Plan 2013.

- 20) (i) The details and locations of benches and bins in Development Area 1 shall be implemented in accordance with the approved details under 2016/00184/DET dated 9th June 2016 and shall thereafter be retained and maintained in accordance with the approved details.

(ii) Details including the locations of the benches, litter bins and signage for all other areas shall be submitted to and approved in writing by the local planning authority, prior to occupation of the relevant development plot. The street furniture listed above shall be designed and sited to be fully inclusive and accessible for all users and will not provide any obstruction to disabled persons or people of impaired mobility and/or sight. The relevant development plot shall not be open to users until the benches, litter bins and signage as approved have been provided, and must be permanently retained thereafter.

Reason: To ensure the satisfactory provision of facilities, in accordance with policy OS1 of the Core Strategy 2011 and policies DM E1 and DM E2 of the Development Management Local Plan 2013 and to ensure the development is fully inclusive and accessible for all users, in accordance with Policy 3.1 and 7.2 of the London Plan 2016, policy T1 of the Core Strategy 2011 and the Council's "Planning Guidance" Supplementary Planning Document.

- 21) (i) An Ecological Management Plan shall be submitted to and approved in writing by the Local Planning Authority, prior to the completion of each development plot. The EMP shall comprise a habitat management plan and monitoring report which shall set out objectives and prescriptions for the management of new areas of vegetation and public open spaces within the development, for a minimum period of 5 years, unless otherwise agreed in writing with the Local Planning Authority.

(ii) The Ecological Management Plan for Plot G2 has been discharged under ref: 2016/00185/DET dated 20th April 2016.

Reason. To ensure the biodiversity of the site is protected and enhanced where possible, in accordance with policy 7.19 of the London Plan (2016) and policies OS1 and CC4 of the Core Strategy 2011 and policy DM E3 and DM H2 of the Development Management Local Plan 2013.

- 22) Prior to the commencement of work on the relevant part of each Plot, details of the proposed photo voltaic panels on the roofs including the angle of installation relative to the surface of the roofs of the buildings as identified in the approved energy strategy, where relevant shall be submitted to and approved in writing by the Local Planning Authority. Such details shall be implemented prior to occupation or use of the relevant Plot or building and permanently retained thereafter unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the development is consistent with the Mayor's sustainable design objectives in accordance with Policies 5.1, 5.2, 5.3, 5.7 and 5.8 of the London Plan (2016) and to ensure that the visual impact of the equipment is satisfactory in accordance with policy BE1 and CC1 of the Core Strategy 2011 and policy DM G1 and DM H2 of the Development Management Local Plan 2013.

- 23) (i) The details of green and brown roofs in respect of Development Area 1 (save for Plot D) shall be carried out in accordance with the approved drawings listed in Condition 3 and details approved under ref: 2015/05838/DET (dated 12th May 2016).

(ii) Prior to the commencement of work on the relevant part of the other Plots, details of green/brown roofs, including planting and maintenance schedules, and ecological enhancement measures for that Plot shall be submitted to and approved in writing by the Local Planning Authority. Development shall accord with the details as approved.

Reason: To ensure the provision of green and brown roofs in the interests of sustainable urban drainage and habitat provision, in accordance with policies 5.11, 5.13 and 7.19 of the London Plan 2016 and policies OS1, CC1, CC4 and H4 of the Core Strategy 2011 and policy DM E3, DM E4, DM H2, and DM H4 of the Development Management Local Plan 2013.

- 24) The development shall be carried out in accordance with the approved Energy Strategy (Dated August 2014) prepared by Arup which would result in a 34.2% carbon dioxide emissions savings, based on Part 2010 Regulations which includes the provision of a single energy centre located in Plot A which would serve the whole development site, Combined Heat and Power plant (CHP), gas fired boilers and PV panels, unless otherwise agreed under the terms of this condition. Any revised energy strategy for the development site shall be submitted to the Local Planning Authority for approval, in writing and shall result in carbon reductions which would not be less than 34.2%. The development shall be implemented and operated in accordance with any subsequent approved revised energy strategy.

Reason: To ensure that the development is consistent with the Mayor's carbon emissions objectives in accordance with Policies 5.5, 5.6, 5.7, 5.8 and 5.9 of the London Plan (2016) and in accordance with policy CC1 of the Core Strategy 2011 and policy DM H1 and DM H2 of the Development Management Local Plan 2013.

- 25) Sustainable design and Construction

Prior to first occupation of each development plot, a Sustainable Design and Construction Statement shall be submitted to the Local Planning Authority for approval.

(i) The Sustainable Design and Construction Statement shall confirm the details of the measures, in accordance with the approved (relevant) Energy Strategy, Sustainability Statement and Approved Drawings which accompany the planning application, that have been implemented on the site, within the relevant phase, that ensures high standards of sustainable design and construction have been achieved in compliance with the Mayor's Supplementary Planning Guidance.

(ii) Where necessary, evidence (e.g. photographs, copies of installation contracts and as-built worksheets prepared under SAP or the National Calculation Method), including the details of the internal water consumption of the development must be submitted to the Local Planning Authority to demonstrate that the development has been carried out in accordance with the approved energy strategy, and to reduce the consumption of potable water through the use of water efficiency and recycling systems, unless otherwise agreed in writing by the local planning authority.

All measures integrated shall be retained for the lifetime of the development.

(iii) The Sustainable Design and Construction Statement for Plot G2 has been discharged under ref: 2016/00186/DET dated 31st March 2016.

Reason: In the interests of sustainability, in accordance with policies 5.15 of the London Plan (2016), policy DM H 3 of the Development Management Local Plan 2013 and the Mayor's Supplementary Planning Guidance on Sustainable Design and Construction.

- 26) Within a month of handover of any non-residential component of the development, a BREEAM (2011 or any such further current iteration as relevant at the time of submission)) assessment report shall be submitted to the BRE (with a copy of the report provided to the Local Planning Authority) demonstrating that the building(s) would achieve a 'Very Good' BREEAM rating.

Reason: In the interests of energy conservation, reduction of CO2 emissions and wider sustainability, in accordance with policies 5.1, 5.2, 5.3, 5.6 and 5.7 of the London Plan (2016) and Policy CC1 of the Core Strategy 2011 and policy DM H1 and DM H2 of the Development Management Local Plan 2013.

- 27) The development shall be carried out in accordance with the sustainable urban drainage system (SUDS) detailed in the approved site-wide Arup report: 'Drainage and Flood Risk Statement' dated 29.05.15. The approved SUDS scheme shall be implemented in accordance with the approved details prior to first occupation of the relevant part of the development hereby permitted, and thereafter permanently retained and maintained.

Reason: To ensure that surface water run-off is managed in a sustainable manner, in accordance with policy 5.13 of the London Plan (2016) and policy CC2 of the Core Strategy 2011.

- 28) (i) The development shall be carried out in accordance with the Waste Strategy (dated 29/05/2015) as approved under 2015/02071/DET in respect of Plot G2 dated 03/07/2015, and the Waste Strategy for Plots A, B and C as approved under 2015/02646/VAR (dated 10/12/2015). The approved details shall be implemented

prior to the use or occupation of any part of the relevant Plot and shall be maintained permanently thereafter.

(ii) Details of the refuse arrangements including storage, collection and recycling for all uses within each plots within Development Area 2 shall be submitted to and approved in writing by the Council prior to the commencement of works on each Plot, save for the approved Enabling Works and any relevant demolitions. The approved details shall be implemented prior to the use or occupation of any part of the relevant Plot and shall be maintained permanently thereafter. The approved details shall be implemented prior to the use or occupation of any part of the relevant Plot and shall be maintained permanently thereafter .

Reason: To ensure the satisfactory provision for refuse storage and recycling in accordance with policy CC3 of the Core Strategy and policy DM H5 of the Development Management Local Plan 2013 and the Council's Planning Guidance Supplementary Planning Document.

- 29) The development shall be carried out in accordance with the approved Impact Studies (as approved under ref: 2014/04199/DET) which identifies the existing water supply infrastructure in order to determine the magnitude of any new additional capacity required in the system and the location of a suitable connection point.

Reason: To ensure that the water supply infrastructure has sufficient capacity to cope with the additional demand in accordance with policies 5.14 and 5.15 of the London Plan (2016) and policy CC2 of The Core Strategy 2011 and policy DM H3 of the Development Management Local Plan 2013.

- 30) The development shall be carried out in accordance with the foul and surface water drainage details contained in the approved Arup report: 'Drainage and Flood Risk Statement' dated 29.05.15. The approved foul and surface water drainage details (which includes a restriction on the minimum of 50% surface water run-off reduction on site as outlined in the FRA) shall be implemented before the relevant part of the development is completed.

Reason: To prevent flooding by ensuring the satisfactory management of surface water run-off from the site in accordance with policy 5.13 of the London Plan 2016, policy CC2 of the Core Strategy 2011 and policy DM H3 and DM H4 of the Development Management Local Plan 2013.

- 31) The proposed ground decontamination, remediation and on-going monitoring works and investigations shall be carried out in accordance with the preliminary risk assessment report, as approved in writing by the Council (subject to ref: 2014/04282/DET dated 10th October 2014), unless otherwise agreed in writing by the local planning authority.

Reason: 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 policy 5.21 of The London Plan 2016, policy CC4 of the Core Strategy 2011 and policy DM H4, DM H6 and DM H7 of the Development Management Local Plan 2013.

- 32) The proposed ground decontamination, remediation and on-going monitoring works and investigations shall be carried out in accordance with the site investigation scheme, as approved in writing by the Council (subject to ref: 2014/04283/DET dated 10th October 2014), unless otherwise agreed in writing by the local planning authority.

Reason: 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 policy 5.21 of The London Plan 2016, policy CC4 of the Core Strategy 2011 and policy DM H4, DM H6 and DM H7 of the Development Management Local Plan 2013.

- 33) The development shall be carried out in accordance with the Site Wide Ground Contamination Risk Assessment & Remediation Method Statement approved under 2015/02070/DET dated 24th July 2015. 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. The ground works associated with the enabling works phase 2 shall be carried out in accordance with the approved qualitative risk assessment for the specified area, subject to the approved details under Ref: 2014/04349/DET.

Reason: 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 policy 5.21 of The London Plan 2016, policy CC4 of the Core Strategy 2011 and policy DM H4, DM H6 and DM H7 of the Development Management Local Plan 2013.

- 35) No phase of development shall commence, save for any approved Enabling Works or (unless the Council agree in writing that a set extent of development must commence to enable compliance with this condition) until the approved remediation method statement in connection with condition 33 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.

Reason: 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 policy 5.21 of The London Plan 2016, policy CC4 of the Core

Strategy 2011 and policy DM H4, DM H6 and DM H7 of the Development Management Local Plan 2013.

- 36) No phase of development shall commence, save for any approved Enabling Works or (unless the Council agree in writing that a set extent of development must commence to enable compliance with this condition) until an onward long-term monitoring methodology report, in connection with condition 35, 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.

Reason: 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 policy 5.21 of the London Plan (2016), policy CC4 of the Core Strategy 2011 and policy DM H4, DM H6 and DM H7 of the Development Management Local Plan 2013.

- 37) No part of the development shall be occupied until the micro climate mitigation measures necessary to provide an appropriate wind environment throughout and surrounding the development identified within the Microclimate Report have been implemented in accordance with the report, with regards to the relevant part of the development. The measures shall be permanently retained thereafter.

To ensure that suitable measures are incorporated to mitigate potential adverse wind environments arising from the development, in accordance with policies 7.6 and 7.7 of the London Plan (2016).

- 39) There shall be no occupation of any development plot (excluding the works associated with refurbishment or conversion of an existing building) until the following information has been submitted to the Local Planning Authority:

i) the completion of a Post-Construction Airwaves Study (the Post-Construction Study) to minimise detrimental impacts to airwaves reception attributable to the development

ii) the implementation of a Scheme of Mitigation Works for the purpose of ensuring no material impact to the airwave reception attributable to the development identified by the Post-Construction Study, shall take place within 3 months of the submission of the Post Construction Study.

Such Scheme of Mitigation Works shall be first submitted to and approved in writing by the Council.

iii) The Post Construction Air Waves Study in respect of Plot G2 has been approved (ref: 2016/00187/DET) dated 31st March 2016.

Reason: To ensure that the existing airwaves reception within/adjacent to the development site is not adversely affected by the proposed development, in accordance with policy 7.13 of the London Plan (2016).

- 40) The development shall be carried out in accordance with the details and mitigation measures contained within the Television Interference Assessment prepared by Compuserve, approved under 2015/02075/DET dated 3rd July 2015. The approved remediation measures shall be implemented for each phase immediately that any television interference is identified.

Reason: To ensure that television interference caused by the development is remediated, in accordance with Policy 7.7 of the London Plan (2016) and policy BE1 CC4 of the Core Strategy 2011 and policy DM G1 and DM G2 of the Development Management Local Plan 2013.

- 41) No impact piling shall take place until a piling method statement (detailing the type of piling to be undertaken and the methodology by which such piling will be carried out within each Plot (where relevant), including measures to prevent and minimise the potential for damage to subsurface water or sewerage infrastructure, and the programme for the works) has been submitted to and approved in writing by the local planning authority in consultation with the relevant water or sewerage undertaker. Any piling must be undertaken in accordance with the terms of the approved piling method statement, for each relevant Plot.

Reason: To prevent any potential to impact on local underground water and sewerage utility infrastructure, in accordance with Policies 5.14 and 5.15 of the London Plan (2016), policy CC2 of the Core Strategy 2011 and policy DM H4 of the Development Management Local Plan 2013. The applicant is advised to contact Thames Water Developer Services on 0845 850 2777 to discuss the details of the piling method statement.

- 42) (i) The development within Development Area 1 shall be carried out in accordance with the Construction Logistics Management Plan approved under DET/02068/DET dated 3rd July 2015.

(ii) No development on any plot within Development Area 2 (save for demolition works and Enabling Works) shall commence until a Construction Logistics Management Plan for that Plot has been submitted to and approved in writing by the Council. The method statement /construction management plan should be prepared in consultation with London Underground which includes the details for all of the relevant foundations, basement and ground floor structures, or for any other structures below ground level, including piling (temporary and permanent). The development of the relevant Plot shall be carried out in accordance with the relevant approved Construction Logistics Management Plan. Each Construction Logistics Management Plan shall cover the following minimum requirements:

- site logistics and operations;
- construction vehicle routing;
- contact details for site managers and details of management lines of reporting;
- detailed plan showing different phasing, different developers and constructors to be updated on a 6 monthly basis;

- location of site offices, ancillary buildings, plant, wheel-washing facilities, stacking bays and car parking;
- storage of any skips, oil and chemical storage etc.; and
- access and egress points;
- membership of the Considerate Contractors Scheme.

Reason: To ensure that no unacceptable adverse effect on the amenity of surrounding occupiers in accordance with policies BE1, T1 and CC4 of Core Strategy 2011 and policy DM J1, DM G1, DM H5, DM H8, DM H9 and DM H10 of the Development Management Local Plan 2013.

43) (i) The development within Development Area 1 shall be carried out in accordance with the Construction Management Plan and Demolition Method Statement approved under 2015/02067/DET dated 7th July 2015. These approved details shall be implemented throughout the project period.

(ii) The development within Development Area 2 in respect of Plot E shall be carried out in accordance with the Demolition Method Statement approved under 2015/05837/DET dated 26th January 2016. These approved details shall be implemented throughout the project period.

(iii) The development within Development Area 2 in respect of Plots G1 and H shall be carried out in accordance with the Demolition Method Statements approved under 2016/00927/DET dated 25th July 2016. These approved details shall be implemented throughout the project period.

To ensure that occupiers of surrounding premises are not adversely affected by noise, vibration, dust, lighting or other emissions from the building site in accordance with policies 5.18, 5.19, 5.20, 5.21 and 5.22 of the London Plan (2016), policy CC4 of the London Borough of Hammersmith and Fulham Core Strategy (2011) and policies DM G1, DM H5, DM H8, DM H9, DM H10 of the Development Management Local Plan 2013.

44) (i) The development shall be carried out in accordance with the noise assessment and details of sound insulation of the building envelope in respect of Plots B and C, as approved 2nd February 2016 (Ref: 2015/05839/DET).

(ii) Prior to commencement of any Plot within Development Area 2 save for any approved Enabling Works and demolition, a noise assessment for the relevant phase of development shall be submitted to the Council for approval of external noise levels and details of the sound insulation of the building envelope, orientation of habitable rooms away from major noise sources and of acoustically attenuated mechanical ventilation as necessary to achieve:

- Intrusive external noise: to achieve the requirements of BS8233:2014.
- Building services noise: NR25 in bedrooms, NR30 in living rooms and NR40 in other rooms and communal circulation.

Approved details shall be implemented prior to occupation of the development and thereafter permanently retained.

Reason: To ensure that the amenity of occupiers of the development site is not adversely affected by noise from transport or industrial/ commercial noise sources,

in accordance with policy CC4 of the Core Strategy 2011 and policies DM H9 and DM H11 of the Development Management Local Plan 2013.

- 45) (i) The development shall be carried out in accordance with the details of sound insulation of floor/ ceiling/walls separating noise sensitive premises from non-residential uses (including plant, car park and communal facilities) in respect of Plot B, as approved 2nd February 2016 (Ref: 2015/05839/DET).

(ii) Prior to commencement of the relevant phase of development or part thereof, save for any approved Enabling Works and demolition works, details shall be submitted to and approved in writing by the Council, of the sound insulation of the floor/ ceiling/walls separating noise sensitive premises from non-residential uses (including plant, car park and communal facilities). Details shall demonstrate that the sound insulation value $D_{nT,w}$ [and $L'_{nT,w}$] is sufficiently enhanced and, where necessary, additional mitigation measures implemented to contain commercial noise within the commercial premises and to achieve the 'Good' criteria of BS8233:1999 within new-build dwellings/ noise sensitive premises. Approved details shall be implemented prior to any occupation of the residential development within the part(s) of the site covered by this condition and shall be permanently retained thereafter.

Reason: To ensure that the amenity of occupiers of the development site within the new-build residential parts of the site will not be adversely affected by noise from transport or industrial/ commercial noise sources, in accordance with policy CC4 of the Core Strategy 2011 and policy DM H9 of the Development Management Local Plan 2013.

- 46) (i) The development shall be carried out in accordance with the details of enhanced sound insulation value $D_{nT,w}$ and $L'_{nT,w}$ for the floor/ceiling/ wall structures separating different types of rooms/ uses in adjoining dwellings in respect of Plot C, as approved 2nd February 2016 (Ref: 2015/05839/DET).

(ii) Prior to commencement of each subsequent new-build phase of the development or relevant part thereof, save for any approved Enabling Works, details shall be submitted to and approved in writing by the Council, of an enhanced sound insulation value $D_{nT,w}$ and $L'_{nT,w}$ for the floor/ceiling/ wall structures separating different types of rooms/ uses in adjoining dwellings, namely living room and kitchen adjoining bedroom of separate dwelling. The enhanced values shall be 5dB more stringent than the requirements of Approved Document E. Approved details shall be implemented prior to occupation of the relevant phase of development and thereafter be permanently retained.

Reason: To ensure that the amenity of occupiers of the development site is not adversely affected by noise, in accordance with policy CC4 of the Core Strategy 2011 and policy DM H9 of the Development Management Local Plan 2013.

- 47) The development within shall be carried out in accordance with the Arup report: 'Groundborne noise and vibration assessment for Planning Condition 47' approved under 2015/02076/DET dated 3rd July 2015. No part of the relevant development plot shall be occupied until the approved details have been implemented. Approved details shall thereafter be permanently retained.

Reason: To ensure that the amenity of occupiers of the development site is not adversely affected by ground- or airborne vibration, in accordance with policy CC4 of the Core Strategy 2011 and policy DM H9 of the Development Management Local Plan 2013.

- 48) Prior to use, machinery, plant or equipment, extract/ ventilation systems and ducting at the development shall be mounted with proprietary anti-vibration isolators and fan motors shall be vibration isolated from the casing and adequately silenced and maintained as such.

Reason: To ensure that the amenity of occupiers of the development site and surrounding premises is not adversely affected by vibration, in accordance with Policy CC4 of the Core Strategy 2011 and policy DM H9 of the Development Management Local Plan 2013.

- 49) The Rating Level of plant/machinery/equipment external noise emissions, with all plant/machinery/equipment operating together at maximum capacity, shall be:
- At least 10dB lower than the lowest existing background noise level at 1m from the façade of any offsite noise sensitive areas, in accordance with the requirements of BS4142:2014.
 - No more than 55dBLAeq at 1m from the façade of any onsite noise sensitive receivers or at pedestrian level in any onsite external amenity areas (balcony, roof garden etc), in accordance with BS8233:2014.
- Any attention catching features (tones etc) shall either be eliminated or at least considered in any assessment and should carry an additional correction in accordance with BS4142:2014.

A post-installation noise assessment shall be carried out where required to confirm compliance with the noise criteria and additional steps to mitigate noise shall be taken, as necessary. Approved details shall be implemented prior to occupation of the development and thereafter be permanently retained.

Reason: To ensure that the amenity of occupiers of the development site/ surrounding premises is not adversely affected by noise from plant/mechanical installations/ equipment, in accordance with Policies DM H9 and H11 of the Development Management Local Plan.

- 50) Prior to the commencement of works on the relevant part of each development plot details of the mechanical ventilation system to be installed within the residential and hotel components shall be submitted to the local planning authority in writing, for approval. The details shall include the method of clean intake from higher levels which will be used to serve residential units in the lower floors. The ventilation system shall be implemented in accordance with the approved plans and shall be permanently retained thereafter. The equipment installed shall be permanently maintained in good working order. The maintenance and cleaning of the system shall be undertaken regularly in accordance with the manufacturer specifications and shall be the responsibility of the primary owner of the relevant building.

Reason: To ensure that the residential buildings (plots B, C, D, E, F and G) and Hotel building (in plot B) have access to satisfactory air quality levels and are not unduly affected by odour and disturbance in accordance with policy CC4 of the

Core Strategy 2011 and policy DM H8 of the Development Management Local Plan 2013.

- 51) Prior to commencement of works on the relevant part of each development plot, details of the installation, operation, and maintenance of the best practicable odour abatement equipment and extract system shall be submitted to and approved in writing by the Local Planning Authority, including the height of the extract duct and vertical discharge outlet, in accordance with the 'Guidance on the Control of Odour and Noise from Commercial Kitchen Exhaust Systems' January 2005 by DEFRA. Approved details shall be implemented prior to occupation of the relevant development plot or part thereof and thereafter be permanently retained, unless subsequently otherwise approved in writing by the Local Planning Authority.

Reason: To ensure that nearby premises are not unduly affected by odour and disturbance in accordance with policy CC4 of the Core Strategy 2011 and policy DM H8 of the Development Management Local Plan 2013.

- 52) Prior to the commencement of works on each development area, or relevant part thereof, a Low Emission Strategy shall be submitted to and approved in writing by the Council in respect of the relevant Plots within the specified area or part thereof. The low emission strategy must undertake a calculation based on the total NOx and PM10 emissions from the baseline situation as established in the Environmental Statement Chapter 9 and shall compare them with the proposed uses within the relevant plots, building, or phase. This shall include transport sources and all major combustion plant including, boilers, energy plant and emergency generators for the relevant Plot. The strategy shall detail all calculations and assumptions used in full. The strategy should detail the measures that will be taken to reduce the development's air quality impacts and minimising exposure of future site users.

Any combustion plant proposed on the relevant Plot should meet a NOx emissions standard of 40mg/kWh (at 0% O₂). Where any installations do not meet this emissions standard it should not be operated without the fitting of suitable NOx abatement equipment or technology as determined by a specialist to ensure comparable emissions. Following installation, emissions certificates will need to be provided to the council to verify boiler emissions. Any such boiler emission abatement measures approved by the Council shall be implemented in accordance with the relevant approved strategy.

Reason - To ensure the development's air pollution impacts are mitigated in accordance with the requirements of Policy 7.14 of the London Plan (2016), policy CC1 of the London Borough of Hammersmith Core Strategy (2011) and policy DM H8 of the Development Management Local Plan 2013.

- 53) (i) The details of the play equipment, boundary treatments and ground surface treatments of the outdoor play spaces in Development Area 1 shall be implemented in accordance with the approved details under 2016/00188/DET dated 9th June 2016 and shall thereafter be retained and maintained in accordance with the approved details.

(ii) Prior to the construction of the relevant part of the development in Development Area 2, a scheme detailing the play equipment, boundary treatments and ground

surface treatment of the outdoor play spaces, for Development Area 2 shall be submitted to the local planning authority and approved in writing. Any play equipment will be designed to be fully inclusive to ensure the play areas are accessible to all and will be implemented in accordance with the approved plans, to be permanently retained thereafter.

Reasons: In order to ensure equal life chances for all, and to prevent groups such as blind people and disabled children being excluded from use of public realm and other amenities by designs failing in detail to take specific needs into account, in accordance with policy 3.1 of the London Plan (2016), policy OS1 of the Core Strategy and policy DM E2 of the Development Management Local Plan 2013, the Council's "Planning Guidance" Supplementary Planning Document, and any other relevant best practice guidance (including the Councils We Want to Play Too 2012).

- 54) The development shall be carried out in accordance with the approved Gillespies drawings listed in Condition 3 detailing the internal roads, vehicle/pedestrian access points and street level car parking arrangements for the site, and shall be permanently retained thereafter.

Reason: To ensure there is sufficient circulation space for pedestrians, servicing and other vehicles and provide the surface level car parking to meet the needs of future site occupiers and users, in accordance with policies 6.13 and 7.2 of the London Plan (2016) and policies DM J2 and DM J4 of the Development Management Local Plan 2013 and the Council's Planning Guidance Supplementary Planning Document.

- 55) (i) The development within Development Area 1 shall be carried out in accordance with the approved car parking details (phasing) as shown on Mace drawings PC55_DWG_02 (28.05.15) and PC55_DWG_03 (28.05.15) as listed in Condition 3.

(ii) The development within Development Area 1 shall be carried out in accordance with the approved car parking details (detailed design, access, layout and location of the car parking) as approved under ref: 2015/05837/DET (dated 26th January 2016)

(iii) Prior to the commencement of works (save for approved Enabling Works and Demolition) within Plot D (in Development Area 1) and all Plots in Development Area 2, the detailed phasing, design, access, layout and location of the car parking relevant to each plot shall be submitted to and approved in writing by the Council. The approved works shall be implemented and retained permanently thereafter.

Reason: To ensure the suitable provision of car parking within the development to meet the needs of future site occupiers and users, in accordance with policies 6.13 and 7.2 of the London Plan (2016) and policy T1 of the Core Strategy 2011, policies DM J2 and DM J4 of the Development Management Local Plan 2013 and the Council's Planning Guidance Supplementary Planning Document.

- 56) Prior to first occupation of each Plot, details of the facilities to be provided for the secure storage of residents' and other users' bicycles for that Plot shall be submitted to and approved in writing by the Council. Such details shall include the

number, location and access arrangements to cycle parking in the relevant Plot. No residential or commercial units shall be occupied in the relevant Plot until the relevant approved facilities have been provided. The cycle parking facilities shall thereafter be retained and not used for any other purpose without the prior written consent of the Council.

Reason: To ensure the suitable provision of cycle parking within the Development to meet the needs of future site occupiers and users and in the interest of the appearance of the development, in accordance with Policies 6.9 and 6.13 of the London Plan (2016) and Table 6.3 of the Further Alterations to the London Plan (2016) and policy DM J5 of the Development Management Local Plan 2013.

- 57) (i) Prior to first occupation of any residential or commercial use within each Plot a site servicing strategy or Delivery and Servicing Plan (DSP), including vehicle tracking, for the relevant Plot shall be submitted to and approved in writing by the Council. The DSP shall detail the management of deliveries, emergency access, collection of waste and recyclables, times and frequencies of deliveries and collections/ silent reversing methods/ location of loading bays and vehicle movement in respect of the relevant Plot. The approved measures shall be implemented and thereafter retained for the lifetime of the residential or commercial uses in the relevant part of the site.

(ii) The Delivery Service Plan for Plot G2 (in respect of the use as a marketing suite) has been discharged under ref: 2016/00262/DET dated 31st March 2016.

Reason: In order to ensure that satisfactory provision is made for refuse storage and collection and to ensure that the amenity of occupiers of the development site and surrounding premises is not adversely affected by noise, in accordance with Policy 6.11 of the London Plan (2016), policy CC4 of the Core Strategy 2011 policy DM H9 of the Development Management Local Plan 2013 and the Council's Supplementary Planning Document 'Storage of Refuse and Recyclables'.

- 58) Prior to first occupation of any part of the residential buildings, a car parking management plan for the relevant Plot(s) shall be submitted to and approved in writing by the Council detailing allocation of car parking spaces to residents, visitors and location of electric charging points (at least 20% of car parking spaces and 10% for non-residential car parking spaces). The development shall be carried out in accordance with the approved details.

Reason: To ensure the appropriate distribution of specialist parking in the development and that all spaces can be readily accessed by vehicles, in accordance with policies 6.13 and 7.2 of the London Plan (2016) and policy T1 of the Core Strategy 2011 and policy DM J2 of the Development Management Local Plan 2013.

- 59) The development shall be carried out in accordance with the Arup detailed drawings showing road, footway, footpath and cycleway layout, and Road Safety audits for on-site and off-site works, approved under 2015/02107/DET dated 25/08/2015. Development shall be implemented in accordance with the relevant approved details and no residential building within the relevant part of the development shall be occupied until the approved ramps, roads, accesses,

footways, footpaths and cycleways have been constructed and been made available for use.

Reason: To ensure that the detailed design of the access ramps provides sufficient vertical clearance and capacity for vehicle manoeuvring in the interest of public safety and to ensure that the detailed design of the roads, footways and cycleways would avoid vehicle/pedestrian conflict in accordance with policy T1 of the London Borough of Hammersmith and Fulham Core Strategy (2011), and policies DM J2 and DM J4 of the Development Management Local Plan 2013 and the Council's Planning Guidance Supplementary Planning Document.

- 60) The residential car parking provision for the development shall not exceed 318 car parking spaces or as spaces per residential unit ratio of 0.34 on the whole site, unless otherwise agreed in writing by the Council.

Reason: To avoid creating unacceptable traffic congestion on the surrounding road network and to ensure there would be adequate parking for the development, in accordance with policies 6.13 and 7.2 of the London Plan (2016) and policy DM J2 of the Development Management Local Plan 2013 and the Council's Planning Guidance Supplementary Planning Document

- 61) Prior to first occupation of each Plot, details of the installation including location and type of active electric vehicle charging points within the car parking areas for the relevant Plot must be submitted to and approved in writing by the Council. The electric vehicle charging points comprising at least 20% of the total number of residential car parking spaces provided on each Plot shall be active electric vehicle charging points; a further 20% of the total number of residential car parking spaces provided on each Plot shall be passive. The approved electric vehicle charging points shall be installed and retained in working order for the lifetime of the relevant development on each Plot. The use of the electric vehicle charging points will be regularly monitored via the Travel Plan and if required the further 20% passive provision will be made available.

Reason: To encourage sustainable travel in accordance with policies 5.8, 6.13 and 7.2 of the London Plan (2016), policies CC1 and T1 of the London Borough of Hammersmith and Fulham Core Strategy (2011) and policy DM J2 of the Development Management Local Plan 2013.

- 62) A minimum of 10% of the residential car parking spaces approved on each Development Area shall be provided and maintained for use of wheelchair users.

Reason: To ensure the suitable provision of car parking within the development to meet sustainable transport objectives, in accordance with policies 6.13 and 7.2 of the London Plan (2016) and policy DM J4 of the Development Management Local Plan 2013 and the Council's "Planning Guidance" Supplementary Planning Document.

- 63) (i) A scheme which demonstrates how daytime deliveries and stopping by Blue Badge Holder vehicles and taxis outside buildings on the site will be managed, in the absence of kerbs and vehicular entries into the envelopes of individual buildings pull-ins, in such a way as to avert the risk of blind people colliding with stopped vehicles shall be submitted to the local planning authority and approved in

writing, prior to first occupation of each relevant development plot. The scheme shall be implemented in accordance with the approved details prior to first occupation of the relevant part of the development.

(ii) A scheme for daytime deliveries and stopping by Blue Badge Holder Vehicles for Plot G2 has been discharged under ref: 2016/00189/DET dated 31st March 2016.

Reason: To ensure that deliveries and dropping off can occur without compromising highway safety or the safety of pedestrians on the footway, in accordance with policy 7.2 of the London Plan (2016), policy T1 of the Core Strategy 2011 and policy DM J4 of the Development Management Local Plan 2013 and the Council's "Planning Guidance" Supplementary Planning Document.

- 64) 10% of the total residential units hereby approved shall be provided to wheelchair housing standard or adaptable to this standard.

Reason: To ensure that the development provides for the changing circumstances of occupiers and responds to the needs of people with disabilities, in accordance with policy 3.8 of the London Plan (2016), policy H4 of the London Borough of Hammersmith and Fulham Core Strategy (2011) and policy DM B2 of the Development Management Local Plan 2013 and the Council's Planning Guidance Supplementary Planning Document.

- 65) The window glass of any shopfront hereby approved shall be clear and shall not be mirrored, tinted or otherwise obscured and shall be permanently retained as such.

To ensure a satisfactory external appearance and to prevent harm to the street scene, in accordance with policy BE1 of the Core Strategy 2011, policy DM G4 and DM C1 of the Development Management Local Plan 2013 and "Planning Guidance" Supplementary Planning Document 2013.

- 66) The development shall be carried out in accordance with the provisions of the approved Inclusive Access Management Plan, prepared by David Bonnett Associates, dated 28 May 2015. On-going consultation must then be carried out in accordance with the approved IAMP.

Reason: To ensure that the proposal provides an inclusive and accessible environment in accordance with the Policy 7.2 of the London Plan (2016) and policy DM B2 of the Development Management Local Plan 2013 and the Council's Planning Guidance Supplementary Planning Document.

- 67) Each building, where relevant, shall contain a fire rated lift and the details of which shall be submitted to and approved in writing by the Council prior to the occupation of that building, including details of lifts to the basement car park. The fire rated lifts shall be installed as approved and maintained in full working order for the lifetime of the relevant building.

Reason: To ensure that the development provides for the changing circumstances of occupiers and responds to the needs of people with disabilities, in accordance

with Policy 3.8 of the London Plan (2016), policy H4 of the London Borough of Hammersmith and Fulham Core Strategy (2011).

- 68) The ground floor entrance doors to all publicly accessible buildings on each Plot and integral lift/stair cores shall not be less than 1 metre wide and the threshold shall be at the same level to the path fronting the entrance to ensure level access.

Reason: In order to ensure the development provides ease of access for all users, in accordance with Policy 3.1 and 7.2 of the London Plan (2016), and the Council's adopted supplementary planning document.

- 69) (i) The development shall be carried out in accordance with the detailed information provided by Pritchard Themis in respect of external lighting for Development Area 1 (save for Plot D). The buildings in Development Area 1 shall not be occupied until the lighting has been installed in accordance with the relevant approved details.

(ii) Details of all other proposed external artificial lighting for each Plot, including security lights, should be submitted to and approved in writing by the Council prior to the relevant part of the development. The relevant Plot shall not be occupied until the lighting has been installed in accordance with the relevant 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 at the nearest facade 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 2011' (or other relevant guidance).

Reason: To ensure that adequate lighting is provided to the pedestrian pathways for safety and security and that the lighting does not adversely affect the amenities of occupiers of the surrounding premises, in accordance with Policies 7.3 and 7.13 of the London Plan (2016), policy BE1 of the Core Strategy (2011) and policy DM G1 of the Development Management Local Plan (2013) and the Council's Supplementary Planning Document (2013).

- 70) No roller shutters shall be installed on any shopfront, commercial entrance or display facade hereby approved.

Reason: To ensure a satisfactory external appearance and to prevent harm to the street scene, in accordance with policy BE1 of the Core Strategy 2011, policy DM G4 and DM C1 of the Development Management Local Plan 2013 and "Planning Guidance" Supplementary Planning Document 2013.

- 71) (i) Prior to first occupation of each Plot, a statement of how "Secured by Design" requirements are to be adequately achieved for that part of development, shall be submitted to and approved in writing by the Local Planning Authority. The approved secure by design measures shall be implemented in accordance with the approved statement prior to occupation of the relevant part of the development hereby approved.

(ii) A Secure by Design statement has been approved in respect of Plot G2 (ref: 2016/00191/DET) dated 31st March 2016.

Reason: To ensure a safe and secure environment in accordance with policy 7.3 of the London Plan (2016), policy BE1 of the Core Strategy and policy DM G1 of the Development Management Local Plan 2013.

- 72) No advertisements shall be displayed on or within any elevation of the buildings, forecourt or public spaces without details of the advertisements having first been submitted to and agreed in writing by the Council.

Reason: In order that any advertisements displayed on the building are assessed in the context of an overall strategy, so as to ensure a satisfactory external appearance and to preserve the integrity of the design of the building, in accordance with policy BE1 of the Core Strategy 2011 and policy DM G8 of the Development Management Local Plan 2013.

- 73) 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.

Reason: To ensure that the visual impact of telecommunication equipment can be considered in accordance with policy BE1 of the Core Strategy (2011) and SPD Design Policy 39 of the Planning Guidance Supplementary Planning Document 2013.

- 74) No alterations shall be carried out to the external appearance of the development hereby approved, including the installation of air conditioning units, water tanks, ventilation fans or extraction equipment, not shown on the approved drawings.

Reason: To ensure a satisfactory external appearance and prevent harm to the street scene, and to safeguard the amenities of neighbouring residential occupiers, in accordance with policy BE1 of the Core Strategy 2011 and policy DM G3 of the Development Management Local Plan 2013 and "Planning Guidance" Supplementary Planning Document 2013.

- 75) With regards to the upper ground floor in building G1 and ground, first and second floors in building G2 (within plot G):

Notwithstanding the information in the approved drawings or any subsequent approval of reserved matters relating to the internal layout of the building(s) and subject to the provisions within the relevant conditions set out in this planning permission, the following land uses are permitted within all or part of the specified floorspace in buildings G1 and G2, providing the total floorspace (within the combined development) does not exceed the maximum floorspace as approved for that use subject to condition 8 of this planning permission:

- Class A1 (retail)
- Class A3 (restaurant)
- Class A4 (Bar)
- Class B1 (Business)

As set out in Class E, Part 3, schedule 2 of the General Permitted Development Order 1995 or the provisions of the relevant class/part at the time of implementation, this permission benefits from a period during which changes of use of the above specified floorspace between uses A1, A3, A4 and B1 as set out in the description of development may take place without the need for further planning permissions, subsequent to the approval of the reserved matters applications. This flexibility is for a period of ten years from the date of the approval of the last reserved matters application of the relevant plot.

Reason: To ensure the uses are compatible with the adjoining land uses, within the White City Opportunity Area and to ensure that the amenity of occupiers residing in surrounding residential properties would be safeguarded in accordance with policies WCOA, WCOA1 and BE1 of the Core Strategy (2011) and policies DM B1, DM C4, DM C6, DM D1, DM D2 and DM A9 of the DM Local Plan (2013) and the White City Opportunity Area Planning Framework (2013).

- 76) With the exception of the Class A4 use, the Class A uses hereby permitted within plots A, B, G and H shall operate only between 0700 hours and 2400 hours, on weekdays and on Saturdays and on 0700 hours to 2300 hours on Sundays and Bank Holidays.

Reason: To ensure that the amenities of surrounding occupiers are not unduly affected by noise and other disturbance, in accordance with policy CC4 of the Core Strategy 2011 and policy DM H9 of the Development Management Local Plan 2013.

- 77) The development shall be carried out in accordance with the approved arboricultural method statement which sets out the method(s) of tree protection of the relevant street tree(s) adjacent to the site on Wood Lane and within MacFarlane Road during demolition and construction, as approved under 2015/02069/DET dated 13th July 2015. Any works to tree(s) adjacent to the relevant parts of the development shall be carried out in accordance with BS5837:2012 Trees in relation to design, demolition and construction recommendations. The method(s) of tree protection shall be implemented in accordance with the approved details.

Reason: To ensure that the adjacent retained trees are protected during the construction processes to prevent their unnecessary damage or loss, in accordance with policy 7.21 of the London Plan (2016), policy OS1 of the Core Strategy 2011 and policies DM E3 and DM E4 of the Development Management Local Plan 2013.

- 78) Detailed drawings including where relevant, samples of materials of the proposed new entrance gates and new boundary walls (to Frithville Gardens) adjacent to Plots E and F and at Plot D (to Hammersmith Park), shall be submitted to the local planning authority and approved in writing, prior to construction on the relevant part of the development. The details of the boundary treatment and gates shall include a secure by design statement which will set out the operational specifications of the gate entry system. The details shall be implemented in accordance with the approved plans, samples and design statement, and shall be permanently retained thereafter.

Reason: To ensure a satisfactory external appearance and to ensure a safe and secure environment in accordance with policy 7.3 of the London Plan (2016), policy BE1 of the Core Strategy and policies DM G1 and DM G7 of the Development Management Local Plan 2013.

- 79) There shall be no CCTV cameras installed on Plot B unless otherwise approved in writing by the local planning authority.

In order to safeguard the special architectural or historic interest of the building in accordance with policy DM G7 of the Development Management Local Plan (2013) and policy BE1 of the Core Strategy (2011).

- 80) The development shall be carried out in accordance with the approved details (Gillespies drawing TVC-GI-X-XX-DR-L-100 Rev D1) for the drop-off bays for private hire cars/taxis. The drop off bays shall thereafter be retained for the life of the buildings on Plots A, B, C, D and G2 in the same location or in such alternative locations as may be approved from time to time by the Council.

Reason: To ensure there are adequate facilities for taxis serving the development, in accordance with policy T1 of the Core Strategy (2011) and DM J1 of the Development Management Local Plan (2013).

- 81) The number of non-residential car parking spaces for Plots A, B, C, D and G2 shall not exceed 54 car parking spaces for the office accommodation, 3 spaces for the hotel and 5 spaces for the retail/restaurant and leisure units.

Reason: To avoid creating unacceptable traffic congestion on the surrounding road network and to ensure there would be adequate parking for the development, in accordance with in accordance with policies 6.13 and 7.2 of the London Plan (2016), policy T1 of the Core Strategy (2011) and policy DM J1, DM J2 and DM J3 of the Development Management Local Plan (2013).

- 82) 10% of the bedrooms within the hotel (Plot B) shall be designed to wheelchair housing standard or easily capable of being adapted to this standard.

Reason: To ensure that the development is fully inclusive and accessible for all and responds to the needs of people with disabilities, in accordance with policy 3.8 of the London Plan (2016), policy LE1 of the Core Strategy 2011 and policy DM B2 of the Development Management Local Plan 2013, and the Council's "Planning Guidance" Supplementary Planning Document.

- 83) Within a month of handover of the residential units comprised in Plot B created through refurbishment of an existing building hereby approved, a BREEAM for Domestic Refurbishment (2012) assessment report shall be submitted to the BRE (with a copy of the report provided to the Local Planning Authority) demonstrating that the relevant residential unit meets the requirements of 'very good'.

Reason: In the interests of energy conservation, reduction of CO2 emissions and wider sustainability, in accordance with policies 5.1, 5.2, 5.3, 5.6 and 5.7 of the London Plan (2016) and Policy CC1 of the London Borough of Hammersmith Core Strategy (2011).

- 84) Any outdoor seating areas within the Helios Courtyard in connection with the Class A3 floorspace hereby approved within Plots B shall operate within the following hours only:

Monday to Saturday: 0700 to 2200 hours
Sunday and Public Holidays 0700 to 2200 hours

The outdoor seating areas will be closed outside of these hours and any temporary seats/tables shall be removed and stored internally within the A3 unit(s).

Reason: To ensure that the development does not result in conditions prejudicial to the amenities of local residents by reason of noise and disturbance in accordance with Strategic Policy C and policy CC4 of the Core Strategy 2011 and policy DM C6 and DM H9 of the Development Management Local Plan 2013.

- 85) The Class A3 floorspace hereby approved within Plots A and B may be used only for restaurant/cafe use providing full meals served at table and shall not be used as a public house, wine bar, take-away or for any other purpose within class A3 of the schedule to the Town and Country Planning (Use Classes) order 1987 or any statutory replacement or modification thereof.

Reason: To ensure that the development does not result in conditions prejudicial to the amenities of local residents by reason of noise and disturbance in accordance with Strategic Policy C and policy CC4 of the Core Strategy 2011 and policy DM C6 and DM H9 of the Development Management Local Plan 2013.

- 86) The development (Plot B) shall be carried out in accordance with the approved Arup report 'Plot B - acoustic planning conditions 86 and 87' which details enhanced sound insulation measures for floor/ceiling/wall structures separating different types of rooms/uses in adjoining dwellings, namely living room and kitchens above bedrooms of separate dwellings (dated 25.06.15). Approved details shall be implemented prior to occupation of the development and thereafter be permanently retained.

Reason: To ensure that the amenity of occupiers of the development site is not adversely affected by noise, in accordance with policy CC4 of the Core Strategy 2011 and policy DM H9 of the Development Management Local Plan 2013.

- 87) The development (Plot B) shall be carried out in accordance with the approved Arup report Plot B Acoustic Planning Conditions 86 and 87 which details sound insulation of the floor/ ceiling/ walls separating the plant rooms, basement car park (if below dwellings), and communal facilities from dwellings (dated 25.06.15). Approved details shall be implemented prior to occupation of the development and thereafter be permanently retained.

Reason: To ensure that the amenity of occupiers of the development site is not adversely affected by noise from transport or industrial/ commercial noise sources, in accordance with policy CC4 of the Core Strategy 2011 and policy DM H9 of the Development Management Local Plan 2013.

- 88) The cinema facility within Plot A shall be used solely for the purposes of a cinema use only and shall be made available to members of the general public. The use shall not fall within in any other use falling within Class D2 of the Town and Country Planning (Use Classes) Order 2005 (or any order revoking and re-enacting that Order with or without modification).

Reason: In granting this permission, the Council has had regard to the particular circumstances of the case. The use of the site for any other purpose could raise materially different planning considerations and the council wishes to have an opportunity to consider such circumstances at that time, and to ensure that there is appropriate provision of community leisure uses for the general public in the wider area in addition to the occupiers and visitors to the site, in accordance with policy CF1 and T1 of the Core Strategy 2011 and policy DM D2 and DM J1 of the Development Management Local Plan 2013.

- 89) The Gym/health/leisure/spa facilities within Plot B shall be used solely for the purposes of a health/leisure club/Gym/spa use only. The use shall not fall within in any other use falling within Class D2 of the Town and Country Planning (Use Classes) Order 2005 (or any order revoking and re-enacting that Order with or without modification).

Reason: In granting this permission, the Council has had regard to the particular circumstances of the case. The use of the site for any other purpose could raise materially different planning considerations and the council wishes to have an opportunity to consider such circumstances at that time, and to ensure that there is appropriate provision of community leisure uses for the general public in the wider area in addition to the occupiers and visitors to the site, in accordance with policy CF1 and T1 of the Core Strategy 2011 and policy DM D2 and DM J1 of the Development Management Local Plan 2013.

- 90) The approved Plot G2 'Pavilion' building shall be constructed with the enhanced façade design measures as detailed in the approved QCIC document: 'Pavilion Blast Enhancement', and the approved AHMM document: '150629_G2_Information to Discharge Condition 90; and permanently retained thereafter.

Reason: In order to ensure that the proposals deliver a high standard of design in accordance with policies BE1 of the Core Strategy (2011), Policies 7.4 and 7.13 of the London Plan (2016), policies DM G4 and DM C1 of the Development Management Local Plan 2013 and "Planning Guidance" Supplementary Planning Document 2013.

- 92) The development shall be carried out in accordance with the approved method statement for reconstruction of the Helios Statue and 7th floor structures (including the nib block) within Plots B and C (ref: 2015/05840/DET) dated 3rd March 2016 and the approved method statement for the reconstruction of the roof level rotunda in Plot B (ref: 2015/00192/DET) dated 3rd March 2016.

Reason: In order to safeguard the special architectural or historic interest of the building in accordance with policy DM G7 of the Development Management Local Plan (2013) and policy BE1 of the Core Strategy (2011).

- 93) The landscaping works subject to the detailed approval relate to specified parts of Plots A, B, C, D, E, the Helios courtyard, front forecourt and boulevard/ring road only, notwithstanding the landscaping details associated with Plots F, G, H and the parts of the Ring Road within as shown on the approved plans.

Reason: To ensure a satisfactory external appearance of the detailed aspects of the planning approval in accordance with policies BE1 and OS1 of the Core Strategy 2011 and policies DM G1, DM E3 and DM E4 of the Development Management Local Plan 2013.

- 94) The Class D uses hereby permitted within plots A and B shall operate only between 0600 hours and 2400 hours on any day

Reason: To ensure that the amenities of surrounding occupiers are not unduly affected by noise and other disturbance, in accordance with policy CC4 of the Core Strategy 2011 and policy DM H9 of the Development Management Local Plan 2013.

- 95) Conditions relating to Development Area 2 (or relevant part(s) thereof):

Class A4 use hereby permitted within plots G and H shall operate only between 0900 hours and 2400 hours, on weekdays and 0900 hours and 2400 hours on Saturdays and on 0900 hours to 2300 hours on Sundays and Bank Holidays.

Reason: To ensure that the amenities of surrounding occupiers are not unduly affected by noise and other disturbance, in accordance with policy CC4 of the Core Strategy 2011 and policy DM H9 of the Development Management Local Plan 2013.

- 96) Prior to the commencement of the works on Plot G1 (the tall building) - save for the approved Enabling Works, in addition to the samples of all external materials (required in condition 10), a supporting statement shall be submitted to the local planning authority for approval in writing setting out the detailed specifications of each material indicating performance, sustainability rating, impacts from weathering and exposure to pollution sources in order to demonstrate that the materials are of the highest quality. The development shall be carried out in accordance with such details as have been approved.

Reason: To ensure the external appearance and environmental performance of the tall building is of the highest quality and to prevent harm to the street scene and public realm, in accordance with policies 5.3, 7.6 and 7.7 of the London Plan (2016), policy BE1 of the Core Strategy 2011 and policies DM G1 and DM G2 of the Development Management Local Plan 2013 and White City Opportunity Area Planning Framework (2013).

- 97) New floorspace constructed on Plots F and H pursuant to this permission shall not exceed 21,668 square metres GEA.

Reason: To ensure the development carried out does not exceed the cumulative maximum approved, to ensure a suitable mix and distribution of land uses within the development and to ensure the quantum of floor space keeps within the parameters assessed pursuant to the EIA in relation to the development in

accordance with policies 7.1, 7.2, 7.3, 7.4, 7.5, 7.6, 7.7, 7.8 and 7.9 of the London Plan (2016) policies BE1, WCOA, WCOA 1 of the London Borough of Hammersmith and Fulham Core Strategy (2011)

98) With regards to the ground floor within plot H:

Notwithstanding the information in the approved drawings or any subsequent approval of reserved matters relating to building(s) on plot H and subject to the provisions within the relevant conditions set out in this planning permission, the following land uses are permitted within all or part of the specified floorspace on the ground floor in Plot H providing the total floorspace (within the combined development) does not exceed the maximum floorspace as approved for that use subject to condition 8 of this planning permission:

- Class A1 (retail)
- Class A3 (restaurant)
- Class A4 (Bar)
- Class B1 (Business)

As set out in Class E, Part 3, schedule 2 of the General Permitted Development Order 1995 or the provisions of the relevant Class/Part upon implementation, this permission benefits from a period during which changes of use of the above specified floorspace between uses A1, A3, A4 and B1 as set out in the description of development may take place without the need for further planning permissions, subsequent to the approval of the reserved matters applications. This flexibility is for a period of ten years from the date of the approval of the last reserved matters application, for that part of the development.

Reason: To ensure the uses are compatible with the adjoining land uses, within the White City Opportunity Area and to ensure that the amenity of occupiers residing in surrounding residential properties would be safeguarded in accordance with policies WCOA, WCOA1 and BE1 of the Core Strategy (2011) and policies DM B1, DM C4, DM C6, DM D2 and DM A9 of the DM Local Plan (2013) and the White City Opportunity Area Planning Framework (2013).

99) No commercial deliveries nor collections/ loading nor unloading shall occur on Plots E, F, G or H hereby approved other than between the hours of 08:00 to 18:00 on Monday to Saturdays and at no time on Sundays and Public/Bank Holidays.

Reason: To ensure that the amenity of occupiers of the development site/ surrounding premises is not adversely affected by noise, in accordance with policy CC4 of the Core Strategy 2011 and policy DM H9 of the Development Management Local Plan 2013.

102) The Private Members Club (Sui Generis) hereby permitted within plot A shall operate only between 0600 hours and 0100 hours, on Sundays to Wednesdays and 0600 hours and 0300 hours on Thursdays to Sundays (including Bank Holidays).

Reason: To ensure that the amenities of surrounding occupiers are not unduly affected by noise and other disturbance, in accordance with policy CC4 of the

Core Strategy 2011 and policy DM H9 of the Development Management Local Plan 2013.

103) With regards to the specified 3,433 sqm on floors, 8, 9 and 10 within plot A:

Notwithstanding the information in the approved drawings relating to plot A and subject to the provisions within the relevant conditions set out in this planning permission, the following land uses are permitted within the specified floorspace on the floors 8, 9 and 10 in Plot A (shown in the plans as 3,433 sqm of private members club) providing the total floorspace (within the combined development) does not exceed the maximum floorspace as approved for that use subject to condition 8 of this planning permission:

Class B1 (Business)
Sui Generis (Private Members Club)

As set out in Class E, Part 3, schedule 2 of the General Permitted Development Order 1995 or the provisions of the relevant Class/Part upon implementation, this permission benefits from a period during which changes of use of the above specified floorspace between uses B1 and the private members club as set out in the description of development may take place without the need for further planning permissions, subsequent to the approval of the reserved matters applications. This flexibility is for a period of ten years from the date of this approval.

Reason: In granting this permission, the Council has had regard to the particular circumstances of the case. The use of the site for any other purpose could raise materially different planning considerations and the council wishes to have an opportunity to consider such circumstances at that time, and to ensure the uses are compatible with the adjoining land uses, within the White City Opportunity Area and to ensure that the amenity of occupiers residing in surrounding residential properties would be safeguarded in accordance with policies WCOA, WCOA1, BE1 and T1 of the Core Strategy (2011) and policies DM B1, DM C4, DM C6, DM D2, DM A9 and DM J1 of the DM Local Plan (2013) and the White City Opportunity Area Planning Framework (2013).

104) Any outdoor seating areas within the front forecourt, the boulevard and Plot D park-side cafe/restaurant in connection with the Class A3 floorspace hereby approved within Plots A and D shall operate within the following hours only:

Plot A Boulevard Seating Area
Monday to Saturday: 0800 to 2100 hours
Sunday and Public Holidays 0800 to 2100 hours

Plot A Front Forecourt Seating Area
Monday to Saturday: 0700 to 2200 hours
Sunday and Public Holidays 0700 to 2200 hours

Plot D Park-side Cafe/Restaurant Seating Area
Monday to Saturday: 0800 to 2100 hours
Sunday and Public Holidays 0800 to 2100 hours

The outdoor seating areas will be closed outside of these hours and any temporary seats/tables shall be removed and stored internally within the A3 unit(s).

Reason: To ensure that the development does not result in conditions prejudicial to the amenities of local residents by reason of noise and disturbance in accordance with Strategic Policy C and policy CC4 of the Core Strategy 2011 and policy DM C6 and DM H9 of the Development Management Local Plan 2013.

105)

The rooftop terrace associated with the Private Members Club hereby approved within Plot A shall operate within the following hours only:

Monday to Saturday: 0700 to 2300 hours
Sunday and Public Holidays 0700 to 2300 hours

The roof terrace will be closed outside of these hours.

Reason: To ensure that the development does not result in conditions prejudicial to the amenities of local residents by reason of noise and disturbance in accordance with Strategic Policy C and policy CC4 of the Core Strategy 2011 and policy DM C6 and DM H9 of the Development Management Local Plan 2013.

106) Notwithstanding the provisions of the Town and Country Planning (Use Classes Order) 1987 (As Amended) or any subsequent order, change of use of the Class B1 (Business) accommodation to Class C3 (Residential dwellings) will not be permitted anywhere within the development site.

Reason: In granting this permission, the Council has had regard to the particular circumstances of the case. The use of the approved new office accommodation within Plots A, C or D to residential purposes could raise materially different planning considerations and the council wishes to have an opportunity to consider such circumstances at that time, and to ensure the uses are compatible with the adjoining land uses, within the White City Opportunity Area and to ensure that the amenity of occupiers residing in surrounding residential properties would be safeguarded in accordance with policies WCOA, WCOA1, BE1 and T1 of the Core Strategy (2011) and policies DM B1, DM C4, DM C6, DM D2, DM A9 and DM J1 of the DM Local Plan (2013) and the White City Opportunity Area Planning Framework (2013).

107) Neither music nor loud voices emitted from the development shall be audible/measurable above the lowest background noise level at the nearest or most affected external residential noise sensitive facade and should be at least 10 dB below the quiet background inside any dwelling.

Reason: To ensure that the amenity of occupiers of the development site/ surrounding premises is not adversely affected by noise, in accordance with Policies DM H9 and H11 of the Development Management Local Plan.

108) Details of external use and measures to prevent the use and occupation of the external seating areas on the rear of Plot A and Helios Courtyard, and Plot D outside of the hours specified in condition 104 shall be 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.

Reason: To ensure that the amenity of occupiers of the development site/ surrounding premises is not adversely affected by noise from people at the site, in accordance with Policies DM H9 and H11 of the Development Management Local Plan.

- 109) The private members club use shall not commence until all external doors to the premises (including those serving the roof areas of the building) have been fitted with self closing devices, which shall be maintained in an operational condition and at no time shall any external door nor windows be fixed in an open position.

Reason: To ensure that the amenity of occupiers of the development site/ surrounding premises is not adversely affected by noise /odour /smoke /fumes, in accordance with Policies DM H9 and H11 of the Development Management Local Plan

- 110) Windows on the rear elevation of the three storey townhouses which directly face the 9 storey residential finger blocks, as approved within Plot E shall contain obscure glazing or glazing that will prevent direct views between directly facing habitable room windows. The details of obscure and/or opaque glazing including samples and detailed drawings shall be submitted to and approved in writing, prior to construction of the relevant part of the development. The glazing shall be implemented in accordance with the approved details and shall be permanently retained thereafter.

Reason: To ensure that the development does not result in unacceptable levels of overlooking between dwellings which would be prejudicial to the amenities of local residents by reason of visual intrusion in accordance with Strategic Policy C and policy CC4 of the Core Strategy 2011 and policies DM A2, DM A9 and DM H9 of the Development Management Local Plan 2013.

- 114) No part of the inner courtyard in Plots B and C shall be used as an outdoor seating area in connection with the approved Class A3 use in Plot B.

Reason: To ensure that the amenity of residential occupiers within the development site is not adversely affected by noise from people at the site, in accordance with Policies DM H9 and H11 of the Development Management Local Plan.

- 115) Notwithstanding the information in the approved plans, the southern flank elevation of Plot A which contains windows that would serve the offices and members club at 8th, 9th and 10th floors, shall contain obscure glazing only.

Reason: To ensure that the development does not result in unacceptable levels of overlooking between the commercial office/sui generis floorspace in Plot A and the residential dwellings in Plots B and C which would be prejudicial to the amenities of residents by reason of visual intrusion in accordance with Policy BE 1 of the Core Strategy and policies DM A2, DM A9 and DM H9 of the Development Management Local Plan 2013.

- 116) Prior to the commencement of the development, details shall be submitted to and approved in writing by the Council of all Non-Road Mobile Machinery (NRMM) to be used on the development plot. All NRMM should meet as minimum the Stage IIIB emission criteria of Directive 97/68/EC and its subsequent amendments. This will apply to both variable and constant speed engines for both NO_x and PM. An inventory of all NRMM must be registered on the NRMM register <https://nrmm.london/user-nrmm/register>. All NRMM should be regularly serviced and service logs kept on site for inspection. Records should be kept on site which details proof of emission limits for all equipment.

To comply with the requirements of the NPPF (2012), Policies 7.14a-c of the London Plan (2016), Core Strategy 2011 Policy CC4, and Policy DM H8 of the Development Management Local Plan (2013).

Justification for Approving the Application:

- 1) Principle of Development/Regeneration: The principle of a comprehensive mixed use redevelopment of the site including residential, office, hotel, retail, ancillary TV Studio and leisure uses including the sui generis members club is considered to be acceptable and in accordance with national, strategic and local planning policies, which advocate making the most efficient use of brownfield land in sustainable locations and would help meet local and strategic housing needs. The proposed development (as revised by way of amendments to conditions 3 and 8) would contribute to the regeneration of the area by increasing the range of employment opportunities, improve linkages and connections within the area and would promote sustainable economic growth. The relatively small size and location of the proposed retail and leisure uses would not compromise the vitality or viability of surrounding centres. The proposed development, as revised, would contain appropriate land uses that are compatible with the White City Opportunity Area which is well served and accessible by public transport. There are no additional issues resulting from the variation to conditions 3 and 8 which challenges the principle of development. The proposed development (as amended) is therefore considered acceptable in accordance with policies 2.13, 2.15, 3.3, 3.4 of the London Plan (2016) and Strategic Policies WCOA, WCOA1, A, B, C and H1 of the Core Strategy (2011) and White City Opportunity Area Planning Framework (2013).
- 2) Housing: The proposed development would contribute towards providing much needed additional housing in accordance with London Plan Policies 3.3B, 3.3D and 3.3E and would help the borough meet its housing targets in accordance with Table 3.1 of the London Plan. It is considered that the development (as amended by way of the variations to conditions 3 and 8) would contribute towards the indicative housing targets set out in Strategic Policy H1 of the Core Strategy which promotes the development of new housing within the Strategic Sites and Core Strategy Policy WCOA and WCOA1 for developments within the White City Opportunity Area which set an indicative housing target of 5,000 homes is proposed across the plan period. The principle and density of residential

development proposed is considered acceptable and would be in accordance with London Plan Policies 3.3 and 3.4 and Core Strategy Strategic Policies H1, H3, A and WCOA1. The proposed development (as amended) would comprise an appropriate mix of dwelling sizes that would meet local and London-wide housing needs and is therefore considered to be in accordance with policy 3.8 of the London Plan (2016) and policy H4 of the Core Strategy. In the context of these policies and having regard to the Viability Assessment, the individual circumstances of the site and the planning and regeneration benefits arising from the development, it is considered that the provision of affordable housing is acceptable and would be in accordance with Policies 3.8, 3.10, 3.11 and 3.12 of the London Plan (2016), and policies H1, H2, H3 and H4 of the Core Strategy 2011 and policies DM A1, DM A2, DM A3, DM A4, DMA9 of the Development Management Local Plan 2013 and the Council's Planning Guidance Supplementary Planning Document and White City Opportunity Area Planning Framework (2013).

- 3) Design: It is considered that the proposed development, subject of the detailed elements of the application would be of a high quality design and would make a positive contribution to the character and appearance of the White City Opportunity Area, both enhancing the character of the Wood Lane Conservation Area and the setting of the Grade II listed Television Centre building. The scale and massing of the detailed and outline components of the proposed development, as defined by the outline parameters plans and design codes is also considered to be appropriate. Specifically, the scale, massing, height, design and relocation of the new East Tower is considered to be supported by Core Strategy Strategic Policy WCOA. Although the proposed development will be visible and will have an impact on views from within LBHF it is considered that the impact is not one of significant harm to conservation areas or local townscape and the proposed development would positively contribute to the skyline of this part of White City. The proposed development, incorporating the minor material amendments to the parameters plans of the outline elements, is therefore considered acceptable in accordance with policies 7.1, 7.2, 7.3, 7.4, 7.5, 7.6, 7.7, 7.8 and 7.21 of the London Plan (2016) and policies WCOA, WCOA1 and BE1 of the Core Strategy 2011 and policies DM G1, DM G2, DM G6 of the Development Management Local Plan 2013, and the Council's Planning Guidance Supplementary Planning Document and White City Opportunity Area Planning Framework (2013).
- 4) Built Heritage: The proposed internal and external alterations, including the new build additions, to the Grade II listed Television Centre building are considered to be sympathetic and would preserve the elements of highest significance within the building. As such, the alterations and additions are considered to preserve the special historic and architectural interest of the heritage asset. The proposed demolition of the peripheral buildings, including the MSCP, East Tower, Stages 4 and 5, Drama Block and Restaurant block, and the proposed demolitions of parts of the existing listed building is deemed acceptable given the satisfactory proposals for replacement buildings and structures and would cause less than substantial harm to the character or appearance of the conservation area and setting of the retained listed buildings. The proposed development would be visible from within LBHF and from isolated instances in the Royal Borough of Kensington and Chelsea. The impact of the proposal on the historic significance, visual amenity, character and appearance of these areas, in particular Wood Lane

Conservation Area and setting of the Grade II listed buildings in the area, is considered on balance acceptable. The proposed development is therefore considered to be acceptable and would be in accordance with policies 7.4, 7.7 and 7.8 of the London Plan (2016), policies BE1 and WCOA 1 of the Core Strategy 2011 and policies DM G1, DM G2, DM G6 and DM G7 of the Development Management Local Plan 2013 and the Council's Planning Guidance Supplementary Planning Document and White City Opportunity Area Planning Framework (2013).

- 5) Residential Amenity: It is considered that the proposed development (as revised) would not result in significant harm to the amenities of adjoining occupiers in terms of daylight/sunlight, over-shadowing, and privacy. Potential impacts in terms of air quality, light pollution, solar glare, wind tunnelling, noise or TV/radio reception would be acceptable with regard to the various mitigation methods proposed which are secured by condition. In this regard, the development would respect the principles of good neighbourliness. The proposed development, incorporating the minor material amendments to Plot D, is therefore considered to be acceptable and would be in accordance with policies 3.5, 3.6, 3.8, 7.3, 7.6, 7.7, 7.14 and 7.15 of the London Plan (2016) and policies BE1, H3 and CC4 of the Core Strategy (2011) and policy DM A9 and DM G1 of the Development Management Local Plan 2013 and the Council's Planning Guidance Supplementary Planning Document and White City Opportunity Area Planning Framework (2013).
- 6) Access: Subject to conditions, it is considered that the development would provide a safe and secure environment for all users. The proposed amendments to Plot D of the development do not result in any additional access or inclusivity impacts beyond those assessed in the former planning application. The development is therefore considered to be acceptable in accordance with Policies 3.8, 6.12 and 7.2 of the London Plan (2016), policy H3 of the Core Strategy 2011 and policy DM H4 of the Development Management Local Plan 2013 and the Council's "Planning Guidance" Supplementary Planning Document.
- 7) Quality of Residential Accommodation: The proposal is considered to provide an acceptable standard of accommodation for future occupiers of the residential accommodation (private and affordable) in respect of the living space, aspect and amenity. The assessment is that the majority of the proposed units would benefit from acceptable levels of daylight/sunlight, outlook and privacy. The development is therefore considered to be acceptable in accordance with Policies 3.5 and 3.8 of the London Plan (2016), Policy H3 of the Core Strategy (2011), Policies DM A2, DM A9 of the Development Management Local Plan 2013 and the Council's "Planning Guidance" Supplementary Planning Document and White City Opportunity Area Planning Framework (2013).
- 8) Highways: It is considered that the overall traffic impact of the proposed development would be less than anticipated in the forecasts undertaken by Transport for London in relation to the Transport Study undertaken for the White City Opportunity Area Planning Framework and as such, the traffic impact would be acceptable and in accordance with Core Strategy Policy T1 and DM Local Plan policy DM J1. The level of car, motorcycle and cycle parking is assessed as being acceptable in accordance with the policies DM J2, DM J3, DM J4 and DM J5 of the Development Management Local Plan 2013 and the Council's "Planning Guidance" Supplementary Planning Document. The site is accessible and well

served by public transport, the proposed development would enhance pedestrian and cycle linkages to the north-south and east-west of the site to the benefit of the wider White City Opportunity Area. It is considered that any impacts arising from the development would be mitigated by conditions and s106 provision to contribute towards sustainable transport infrastructure measures within the White City Opportunity Area and prevent significant increase in on-street parking pressures in surrounding roads. A car park management, servicing, road safety and travel planning initiatives would be implemented in and around the site to mitigate against potential issues. The proposed amendments to the Plot D do not result in any additional transportation or highways impacts beyond those assessed in the former planning application. The proposed development is therefore considered acceptable in accordance with policies 6.1, 6.3, 6.9, 6.10, 6.11, 6.13 and Table 6.3 of the London Plan (2016) and policy T1 of the Core Strategy (2011) and policy DM J1, DM J2, DM J3, DM J4, DM J5 and DM J6 of the Development Management Local Plan 2013 and the Council's "Planning Guidance" Supplementary Planning Document and White City Opportunity Area Planning Framework (2013).

- 9) Sustainability: The proposed development has been designed to meet Level 4 of the Code for Sustainable Homes and a BREEAM rating of Very Good or Excellent subject to individual tenancy agreements. The proposed development would include a decentralised energy centre, which would provide the heating and hot water requirements for the development (with the exception of Plot H) through Gas fired CHP units. Each building will also provide further renewable energy technologies, green/brown roofs and photovoltaic panels to supplement the provision of gas fired CHP units as appropriate to their carbon reduction target and energy profile. This will result in a significant reduction of CO2 emissions beyond the Building Regulations 2010 compliant level. The proposed amendments to Plot D do not result in any additional sustainability or energy issues beyond those assessed in the former planning application. Subject to conditions, the proposed development is therefore considered to be acceptable and would be in accordance with policies 5.1, 5.2, 5.3, 5.6, 5.7, 5.8, 5.9, 5.11, 5.12, 5.13, 5.14, 5.15, and 7.19 of the London Plan (2016) and policies CC1, CC2 and H3 of the Core Strategy (2011) and policy DM H1, DM H2, DM H3, DM H4, DM H5, DM H6, DM H7, DM H8, DM H9, DM H10, DM A2 and MD A9 of the Development Management Local Plan 2013 and the Council's Planning Guidance Supplementary Planning Document and White City Opportunity Area Planning Framework (2013).
- 10) Flood Risk: The site is located in flood zone 1 (low risk). A Flood Risk Assessment (FRA) has been submitted which advises standard construction practices in order to ensure the risk of flooding at the site remains low. The development would therefore be acceptable and in accordance with Policies 5.12 and 5.13 of the London Plan (2016) and policy CC2 of the Core Strategy 2011 and policy DM H3 of the Development Management Local Plan 2013 and the Council's Planning Guidance Supplementary Planning Document.
- 11) Environmental Impacts: All Environmental Impacts have been assessed with regards to construction, demolition, proposed development and alternatives, Noise, Air Quality, Ecology, Transport, Socio-economics, Archaeology, Sunlight, Daylight, Overshadowing, Solar Glare, Water Resources and Flood, Waste, Ground Contamination, Microclimate, Electronic Interference, Townscape and Heritage, Cumulative and Residual Impacts, set out in the Environmental

Statement and Addendums, and subsequent related reports in accordance with the EIA Regulations 2011. The Environmental Statement, the subsequent Environmental Statement Addendums and the submitted further information to the Environmental Statement and their various technical assessments together with the consultation responses received from statutory consultees and other stakeholders and parties, enable the Council to determine this application with knowledge of the likely significant environmental impacts of the proposed development, as amended by way of the variation to conditions 3 and 8.

- 12) Legal Agreement: The application proposes that its impacts are mitigated by way of a comprehensive package of planning obligations to fund improvements that are necessary as a consequence of the increased use arising from the population yield from the development and additional new land uses. The financial contributions will go towards the enhanced provision of education, health, employment, community facilities, accessibility and sustainable transport, highways (including pedestrian and cycle routes) and the public realm. The proposed development (as revised) would therefore mitigate external impacts and would accord with London Plan (2016) policy 8.2, Core Strategy Policies CF1, WCOA and WCOA1 and the White City Opportunity Area Planning Framework (2013).

LOCAL GOVERNMENT ACT 2000 LIST OF BACKGROUND PAPERS

All Background Papers held by Helen Murray (Ext: 3439):

Application form received: 18th October 2016
Drawing Nos: see above

Policy documents: National Planning Policy Framework (NPPF) 2012
The London Plan 2016
LBHF - Core Strategy Local Development Framework 2011
LBHF - Development Management Local Plan 2013
LBHF - Planning Guidance Supplementary Planning Document
2013

Consultation Comments:

Comments from:	Dated:
Estate Manager (South) - EWS	06.12.16
Thames Water - Development Control	20.12.16
Natural England	08.12.16
Health And Safety Executive	01.12.16

Neighbour Comments:

Letters from:

Dated:

1.0 Background

1.1 This planning report relates to an application to vary planning permission 2016/001373/VAR (dated 6 September 2016) for works relating to Development Plot D which comprises part of the comprehensive redevelopment of the Grade II listed BBC Television Centre (TVC) and surrounding land ('the site') on Wood Lane, within the London Borough of Hammersmith and Fulham (LBHF). The planning application has been made by Stanhope/BBC in order to vary conditions 3 and 8 pursuant to ref: 2016/01373/VAR which relate to (3) approved drawings and (8) floorspace/land uses. The application would in effect, replace the previous planning permission and comprise the sixth application submitted by the applicant for the comprehensive redevelopment of the site (details of the planning history is identified in sections 2.0-2.7 in this report). The application is made under Section 73 of the Town and Country Planning Act 1990 (as amended) as the proposed changes are considered to comprise Minor Material Amendments to the permitted development scheme.

1.2 The Application Site (Television Centre) became the first purpose built television studios in the country when it opened in 1960 and has since been home to the British Broadcasting Corporation (BBC) until its closure in 2013. The BBC has been based in White City for over 60 years since acquiring the site in 1951. The site formerly comprised of a complex group of interconnected bespoke buildings which contained 8 x TV studios, offices, production studios, warehousing, dressing rooms and set storage facilities and ancillary uses built around a central ring, extending outwards towards Wood Lane (the Spur) and to the rear (the drama block, East Tower and restaurant block). The site also included the storage yard to the rear of the drama block and the multi storey car park (MSCP) to the south of the railway viaduct. The site (excluding the MSCP) was awarded a Grade II listed status in 2009. The site forms part of LBHF's Core Strategy Strategic Site (WCOA1) which lies within the White City Opportunity Area-a major area for intensification of new development as envisaged by the London Plan.

1.3 The approved redevelopment proposals for the Television Centre site will result in the creation of a new mixed use urban quarter with new retail, restaurant, community and leisure uses, enhanced office provision and additional homes, including affordable accommodation. The development proposes the renovation and adaptation of parts of the listed Television Centre building of greatest significance to its designation as a heritage asset; major redevelopment of the peripheral elements of lesser significance; and redevelopment of underused land to the south of the site including the multi-storey car park (MSCP). The site is circa 6 hectares in area.

1.4 The principal building on the site comprised the iconic BBC Television Centre question mark building which contained TV studios 1-8, offices production suites and the former newsroom. Parts of this building have been demolished and partially demolished as part of the on-going redevelopment works. The site of the former restaurant block is located to the north of the question mark building with the East tower

and Drama block located to the south. The MSCP is a free standing building located to the south of the site, beyond the underground line viaduct. For the purposes of the redevelopment works, the site has been broken down into the following individual sub-plots:

Question Mark Building:

- o Stages 4 and 5 (Plot A); Now demolished.
- o Inner Ring, Helios (Plot B); Part demolished. Under refurbishment
- o Outer Crescent (Plot C); Now demolished
- o Studios 1-3 (Plot J); Under refurbishment
- o Stage 6 (Plot K). Under refurbishment

Peripheral Elements:

- o Restaurant Block (Plot D); Now demolished
- o Drama Block (Plot E); Now demolished
- o Land to the rear of the Drama Block (proposed townhouses) (Plot F);
- o East Tower (Plot G); Due for demolition in 2017
- o Multi-storey car park (MSCP) (Plot H); Due to be demolished in 2017.
- o Forecourt;

1.5 The application relates to minor material amendments to Plot D (the site of the former restaurant block) which is proposed as a new office building with ground floor café/restaurant space. Plot D is located to the north of the site with Hammersmith Park located to the north and west and Wood Lane community centre located to the east with residential properties beyond.

2.0 Planning History

2.1 There is significant recent planning history relating to the comprehensive development of the wider site with the main consents set out in the below table.

Application:

	Ref:	Date:
Application 1	2013/02355/COMB	9th July 2014
Application 2	2014/04720/VAR	10th February 2015
Application 3	2014/02531/COMB	2nd April 2015
Application 4	2015/02646/VAR	10th December 2015
Application 5 (Extant Scheme)	2016/01373/VAR	6th September 2016

2.2 In July 2014, a hybrid outline/detailed application and corresponding listed building and conservation consents were approved, subject to a s106 agreement for the comprehensive redevelopment of the site for mixed uses including residential, offices, retention of TV studios and commercial uses with corresponding works to the Grade II listed building (Ref: 2013/02355/COMB, 2013/02244/CAC and 2013/2356/LBC). The proposals included major demolition of parts of the site and the erection of new buildings including a new 25 storey tower [Application 1].

2.3 In February 2015, the above application was varied by way of a section 73 Minor Material Amendment (MMA) application (ref: 2014/04720/VAR) and corresponding Listed Building Consent (2014/04723/LBC), subject to s106 agreement. The consents

allowed changes to the approved land uses and additional demolitions (with additional new build (Plot A)) [Application 2].

2.5 In April 2015, a new planning application (ref: 2014/02531/COMB) and listed building consent (2014/02532/LBC) were approved, subject to s106 agreement for a revised development scheme which comprised further design changes, revisions to the land use provisions and included additional detailed elements [Application 3]. The applicant subsequently obtained planning permission for a further S73 MMA application (ref: 2015/02646/VAR) and corresponding listed building consent (ref: 2015/02647/LBC) which vary details of the former planning permission in respect of changes to the land use provisions and minor design refinements [Application 4]. This application was approved on 10th December 2015.

The Extant Scheme

2.6 The applicant subsequently submitted a new application [Application 5] to vary conditions 3, 4, 8 and 89 of the extant permission [Application 4] with respect of minor material amendments to plot F [Ref: 2016/01373/VAR]. The minor alterations comprise additional residential floorspace and amended parameter plans/design codes to facilitate the submission of the reserved matters applications. Planning Permission was granted for Application 5, subject to a Deed of Variation of the s106 agreement on 6th September 2016. The description of the Extant Scheme development is as follows:

Variation of conditions 3,4,8 & 97 of planning permission 2015/02646/VAR 10.12.15 for Demolition of parts of former BBC Television Centre, associated buildings & structures (including boundary walls) to facilitate comprehensive phased redevelopment of site to provide up to 943 residential units with range of land uses. Planning permission is sought in detail for works to the main building comprising erection of new 10 storey Class B1 (office) building to replace Stages 4-5 incorporating private members club (sui generis), cinema (Class D2) & restaurant (Class A3), extensions at roof level, ground & basement levels, refurbishment of facades & change of use of parts of the retained building to provide Use Class D2 (gym & spa), C1 (hotel); C3 (residential); A1 (shops); A2 (financial & professional services) & A3 (café/restaurants); erection of new 8-10 storey outer ring building replacing Studios 4-8 including provision of up to 941sqm Class B1 (new BBC offices) next to Studio 3, erection of new 6-9 storey office building with ground floor café (Class A3) to replace the canteen block, erection of new 3-9 storey building replacing former drama block to provide residential use (Class C3) & redevelopment of East Tower to comprise erection of 25-storey building & 3-storey pavilion building to provide residential accommodation (up to 17,670sqm) with provision of up to 1,843 sqm flexible ground floor uses (Classes A1/A3/A4 or B1); provision of car, cycle & motorcycle parking, hard & soft landscaping within new public forecourt & Helios courtyard, new shared pedestrian & vehicular routes, installation of new plant machinery & other structures. Planning permission is sought (with all matters reserved) for the erection of buildings on the multi storey car park site & land rear of the Drama block ranging from 3-10 storeys to provide Class C3 residential; flexible A1-A4 or B1 uses; provision of car parking; hard & soft landscaping; alterations to vehicular & pedestrian routes & access

Listed Building Consent Approvals

2.7 The following listed building consents [2014/02532/LBC & 2015/02647/LBC] for the various works to the Grade II listed Buildings were approved alongside Applications 3 and 4. The applicant is in the process of implementing both listed building consents.

Ref: 2014/02532/LBC [Listed Building Consent 1]: Internal and external alterations to the former BBC Television Centre buildings to include:

- Works to the Inner Ring, helios and forecourt area;
- Roof top alterations to the Inner Ring;
- Demolition of Stages 4 and 5, Studios 4-8 and the wedge (within the question mark building) and erection of replacement structures
- Demolition of the Restaurant Block, Drama Block, East Tower, connecting bridges and tunnels;
- Demolition of gatehouses;
- Removal of boundary treatment;
- Proposed basement works;
- Access and egress works;
- Associated boundary treatment and landscaping; and
- Other associated and ancillary works

Ref: 2015/02647/LBC [Listed Building Consent 2: for Additional Works to Listed Building]: Internal and external alterations to the former BBC Television Centre buildings (to be carried out alongside elements of listed building consent 2014/02532/LBC in connection with the comprehensive redevelopment of the site) comprising roof top alterations and extensions to the Inner Ring including demolition of the rooftop rotunda structure and erection of identical replacement structure, demolition/removal of 7th floor elements and erection of replacement structures and alterations to the canopy to South Hall, erection of replacement Stages 4-5 building (with alternative façade design, roof form and internal reconfiguration) and outer ring building (with alternative design of the upper floor facades and roof level articulation), demolition of external staircase at Studio 1, demolition of glazed walkway above Studio 1 canopy and re-cladding of external wall replacing the ceramic panels and other associated ancillary works.

Planning Conditions

2.8 The applicant has discharged site wide conditions and conditions that specifically relate to Development Areas 1 and 2, and to individual Development Plots. The following conditions are of some relevance to this application, although further conditions require discharge before development can commence, subject to the acceptability of the development proposed in this application.

2.9 The applicant has discharged the following conditions in respect of Applications 1, 2, 3 and 4 (which relate to Development on Plot D).

- Ref: 2015/05837/DET. Condition 5- Enabling Works (multiple submissions for Infrastructure Works, minor demolitions and fabric removal) (22.01.2016)
- Ref: 2015/02709/DET. Condition 6- Phasing Plan (07.07.15)
- Ref: 2015/05841/DET: Condition 12- Archaeology (11.02.16)
- Ref: 2016/00954/DET: Condition 13- External surface materials (19.05.2016)

- Ref: 2015/02069/DET: Condition 17- Arboricultural Method Statement (On-site trees) (13.07.15)
- Ref: 2015/02066/DET: Condition 27- SUDS (24.07.15)
- Ref: 2014/04199/DET: Condition 29- Water Supply (16.10.14)
- Ref: 2015/02066/DET: Condition 30- Foul Water Drainage (24.07.15)
- Ref: 2014/04282/DET: Condition 31- Preliminary Risk Assessment-Ground Contamination (10.10.14)
- Ref: 2014/04283/DET: Condition 32- Site Investigation Scheme- Ground Contamination (10.10.14)
- Ref: 2015/02070//DET: Condition 33- Qualitative risk assessment. (24.7.15)
- Ref: 2015/02070/DET: Condition 34- Remediation Method Statement (24.7.15)

- Ref: 2015/02076/DET: Condition 37- Wind Microclimate (03.07.15)
- Ref: 2015/02075/DET: Condition 38- Airwaves Report (03.07.15)
- Ref: 2015/02075/DET: Condition 40- TV Interference Report (03.07.15)
- Ref: 2015/02068/DET: Condition 42 - construction Logistics management plan (03.07.15)
- Ref: 2015/02067/DET: Condition 43- Demolition method statement (07.07.15)
- Ref: 2015/02076/DET: Condition 47- Vibration Report (03.07.15)
- Ref: 2016/00188/DET: Condition 53- Play Equipment (09.06.16)
- Ref: 2015/02107/DET: Condition 59- Footpaths and Roads/Safety Audit (25.08.15)
- Ref: 2015/02073/DET: Condition 66- Inclusive Access Management Plan (03.07.15)
- Ref: 2016/00190/DET: Condition 69- External Lighting (25.07.16)
- Ref: 2015/02069/DET: Condition 77- Arboricultural Method Statement (Off-site trees) (13.07.15)
- Ref: 2015/02107/DET: Condition 80- Drop Off Points

Current Applications

2.10 The applicant has submitted the following applications for the approval of all reserved matters in connection with Plots F (all matters), G1(internal layout only) and H (all matters);

- Ref: 2016/03970//RES. Submission of reserved matters relating to scale, layout, access, external appearance and landscaping for Development Plot F (former Dodd's Yard) comprising the erection of 21 x 4 storey townhouses with basement levels and one x two storey dwelling including provision of balconies and private amenity spaces, associated car parking spaces, central 'Village Green' and associated public realm works pursuant to planning permission 2016/01373/VAR (granted 6 September 2016) in accordance with Condition 1(ii). NOW APPROVED.

- Ref: 2016/03971/RES: Submission of reserved matters relating to layout for Development Plot G1 (East Tower) comprising the erection of a part 10 part 25 storey building to provide 167 residential units and 752 sqm of flexible commercial floorspace (GIA) at ground floor level (Use Classes A1, A3, A4 or B1) including provision of balconies and roof terraces, cycle storage, refuse storage and ancillary residential floorspace at lower ground floor levels, pursuant to planning permission 2016/01373/VAR (granted 6th September 2016) in accordance with Condition 1(ii). A decision on this application is pending.

- Ref: 2016/03972/RES: Submission of reserved matters relating to scale, layout, access, external appearance and landscaping for Development Plot H (Multi-Storey Car Park Site) comprising the erection of a part 4, part 5 and part 9 storey building and a 9 storey building to provide 142 residential units and up to 860 sqm of flexible commercial floorspace (GEA) at ground floor level (Use Classes A1, A3, A4 or B1) including provision of balconies and roof terraces, the reinstatement of McFarlane Place, car parking, cycle storage and refuse storage, installation of M&E plant and photo-voltaic panels at roof level and associated landscaping pursuant to planning permission 2016/01373/VAR (granted 6th September 2016) in accordance with Condition 1(ii). A decision on this application is pending.

- Ref: 2016/04011/NMAT: Non-material minor amendment to planning permission 2016/01373/VAR granted 6 September 2016. Amendments sought for alterations to Plots G1 and H comprising erection of support columns under the cantilever section of the tower and associated external alterations (Plot G1: East Tower) and extension/modification of the levels of deviation of the parameter plans in regard to the Wood Lane frontage of the northern building to permit the realignment with the southern building (on Plot H - MSCP). The application was approved 11 January 2017.

3.0 Consultation Responses

3.1 The application has been advertised as a Major Development, which affects the setting of a Conservation Area and Listed Building and that is EIA Development. The application has been advertised by way of a Site Notice (06/12/2016) and a Press Release (06/12/2016). The expiry date is 27/12/2016.

3.2 Consultation letters (dated 11/01/2017) were sent to adjoining occupiers and immediately surrounding properties (expiry date 03/02/2017).

No objections have been received.

External Consultations:

Thames Water: Advised of no objections to the application with regard to sewerage and water infrastructure capacity.

Environment Agency: No response.

English Heritage/Historic England: Advised it does not consider that it is necessary for this application to be notified to Historic England under the relevant statutory provisions.

Natural England: Response received, no comments.

Action on Disability: No response.

Health and Safety Executive: The site does not currently lie within the consultation distance of a major hazard or major accident hazard pipeline; therefore at present HSE does not need to be consulted on any developments for this site.

White City Neighbourhood Forum: No response.

Hammersmith Society: No response

Frithville Gardens Residents Association: No response.

Friends of Hammersmith Park: No response.

Wormholt Estate Tenants and Residents Association: No response.

Internal Consultations:

Conservation and Design: Comments incorporated in report.

Environmental Quality: (Land Contamination team) No objections. Any major variation to the proposed basement excavations or other intrusive groundworks may require a revision of any Preliminary Risk Assessment or Remedial Method Statement already accepted on the basis of the original proposal.

Environmental Health: No objections.

Environmental Policy: The proposed amendment is not considered to be significant in terms of flood risk or sustainability issues compared to the existing permission. No objections to the proposed variation.

Transport and Highways: Advised no comments.

Air Quality Officer: No objections subject to conditions to provide mitigation to make the application acceptable in accordance with policies CC4 and DM H8.

Crime Prevention officer: No response.

Parks and Culture: No response.

Housing Regeneration/Economic Development: No response.

Waste and Recycling: No response.

Building Control: No response.

4.0 The Proposals:

Minor Amendment Application (Section 73) Procedure

4.1 This report relates to a Minor Material Amendment (MMA) application for the variation of conditions (3) approved drawings and (8) floorspace/land uses relating to Plot D pursuant to the approved 2016/01373/VAR dated 6 September 2016. The 2 conditions to be varied would result in material changes to the planning permission. The applicant has submitted the MMA planning application to LBHF to obtain consent for the various changes to the approved scheme. The applicant is entitled to apply for an amendment to the extant scheme permission under S73 of the Town and Country Planning Act (As Amended).

4.2 Section 73 of the Act can be used, amongst other things, to approve minor material amendments to an existing planning permission by amending a condition (or conditions)

upon which the permission was granted. In law, a section 73 application results in the grant of a new planning permission affecting the same site that is subject to the relevant amended conditions.

4.3 The minor material amendment procedure was confirmed by the Government as appropriate in 2009 when it streamlined the procedure for section 73 applications and issued accompanying guidance on how best to achieve flexibility with planning permissions by allowing minor material amendments to planning permissions without the need for the submission of entirely new planning applications. The overriding purpose of the streamlined procedure and guidance was to avoid the burden that would fall on both planning authorities and developers if a fresh planning application had to be submitted every time that a development is materially amended.

4.4 The guidance is now contained in the Department for Communities and Local Government's National Planning Practice Guidance. Amongst other things the guidance states that a minor material amendment is likely to include any amendment whose scale and/or nature results in a development which is not substantially different from the one which has been approved.

4.5 The applicant contends that the proposed changes to the development as set out in the s73 proposals will not result in a scheme which is substantially different from that which is the subject of the hybrid Detailed/Outline Permission (ref: 2016/01373/VAR).

4.6 The applicant has evidenced that, cumulatively, the various changes to Plot D would result in only a very small 'proportional' increase in floor space (in relation to the permitted total across the site) and are acceptable in design, environmental and townscape terms.

4.7 In accordance with the S73 procedure, the variation of conditions 3 and 8 pursuant to the extant planning permission would necessitate the need to issue a new planning permission. The new planning permission would take the same hybrid form as the extant scheme, although it would have a new reference no. (Ref: 2016/04585/VAR).

Planning Conditions to be amended by way of the Section 73 (Minor Material Amendment) application:

4.8 The applicant is seeking amendments to conditions 3, and 8 to facilitate changes to the approved design of the building for Plot D. Plot D was granted detailed approval and is not subject to a reserved matters application.

The proposed changes are summarised as follows:

a) Proposed increase in floorspace

Under planning permission 2016/01373/VAR, Plot D comprised 15,986sqm (GEA floorspace). The application seeks to increase the GEA floor space to 16,834sqm (an increase of 848sqm).

The additional floorspace is incorporated through an additional three metre structural bay to the eastern (north east) elevation from floors 1 to 9. The proposals:

- o Maintain the same quantum of external space provided to office floorplates by adapting terraces (loggias) to suit;

- o Maintain the architectural integrity of loggias by keeping all within a 12 metre module (i.e. four three metre bays); and
- o Maintain loggia positioning at key corners.

Overall, the small increase in floorspace represents 5% of Plot D and 0.4% of the development as a whole.

b) Layout Changes

Proposed changes to the layout of the building area summarised below:

- o The position of the basement has been shifted and the footprint has been extended. The basement has increased in width from approx. 47m to 54m and has decreased in depth from approx. 32m to approx. 30.7m. It is now located closer to the north, east and west site boundaries. The layout has been modified with changes to the positioning of the stairs and storage and plant areas.
- o At basement mezzanine level: the location and layout of the mezzanine has been modified and the size has been reduced. Cycle storage has been relocated from this level to ground floor and a new storage area has been included. The lockers and showers are to remain on this level. Overall, there is a small decrease in basement area (GEA) from 1,638m² to 1,610m².
- o At ground floor, the double storey colonnade has been shifted to have main frontage to south east elevation. The proposed retail/restaurant area has been reduced (from 594m² to 442m²) and the office reception area increased. The proposed refuse storage area has been relocated, car parking has been reduced from 15 bays (2 accessible) to 12 bays (2 accessible) and motorcycle parking has been reduced from 22 to 9 bays. Cycle parking has been increased from 178 spaces to 188 spaces and relocated from basement mezzanine level to ground floor to improve access and support inclusivity. A tertiary stair to basement mezzanine- where showers are located has been removed to encourage use of stairs in the building core.
- o At first floor the colonnade has been repositioned as discussed above. The building has been widened by 3m and the core layout has been modified by shifting the position of the stairs and the WCs.
- o Floors 2 to 9 are proposed to be modified in layout to reflect the widening of the building and the modifications to the core layouts (repositioning of stairs and WCs). Internal arrangements of the core at first floor to ninth floor have changed to accommodate a review of the building servicing strategy and a change in riser size.
- o At floor 7, the terrace has been extended in area to cover most of the roof of the floor below and the area of green roof bordering the terrace has been reduced from approx 1.5m/2m to approx. 0.6m.

c) Design approach (revised façade design and increased building height)

Proposed design changes include:

- o Introduction of 3 metre structural bay to the eastern (north east) elevation from first to ninth floor as discussed above.
- o Increase in overall building height of 55cm resulting from increase in lift overruns. Upstands at roof level are also increased (all floor to floor heights remain as the approved scheme).
- o Basement depth altered by excavation of approximately 0.5m in the basements localised to the lift areas only.

- o Relocation of the double height colonnade at ground and first floor from being oriented primarily to south west elevation of the building to south east elevation of building to distinguish the front of the building and clearly articulate the entrance.
- o Fenestration detailing is modified with narrower glazing and a more vertical character.
- o At ground floor level, ventilated panels are to be inserted on the north west and north east elevations.
- o The increase in area of the terrace at 7th floor results in an extension to the railings enclosing this space.

The applicant states that the façade design changes resulted from:

- o A change to the Building Regulations, most notably in Approved Document L2A: Conservation of fuel and power, which resulted in a decrease in the permissible quantum of glazing from 50% to 40%.
- o A need to construct the building quickly and efficiently, which resulted in the desire to pursue off-site construction methodologies and a need to reduce façade weight, provide greater stability to individual façade panels and consider the detail of panels so that joints between each could be 'lost' in the overall appearance.
- o A desire to reduce the material complexity of the building by using a smaller range of materials.

The original design was conceived as an 'expressed grid' offering the opportunity to draw reference from the language of ordered facades present in the surrounding building stock. A three metre primary grid was expressed with full height glazing (a lower portion of the glazing was teared with a painted 'fit' pattern to reduce solar gains and in-fill vertical panels of either metal or architectural precast were employed. The massing was refined by the articulation of upper and lower elements- a heavy base with a light and reflective upper volume. The heavier lower volume encircled the lighter structure- composed in a series of steps and setbacks that responds to each boundary condition and created usable external space in the form of terraces and sheltered loggias. The latter concept, of upper and lower elements and setbacks have been retained through the development of the façade of Plot D.

4.9 The amended condition wording is set out in the conditions schedule at the front of this report. For conciseness, a summary of the amendments to the conditions is provided below.

Condition 3. Approved Plans

4.10 Condition 3 requires the proposed development to be carried out in compliance with the submitted drawings. The applicant has submitted the following revised detailed plans for Plot D which will replace the former plans in the previous consent.

Plot D Proposed Plans

- A208 100 P04
- A208 101 P04
- A208 102 P05
- A208 103 P05
- A208 104 P04
- A208 105 P04
- A208 106 P04
- A208 107 P04

A208 108 P04
A208 109 P04
A208 110 P04
A208 111 P04
A208 112 P04
A208 01-201 P05
A208 01-202 P04
A208 01-203 P05
A208 01 204 P05
A208 01-301 P04
A208 01-302 P04

Condition 8: Floorspace/Land uses

4.11 Condition 8 comprises amendments to the total gross external floorspace (GEA) areas of the development comprising the land uses. Firstly, part (a) of condition 8 should read that the overall gross maximum floor space of all the development, including parking, servicing, energy centre and plant and storage that shall not exceed 207,351 square metres GEA (an additional 848 sqm). Secondly, the business (Class B1) floorspace maximum (in part (b) of condition 8) is increased to 58,649 which comprises an increase of 848 sqm.

Format of the Section 73 MMA Application:

4.12 The following documentation has been provided in support of the current application to vary the extant planning permission.

- o Completed S73 planning application forms;
- o CIL Form;
- o Approved drawings;
- o Proposed drawings:

001 Rev P01
A100 Rev P04
A101 Rev P04
A102 Rev P05
A103 Rev P05
A104 Rev P04
A105 Rev P04
A106 Rev P04
A107 Rev P04
A108 Rev P04
A109 Rev P04
A110 Rev P04
A111 Rev P04
A112 Rev P04
A201 Rev P05
A202 Rev P04
A203 Rev P05
A204 Rev P05
A301 Rev P04
A302 Rev P04

- o Design Update Report by Duggan Morris Architects dated October 2016;

- o Plot D S73 Proposed Description of Development and Conditions, dated 24 August 2016;
- o Environmental Statement Review letter dated 16 September 2016 (prepared by Aecom).
- o Daylight and Sunlight Assessment by GIA dated 24 August 2016.
- o Townscape, Conservation and Visual Impact Assessment Plot D addendum by Professor Robert Tavernor Consultancy dated October 2016.
- o Cover letter from Gerald Eve LLP dated 18 October 2016
- o Draft Deed of Variation to the s106 agreement.

5.0 Environmental Impact Assessment

5.1 Due to the scale, size and form of the development (as revised), the potential environmental effects need to be systematically assessed through an Environmental Impact Assessment (EIA), the results of which are presented in full within an Environmental Statement.

5.2 The variation of conditions 3 and 8 would result in amendments to the approved EIA development (subject to the extant planning permission). As such, the applicant has submitted a further ES Addendum in addition to the previously submitted ES and ES Addendums, which appraises the additional impacts of the development beyond that of the extant scheme (Application 5).

5.3 For the purposes of the current application for a minor material amendment to conditions pursuant to the extant planning permission, the resulting EIA is comprised of the following documents which have been considered by LBHF in the assessment of the planning application:

- ES Volume I: Main ES (Submitted in May 2014): this document forms the main body of the ES, detailing the results of environmental investigations, impacts arising and proposed mitigation measures. The ES also includes details of the Proposed Development and of the demolition and construction activities.
- ES Volume II: (Updated) Townscape, Conservation and Visual Impact Assessment (Submitted on 29th August 2014): a separate volume produced to assess the impact on key and strategic views to and from the site. Volume II also contains an assessment of impacts to conservation / above ground built heritage. The Townscape Assessment was resubmitted (in August 2014) to include updated images of the key views that would be affected by the design changes to plots D, E, G2 and the forecourt;
- ES Volume III: Technical Appendices (Submitted May 2014) (and Addendum - (Appendix G) Internal Daylight and Sunlight Report by GIA - Submitted in August 2014): Comprises survey data, technical reports and background information supporting the assessments and conclusions given within the main ES; and
- ES Non-Technical Summary (NTS): summarises the key findings of the ES in non-technical language (Submitted in May 2014).
- ES Addendum 2015 (Dated June 2015) by Aecom (formerly URS) - (submitted with the extant scheme planning application Ref: 2015/02646/VAR) comprises a summary of the proposed changes to the proposed development (subject to the MMA application) and summarises the additional impacts (where they occur).
- ES Addendum 2016 (Dated March 2016) by Aecom (submitted with application 2016/01373/VAR for plot F to vary the extant scheme) comprises a summary of the proposed changes to the development and summarises the additional impacts.

- EIA review (dated 16 September 2016) by Aecom submitted with this application comprises a summary of proposed changes to Plot D and reviews the potential impacts of these changes

5.4 The overall conclusion of the EIA review (September 2016) is that the proposed changes to Plot D will have no effect on the results and conclusions of the 2014 ES (as amended). The report concludes that the changes have the potential to affect a limited number of technical topics as follows:

Socio Economics

The proposed increase in floorspace would result in an increase in the level of employment that could be delivered within the space of approximately 45-60 additional jobs based on 594 sqm NIA. The Review states that the change is not considered to alter the significance of the effects and conclusions of the assessment presented in the 2014 ES (as amended) and as such, the socio economic assessment presented within the 2014 ES (as amended) remains valid in relation to the revised scheme for Plot D.

Traffic and Transport

The increase in office space would result in the following increases in vehicular trip generation:

- o AM peak hour would increase from a total of 79 two way vehicular trips to 83 two way vehicular trips (5% increase);
- o PM peak hour would increase from a total of 77 two way vehicular trips to 82 two way vehicular trips (6% increase);
- o Daily trips would increase from a total of 809 two way vehicular trips to 844 two way vehicular trips (4% increase).

The ES review concludes that the increase in trips, when considered in the context of the overall background traffic, would not alter the significance of the effects and conclusions of the assessment presented in the 2014 ES (as amended). The greatest increase in traffic is expected to occur on Wood Lane before traffic is distributed across the network. The 2014 ES (as amended) forecasted an 8% increase in daily trips on Wood Lane in the assessment year of 2031. With the proposed changes to Plot D, the percentage change in daily traffic on Wood Lane would still be 8%. Therefore the traffic and transport assessment presented in the 2014 ES (as amended) remains valid. Although there will be localised excavation in the basements as described above, the additional excavation volume is minimal and will not materially affect the number of Heavy Goods Vehicle movements and so demolition and construction related to highway and road traffic, noise and vibration or air quality effects.

Daylight, Sunlight, Overshadowing, Light Pollution and Solar Glare

Gordon Ingram Associates (GIA) has assessed the revised Plot D massing as this has the potential to impact on the conclusions of the assessment undertaken as part of the ES (as amended). The assessment concludes that although there are transgressions recorded between the revised scheme for Plot D and the 2014 consented scheme, these are considered to be non-material changes based upon what has previously been consented, In particular, the retained levels of daylight and sunlight as generally good given the nature of the urban environment. The overall results also show areas of improvement, particularly to 62 White City Close.

Overall the changes do not alter the scale or significance of the effects and conclusions of the assessment presented in the 2014 ES (as amended) and as such, the sunlight, daylight and overshadowing assessment presented within the 2014 ES (as amended) remains valid in relation to the revised proposals for Plot D.

Wind Microclimate

A quantitative review of the expected outcomes of the design changes has been undertaken by RWDI based in professional experience of wind on the urban environment and informed by an understanding of the background wind conditions for the area and wind tunnel test results for the 2014 consented scheme.

Wind tunnel test results from May 2015 indicate that conditions within the immediate area surrounding Plot D would be suitable for a mix of sitting and standing conditions along building elevations, with leisure walking conditions prevailing at the north and south building corners during the windiest season. During the summer season conditions would be predominantly suitable for sitting use, with standing conditions at the north and south building corners. The design changes would be unlikely to result in significant changes in the microclimate conditions which prevail around Plot D at ground level.

With regard to the colonnade, although not directly assessed during the 2014 wind tunnel tests, these test results identified sitting conditions during the summer season on the thoroughfare along the elevation where the colonnade is now proposed. RWDI are of the opinion that these receptors provide a good indication of the conditions which would likely occur within the colonnade. As a result of the significant shelter from prevailing winds Plot D benefits from, conditions within Plot D's colonnade are expected to be calm, with the creation of the colonnade expected to calm conditions further. Conditions within the newly created informal seating area within the colonnade are expected to remain suitable for desired sitting use during the summer season

With regard to wind conditions at terrace level conditions are expected to remain consistent with those reported in the 2014 assessment. This is a result of building geometry remaining similar to that which was previously assessed through wind tunnel testing. As a result, conditions within these areas are expected to remain suitable for the intended pedestrian use.

Overall, the review concludes that the changes identified comply with the design principles and parameters assessed within the 2014 ES (as amended), As a result, the revised scheme for Plot D is not expected to have a significant effect on the wind microclimate with conditions remaining consistent with those reported in the 2014 assessment.

Townscape, Conservation and Visual Impacts

The Tavernor Consultancy has prepared an addendum to the Townscape, Conservation and Visual Impact Assessment (TCVIA) (Volume II of the ES 2014 as amended) to consider the potential impacts of the revised detailed design of Plot D on townscape, heritage and views. The main visual difference between the consented Plot D and the revised scheme for Plot D is an additional 3m bay to the north east and small amendments to the building frame and window openings. The report concludes that the

extra bay is unlikely to be noticed in local views and the mass of the revised scheme will therefore appear the same as that of the 2014 consented scheme. The amendments to the windows and building frame would be perceptible in local views, however they would not alter the overall character of the building. Like the 2014 consented scheme, the revised scheme for Plot D would have very little visibility in the wider area.

Like the 2014 consented scheme, the revised scheme for Plot D will relate successfully to the surrounding townscape, Conservation Area and setting of the Grade II Listed BC Television Centre. It will have significant visual impact within its immediate context but little visibility beyond the local area. Where visible, the revised building will contribute positively to the streetscape through its high design quality and careful composition of mass which responds to the particular context of each elevation. Like the 2014 consented scheme, the revised scheme for Plot D will enhance the character of the townscape, the significance of Wood Lane Conservation Area and Grade II Listed BBC Television Centre and views within the locality of the site.

The cumulative impacts of the revised scheme will be the same as those envisaged for the external appearance of the 2014 consented scheme. That is due to the similarity of the external appearance of the revised scheme and the fact that no other schemes which have been approved since that time would be seen in these views.

The ES review concludes that the overall significance of impacts of the revised scheme will be the same as the 2014 consented scheme, as assessed in August 2014 TCVA. The conclusions of the August 2014 TCVA therefore remain valid in relation to the revised scheme for Plot D.

Ground Conditions

The localised excavations required at basement level of Plot D are not expected to result in any additional ground conditions or groundwater related effects associated with contamination sources, pathways and receptors identified over and above those in the 2014 ES. As such, the ground conditions assessment presented within the 2014 ES (as amended) remains valid in relation to the revised proposals for Plot D.

Buried Heritage Assets.

In terms of buried heritage assets, the basement associated with the 2014 consented scheme would remove any archaeological remains if present, so a small area of localised deeper excavation will not alter the assessed effects in the 2014 ES (as amended). The existing building basement had previously removed any remains within its footprint and a trial trench evaluation was carried out within the Blue Peter Garden in 2015, this revealed no archaeological remains and as a result the Greater London Archaeology Advisory Service (GLAAS) advised LBHF that no further archaeological work was required.

5.5 The ES review concludes that there is no requirement to consider in detail the environmental effects with regard to the remaining technical topics within the 2014 ES (as amended) as no additional or different environmental effects associated with these topics (listed below) are anticipated as a result of the proposed scheme for Plot D:

- o Air Quality
- o Ecology
- o Waste; and

- o Water resources drainage and flood risk.

6.0 Planning Considerations

Principle of Development

6.1 It is considered the former planning permissions establish the principle of a comprehensive mixed use redevelopment of the site including residential, office, hotel, retail, ancillary TV Studio and leisure uses including the sui generis members club and would be in accordance with national, strategic and local planning policies, which advocate making the most efficient use of brownfield land in sustainable locations and would help meet local and strategic housing needs. The proposed development (as revised) would contribute to the regeneration of the area by increasing the range of employment opportunities, improve linkages and connections within the area and would promote sustainable economic growth. The relatively small size and location of the proposed retail and leisure uses would not compromise the vitality or viability of surrounding centres. The proposed development, as revised, would contain appropriate land uses that are compatible with the White City Opportunity Area which is well served and accessible by public transport. The proposed development is therefore considered acceptable in accordance with policies 2.13, 2.15, 3.3, 3.4 of the London Plan (2016) and Strategic Policies WCOA, WCOA1, A, B, C and H1 of the Core Strategy (2011) and White City Opportunity Area Planning Framework (2013).

6.2 This application seeks approval for an additional 848sqm (maximum) office floorspace across Plot D, and various minor material amendments to the design. This is proposed via the variation of conditions 3 and 8 as summarised above. This application does not seek to modify any other aspects of the development subject to detailed or outline approval. Given there are no other changes to any other development plots proposed, this report does not seek to re-assess these principles.

6.3 Although the principle of the redevelopment of the site is well established, an assessment of the minor changes to the design and additional increase in office floorspace, within the context of the overall scheme is set out in this report. The first issue which needs to be addressed is to determine whether the proposed changes would constitute a material amendment to the approved development subject to the extant scheme.

6.3 As is set out earlier in this report, Section 73 of the Act can be used, amongst other things, to approve minor material amendments to an existing planning permission by amending a condition (or conditions) upon which the permission was granted. In law, a section 73 application results in the grant of a new planning permission affecting the same site that is subject to the relevant amended conditions.

6.4 The minor material amendment procedure was confirmed by the Government as appropriate in 2009 when it streamlined the procedure for section 73 applications and issued accompanying guidance on how best to achieve flexibility with planning permissions by allowing minor material amendments to planning permissions without the need for the submission of entirely new planning applications. The overriding purpose of the streamlined procedure and guidance was to avoid the burden that would fall on both planning authorities and developers if a fresh planning application had to be submitted every time that a development is materially amended.

6.5 The guidance is now contained in the Department for Communities and Local Government's National Planning Practice Guidance. Amongst other things the guidance states that a minor material amendment is likely to include any amendment whose scale and/or nature results in a development which is not substantially different from the one which has been approved.

6.6 Officers are of the view that the proposed changes would not cumulatively result in a scheme which is substantially different from that which is the subject of the extant permission. Officers accept that the additional height and massing for Plot D and additional floorspace quantum would not correspond to a significant increase when considered in the context of the whole scheme. It is considered that the proposed alterations to Plot D, within the overall context of the comprehensive development, would not be of a fundamentally different nature to the consented extant scheme. Officers therefore consider that the proposed changes could appropriately be dealt with as a minor material amendment to the extant permission using section 73 of the Act.

6.7 It is considered that the planning application documentation submitted in support of the Section 73 Application form a satisfactory basis to assess the amended development proposals. In particular, the Environmental Statement Review letter is considered to identify the extent of any differences in likely significant environmental effects resulting from the proposed changes to the scheme.

Floorspace Changes

6.8 This application seeks to increase the floorspace of Plot D from 15,986sqm to 16,834sqm; an increase of 848sqm. This represents a 5% increase in floorspace for Plot D and a 0.4% increase for the development as a whole (over the scheme consented under 2016/01373/VAR).

6.9 It is considered that, quantitatively, the additional floorspace is de minimus and would not result a significant increase to the approved floorspace. Therefore, in terms of the land uses, it is considered that the proposals would be broadly in accordance with the policies set out in the Core Strategy (WCOA and WCOA1) and London Plan policy 2.13.

Design and Conservation

6.10 The proposed amendments to the extant permission have been assessed against London Plan (2016) policies 7.1, 7.2, 7.3, 7.4, 7.5, 7.6, 7.7, 7.8 and 7.12 and policies BE1, WCOA, WCOA1 of the Core Strategy (2011) and policies DM E1, DM E2, E4, DM G1, DM G2 and DM G7 of the Development Management Local Plan (2013). Consideration has also been given to the following design and conservation based supporting documents:

- o Wood Lane Conservation Area Character Profile
- o Shepherds Bush Conservation Area Character Profile

6.11 In addition to The London Plan and Core Strategy, the NPPF provides further planning guidance which local authorities are obliged to consider when determining planning applications. The NPPF encourages local authorities to support appropriate development proposals which optimise density and deliver wide ranging regeneration benefits to stimulate economic growth. The NPPF requires local authorities to adopt a

presumption in favour of sustainable development when assessing applications and that a set of 12 core principles of sustainable development should underpin design making.

6.12 The WCOAPF includes provision of further urban design guidance specific to the BBC Television Centre site integrated alongside general guidance throughout the document. The highlighted text within the WCOAPF are relevant to the consideration of the minor amendment application with regards to improving the setting of the listed buildings. The listed building guidance states that:

The departure of the BBC from the Grade II Listed Television Centre creates opportunities to:

- open up the large inward looking site;
- improve the public realm surrounding the site and;
- provide new high quality buildings that will enhance the setting and views towards the BBC TV Centre.

6.13 Para 3.129 notes that the refurbishment and redevelopment (of the site) involving the removal of ancillary buildings which are not of special architectural or historic interest could make a better use of the site, improve access and improve the setting of the listed building.

6.14 The approved Plot D is 10 storeys (levels ground to 9) plus basement with plant set within the ninth floor. The building is 43.95m at its highest point and 42.85m at parapet height). The southern elevation is concave responding to the circular outer elevation of Plot C. Floors 7 to 9 are set back from the main elevations to the east and south, providing a terrace and a roof terrace for the office workers, Floor 8 has a double height loggia space set into the northwest corner, the approved Plot D has a grid frame in architectural precast to distinguish it from the character of the main 'question mark' group. The shoulder height of the approved Plot D is similar to that of Plot C on the opposite side of the new boulevard and distinguished with light-coloured reflective metal window frames, metal infill panels and balustrades. The infill panels of the lower volume are distinguished by precast textured stone and the windows of the lower volumes are deeply recessed. The upper volume is set to the west of the building and steps away from the smaller scale houses in the White City Estate to the east. The frame of the top two storeys is double height, lifting the character of the buildings top volume and creating a strong elevation to enclose the parks north edge.

6.15 Like the approved Plot D design the proposed Plot D will be ten storeys, will have a concave elevation to relate to Plot C and will have set back upper storeys. Its shoulder height will relate to the height of Plot C and the materials will be architectural precast with metal window frames and metal infill panels.

6.16 The main differences in mass will be an additional 3m bay to the north-east, from first to ninth floors providing extra office space. Due to its siting, the extra bay will not be noticed in Hammersmith Park and the Japanese Garden. The height of the building will remain almost the same, although there will be a 55cm increase of the tallest part (maximum height of 44.39m) due to the introduction of structural upstands to maintain the 12m x 9m structural grid in the approved scheme.

6.17 The main differences to the detailed appearance of the design will be to the windows which will have greater subdivision and a more vertical character, and to the architectural precast frame which will be increased in breadth. The changes result in

part from environmental standards which require a reduction in glazing and have been conceived to retain the regular character of the grid and the appearance of full height glazing. Like the approved Plot D, the building will have a darker base and will appear as two interlocking forms.

. The Townscape, Conservation and Visual Impact Assessment Plot D addendum report shows that the proposed changes are not visible from the majority of viewpoints, and where visible - change are imperceptible with exception of two viewpoints- from South Africa road looking south east across the football pitches and from White City Close. The additional 3m bay would be perceptible from South Africa Road, however the overall form of Plot D stepping down to four bays in the east would appear the same and the minor amendment to the mass is unlikely to be noticed. Similarly, the increase in height of 55cm is unlikely to be noticed from this view. With respect to views from White City Close, the study concludes that the additional 3m bay would be barely perceptible, making the upper levels appear fractionally taller than the approved scheme. However the overall form of Plot D would appear the same, and the minor amendment to the mass would not be noticed.

. Urban design officer comments....

. As outlined earlier, the Townscape, Conservation and Visual Impact Assessment Plot D addendum report concludes that the heritage, townscape and visual impacts of the revised scheme will be the same as those envisaged in relation to the approved Plot D design. Officers concur with this assessment and are of the view that proposed design changes are acceptable and increase in massing is appropriate for the context.

. In conclusion, officers consider the proposed Plot D amendments to be inkeeping with the overall design quality of the scheme, and would have a negligible effect due to their minor nature. The cumulative effects of all the changes to the scheme are considered to be acceptable and would safeguard the quality of the scheme. It is considered that the proposed development (as revised), subject of the detailed elements of the application would be of a high quality design and would make a positive contribution to the character and appearance of the White City Opportunity Area, both enhancing the character of the Wood Lane Conservation Area and the setting of the Grade II listed Television Centre building. The scale and massing of the detailed components of the proposed development remain substantially the same as the extant scheme and is also considered to be appropriate. The proposed development is therefore considered acceptable in accordance with policies 7.1, 7.2, 7.3, 7.4, 7.5, 7.6, 7.7, 7.8 and 7.21 of the London Plan (2016) and policies WCOA, WCOA1 and BE1 of the Core Strategy 2011 and policies DM G1, DM G2, DM G6 of the Development Management Local Plan 2013, and the Council's Planning Guidance Supplementary Planning Document and White City Opportunity Area Planning Framework (2013).

Layout changes

. The proposed changes to core layout and arrangements of land use on each floor are considered acceptable.

. The changes to level of car, motorcycle and cycle parking resulting from layout changes are also considered acceptable and are discussed further in the 'Transport and Highways' section of this report below.

Amenity Considerations

. The proposed development (as amended) has been assessed against policies 3.5, 3.6, 3.8, 7.3, 7.6, 7.7, 7.14 and 7.15 of the London Plan 2016 and policies BE1, H3 and CC4 of the Core Strategy (2011) and policy DM A9 and DM G1 of the Development Management Local Plan 2013 and the Council's Planning Guidance Supplementary Planning Document and White City Opportunity Area Planning Framework (2013) that relate to sunlight, daylight, overshadowing, privacy and light pollution impacts of development. The above policies require consideration of the above impacts when considering new development proposals and in particular, whether there will be significant impacts, as a result of development, on the amenity of residential occupiers that reside in nearby properties.

. It is considered that the proposed development does not give rise to significant additional impacts in terms of daylight, sunlight, outlook, privacy, noise or light pollution beyond that of the consented development. The nearest existing residential properties are located to the north in White City Close and whilst the addition of the 3m bay on the north eastern elevation brings the mass of the building closer to these properties and the building would appear larger in views from some properties in White City Close, a distance of approx. 15m is maintained from the development to the windows of the nearest residential property, allowing for a good sense of enclosure and the scheme is not considered to appear unduly overbearing.

. Officers have considered the DM SPD Housing Policy 8 which states that facing windows should be beyond 18m within a 60 degree arc from the centre of the existing windows in order to avoid overlooking and loss of privacy.

. There are no instances of increased overlooking from the office terraces or logia from Plot D towards the properties or private garden spaces in White City Close and Exhibition Close, as the distances would be outside of the minimum range, thereby ensuring there is sufficient distance between opposing windows.

. In terms of daylight/sunlight, Gordon Ingram Associates (GIA) has assessed the revised Plot D massing as this has the potential to impact on the conclusions of the assessment undertaken as part of the ES (as amended). The report shows some greater sunlight/daylight impacts on adjoining properties (50-52, 54, 56, 58, 60, 66, 68-70, 72, 74-76 and 80-90 White City Close) than that resulting from the consented scheme however concludes that the increase in impacts is slight and acceptable and are considered to be non-material changes based upon what has previously been consented. In particular, the retained levels of daylight and sunlight as generally good given the nature of the urban environment. Officers concur with this assessment and are of the opinion that the proposed additional height and massing of the revised scheme would not result in undue impacts on the daylight, sunlighting and overshadowing conditions within adjacent properties.

. Therefore, it is considered that the proposed development (as revised) would not result in significant harm to the amenities of adjoining occupiers in terms of daylight/sunlight, over-shadowing, and privacy. Potential impacts in terms of air quality, light pollution, solar glare, wind tunnelling, noise or TV/radio reception would be acceptable with regard to the various mitigation methods proposed which are secured

by condition. In this regard, the development would respect the principles of good neighbourliness. The proposed development is therefore considered to be acceptable and would be in accordance with policies 3.5, 3.6, 3.8, 7.3, 7.6, 7.7, 7.14 and 7.15 of the London Plan (2016) and policies BE1, H3 and CC4 of the Core Strategy (2011) and policy DM A9 and DM G1 of the Development Management Local Plan 2013 and the Council's Planning Guidance Supplementary Planning Document and White City Opportunity Area Planning Framework (2013).

Accessibility

. Officers consider that the proposed changes to Plot D are predominantly architectural in nature and are not considered to result in impacts on the level of access or inclusivity of the development. The modifications to layout are considered to safeguard the principles of inclusivity as established in the consented development. Therefore, subject to conditions, it is considered that the development (as amended) would provide a safe and secure environment for all users. The development (as amended) is therefore considered to be acceptable in accordance with Policies 3.8, and 7.2 of the London Plan (2016), policy H3 of the Core Strategy 2011 and policy DM G1, G2 and G7 of the Development Management Local Plan 2013 and the Council's "Planning Guidance" Supplementary Planning Document.

Transport and Highways:

. As outlined above, the ES review concludes that the increase in trips, when considered in the context of the overall background traffic, would not alter the significance of the effects and conclusions of the assessment presented in the 2014 ES (as amended). The greatest increase in traffic is expected to occur on Wood Lane Before traffic is distributed across the network. The 2014 ES (as amended) forecasted an 8% increase in daily trips on Wood Lane in the assessment year of 2031. With the proposed changes to Plot D, the percentage change in daily traffic on Wood Lane would still be 8%.

. The proposed revised scheme is therefore not considered to result in undue adverse impacts in term of traffic.

. The scheme proposes a reduction in car parking from 15 bays (2 accessible) to 12 bays (2 accessible) and motorcycle parking has been reduced from 22 to 9 bays. Cycle parking has been increased from 178 spaces to 188 spaces.

. Policy - DM J2 of the Development Management Local Plan states that the council will require any proposed development (new build, conversion or change of use) to conform to its car parking standards. The council has adopted the car parking standards of the London Plan which are maximum standards. For employment B1 uses the maximum standard is 1 space per 600-1000 sqm. Of gross floorspace. The proposed level of parking comfortably complies with London Plan standards and is considered acceptable. The provision of an additional 10 cycle parking spaces is also in line with the London Plan standards.

. In summary it is considered that the overall traffic impact of the proposed development (as amended) would be acceptable. The level of car, motorcycle and cycle parking is assessed as being acceptable. The site is accessible and well served by public transport, the proposed development would enhance pedestrian and cycle

linkages to the north-south and east-west of the site to the benefit of the wider White City Opportunity Area. It is considered that any impacts arising from the development would be mitigated by conditions and s106 provision to contribute towards sustainable transport infrastructure measures within the White City Opportunity Area and prevent significant increase in on-street parking pressures in surrounding roads. A car park management, servicing, road safety and travel planning initiatives would be implemented in and around the site to mitigate against potential issues. The proposed development is therefore considered acceptable in accordance with policies 6.1, 6.3, 6.9, 6.10, 6.11, 6.13 and Table 6.3 of the London Plan (2016) and policy T1 of the Core Strategy (2011) and policy DM J1, DM J2, DM J3, DM J4, DM J5 and DM J6 of the Development Management Local Plan 2013 and the Council's "Planning Guidance" Supplementary Planning Document and White City Opportunity Area Planning Framework (2013).

Sustainability:

. There are no changes to the sustainability statement or energy statement as a result of the proposed amendments to Plot D. No further sustainability or energy statements have been submitted in respect of the variation application. The proposed development (including Plot D) has been designed to meet Level 4 of the Code for Sustainable Homes and a BREEAM rating of Very Good or Excellent subject to individual tenancy agreements. The proposed development would include a decentralised energy centre, which would provide the heating and hot water requirements for the development (with the exception of Plot H) through Gas fired CHP units. Each building will also provide further renewable energy technologies (such as green/brown roofs and photovoltaic panels) to supplement the provision of gas fired CHP units as appropriate to their carbon reduction target and energy profile. This will result in a significant reduction of CO2 emissions beyond the Building Regulations 2010 compliant level. Subject to conditions, the proposed development is therefore considered to be acceptable and would be in accordance with policies 5.1, 5.2, 5.3, 5.6, 5.7, 5.8, 5.9, 5.11, 5.12, 5.13, 5.14, 5.15, and 7.19 of the London Plan (2016) and policies CC1, CC2 and H3 of the Core Strategy (2011) and policy DM H1, DM H2, DM H3, DM H4, DM H5, DM H6, DM H7, DM H8, DM H9, DM H10, DM A2 and MD A9 of the Development Management Local Plan 2013 and the Council's Planning Guidance Supplementary Planning Document and White City Opportunity Area Planning Framework (2013).

Environmental Impacts:

. The amended application has been reviewed by the Council's Environmental Policy, Land Contamination, Air Quality, Environmental Health and Transport Officers who all raise no objections. It is considered that the proposed Plot D changes would not result in there being new planning or environmental issues that would go beyond the extent of impacts of the previous planning applications, which could not be mitigated by way of the planning conditions specified. As such, is considered that all Environmental Impacts have been assessed with regards to construction, demolition, proposed development and alternatives, Noise, Air Quality, Ecology, Transport, Socio-economics, Archaeology, Sunlight, Daylight, Overshadowing, Solar Glare, Water Resources and Flood, Waste, Ground Contamination, Microclimate, and Townscape and Heritage set out in the Environmental Statement and Addendums, and subsequent related reports in accordance with the EIA Regulations 2011. The Environmental Statement, the subsequent Environmental Statement Addendums and the submitted further information

to the Environmental Statement and their various technical assessments together with the consultation responses received from statutory consultees and other stakeholders and parties, enable the Council to determine this application with knowledge of the likely significant environmental impacts of the proposed development.

Housing

. There are no changes to the proposed housing provisions for the site. Therefore, the obligations and conditions set out in the extant permission are considered sufficiently detailed to ensure compliance with the relevant housing policies set out in the London Plan (2015), Core Strategy (2011), LBHF Development Management Local Plan (2013) and all relevant Supplementary Planning Guidance with regards to housing mix, standard of accommodation, design, affordable housing provisions and density.

Section 106 Obligations

. The extant planning permission (2016/01373/VAR) was approved subject to a Deed of Variation which applied the planning obligations in an earlier section 106 agreement dated 10th December 2015 in respect of 2015/02646/VAR to the new planning permission as its replacement section 106 legal agreement, which superseded the legal agreement associated with the former planning permission (2015/02646/VAR) as it was deemed that the provisions of that agreement were necessary to mitigate the effects of the development, were directly related and would be related in scale and kind to the development. It was considered that the s106 obligations were required in order to make the development acceptable in planning terms.

. It is considered that the extent of the potential impacts to arise from the current proposed development (as amended) would be broadly similar to those attributed to the former scheme. As such, the planning obligations set out in the 2015 agreement would still need to apply in the event of approving this minor amendment application, which would create a new planning permission.

In light of the above, it is considered that a Deed of Variation of the former Legal Agreement is necessary in order to secure the necessary infrastructure to mitigate the impacts of the proposed development (as amended) and ensure the proposal (as amended by way of S73) is in accordance with the statutory development plan.

. The applicant has agreed to enter into an updated Deed of Variation which carries over the provisions of the previous legal agreement (Deed of Variation submitted for application ref: 2016/01373/VAR) under Section 106 of the Town and Country Planning Act 1990 (As Amended) that will relate to the new planning permission (subject to the new ref: 2016/04585/VAR). The new Legal Agreement will include the same affordable housing and financial contributions towards improvements to local highways, improvements to public transport, improvements to cycle facilities, contributions to health and education and new community facilities and employment and training initiatives. The contribution would be secured to enable any necessary infrastructure to be delivered within the vicinity of the site which is needed to accommodate the level of growth sought within the White City regeneration area, one of the five Regeneration Areas in the Borough. Non-financial contributions are sought to mitigate the impacts of the development (as amended) and to make the modified scheme acceptable in planning terms. It is considered that there are no additional obligations necessary and related to the revised development scheme as amended by way of this minor

amendment application. In conclusion, the use of planning obligations, as set out in the provisions of the extant scheme s106 agreement are considered to be in accordance with the London Plan (2016) policy 8.2, Core Strategy Policies CF1, WCOA and WCOA1 and the White City Opportunity Area Planning Framework (2013).

. The proposed s106 payments will be staggered in accordance with the extant scheme payment plan set out in Schedule 2 of the signed s106.

. As is standard practice within LBHF, officers will recover the costs involved with the preparation and signing of the Deed of Variation of the section 106 legal agreement.

Mayoral CIL

. The CIL regulations came into effect on 1 April 2012. The proposed development (as amended) will be liable for payment for Mayoral CIL (to go towards Cross rail) in accordance with policies 6.5 and 8.2 of the London Plan (2016).

7.0 Conclusion:

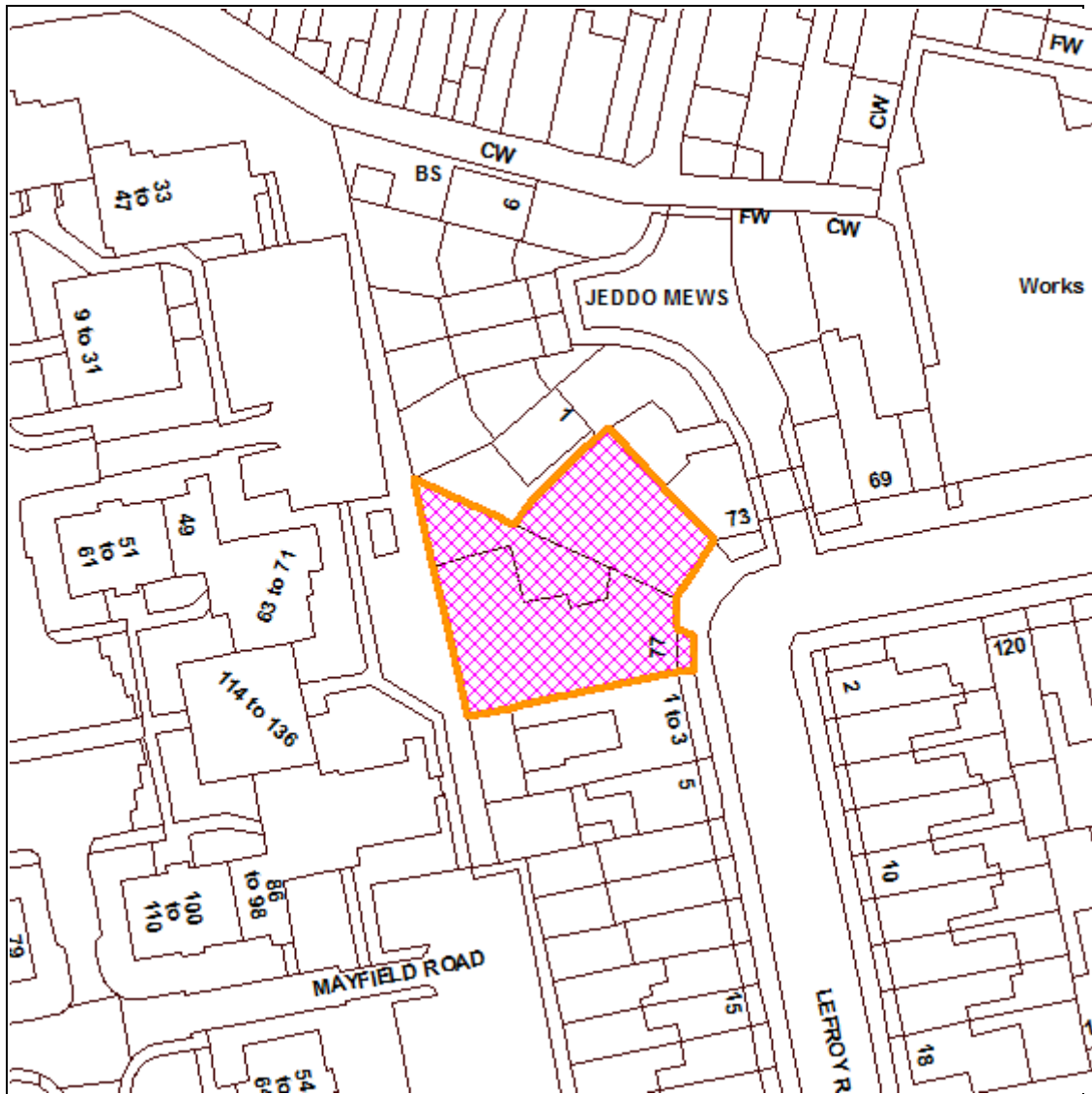
7.1 This S73 application has been assessed in terms of potential environmental impacts and having regard to design / amenity related impacts and the proposed changes to the detailed component of the scheme are acceptable in all respects.

7.2 It is recommended that the proposed development is approved subject to conditions and a Deed of Variation of the previous Section 106 Agreement.

Ward: Askew

Site Address:

75 - 77 Jeddo Road London W12 9ED



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For identification purposes only - do not scale.

Reg. No:
2017/00391/FUL

Case Officer:
Grace Harrison

Date Valid:
16.02.2017

Conservation Area:

Committee Date:
11.07.2017

Applicant:

Mr Barry Doherty
C/o Agent

Description:

Demolition of existing three storey building except front façade and front roofslope; erection of replacement three storey high building with rear roof addition behind retained front façade to provide replacement accommodation in flexible form of 487 sq.m of Class B1(a) or B1(c) floorspace and a 27 sq.m retail unit (Class A1) at ground floor level, and 8no. residential units (2 x 1 bed, 5 x 2 bed, 1 x 3 bed) at first floor level and above; with associated external rear terrace areas and alterations to front façade; and provision of on-site cycle storage.

Drg Nos: JRS/P15/20; JRS/P15/21; JRS/P15/22; JRS/P17/10 Rev A; JRS/P17/11 Rev A; JRS/P17/12 Rev A; JRS/P17/13 Rev A; JRS/P17/14 Rev A; JRS/P17/15; JRS/P17/16 Rev A; JRS/P17/17 Rev A; JRS/P17/18 Rev A; JRS/P17/19; Sustainability and Energy Statement 26/01/17; Flood Risk Assessment February 2017.

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 be carried out and completed in accordance with the following approved drawings:

JRS/P15/20 Demolition Plan Ground Floor;
JRS/P15/21 Demolition Plan First Floor;
JRS/P15/22 Demolition Plan Second Floor.

JRS/P17/10 Rev A Proposed Ground Floor Plan;
JRS/P17/11 Rev A Proposed First Floor Plan;
JRS/P17/12 Rev A Proposed Second Floor Plan;
JRS/P17/13 Rev A Proposed Third Floor Plan;
JRS/P17/14 Rev A Proposed Roof Plan;
JRS/P17/15 Proposed Sectional Elevations A-A, B-B and G-G;
JRS/P17/16 Rev A Proposed Elevations C-C and D-D;
JRS/P17/17 Rev A Proposed Section E-E and Elevation F-F;
JRS/P17/18 Rev A Proposed Elevations H-H and J-J;
JRS/P17/19 Proposed Sections K-K and L-L.

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 the policies of the London Plan (2016), Policy BE1 of the Core Strategy (2011) and Policies DM G1 of the Development Management Local Plan (2013).

- 3) No development shall commence until a scheme for temporary fencing and/or enclosure of the site during demolition and construction works has been submitted to and approved in writing by the Council and until such temporary fencing and/or enclosure has been erected in accordance with the approved details. The approved temporary fencing and/or enclosure shall be 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 during demolition and construction works, in accordance with Policy DM G1 of the Development Management Local Plan (2013) and Policy BE1 of the Core Strategy (2011).

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

To ensure a satisfactory external appearance, in accordance with Policy DM G1 of the Development Management Local Plan (2013) and Policy BE1 of the Core Strategy (2011).

- 5) The development shall not commence until detailed drawings of a typical bay on the rear elevation of the building in plan, section and elevation at a scale of 1:20 have been submitted to and approved in writing by the Council. Thereafter the development shall be built in accordance with the approved drawings.

To ensure a satisfactory external appearance and prevent harm to the street scene, in accordance with Policy BE1 of the Core Strategy (2011) and Policy DM G1 of the Development Management Local Plan (2013).

- 6) No alterations shall be carried out to the external appearance of the development, 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 Policy BE1 of the Core Strategy (2011) and policies DM A9 and DM G1 of the Development Management Local Plan (2013).

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

To ensure that that the visual impact of telecommunication equipment can be considered in accordance with Policy BE1 of the Core Strategy (2011) and Policy DM G3 of the Development Management Local Plan (2013).

- 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 and permanently maintained thereafter.

To ensure a safe and secure environment for users of the development, in accordance with Policy DM G1 of the Development Management Local Plan (2013).

- 9) The proposed residential units hereby permitted shall be created to meet M4(2) Category 2: 'Accessible and adaptable dwellings' of the Building Regulations 2010 Approved Document M 'Access to and use of buildings' (2015 Edition); and be permanently retained as such thereafter.

To ensure that the development provides accessible accommodation in accordance with Policy 3.8 of the London Plan (2016), Policy H4 of the Core Strategy (2011) and Policy DM A4 of the Development Management Local Plan (2013).

- 10) The development hereby permitted shall not commence until further details of how Sustainable Urban Drainage Systems (SUDS) will be incorporated into the development and maintained thereafter, have been submitted to and approved in writing by the council. The SUDS scheme shall be implemented in accordance with the approved details prior to occupation of the development hereby permitted, and thereafter permanently retained and maintained in line with the agreed plan.

To ensure that surface water run-off is managed in a sustainable manner, in accordance with Policy 5.13 of the London Plan (2016), Policy CC2 of the Core Strategy (2011) and Policy DM H3 of the Development Management Local Plan (2013).

- 11) 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. This condition is 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 Borough Wide Strategic Policy CC4 of the Core Strategy and policies DM H7 and H11 of the Development Management Local Plan 2013.

- 12) 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. This condition is 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 Borough Wide Strategic Policy CC4 of the Core Strategy and policies DM H7 and H11 of the Development Management Local Plan 2013.

- 13) Unless the Council agree in writing that a set extent of development must commence to enable compliance with this condition, no development shall 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. This condition is 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 Borough Wide Strategic Policy CC4 of the Core Strategy and policies DM H7 and H11 of the Development Management Local Plan 2013.

- 14) Unless the Council agree in writing that a set extent of development must commence to enable compliance with this condition, no development shall 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. This condition is 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 Borough Wide Strategic Policy CC4 of the Core Strategy and policies DM H7 and H11 of the Development Management Local Plan 2013.

- 15) Unless the Council agree in writing that a set extent of development must commence to enable compliance with this condition, no development shall 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. This condition is 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 Borough Wide Strategic Policy CC4 of the Core Strategy and policies DM H7 and H11 of the Development Management Local Plan 2013.

- 16) Unless the Council agree in writing that a set extent of development must commence to enable compliance with this condition, no development shall 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. This condition is 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 Borough Wide Strategic Policy CC4 of the Core Strategy and policies DM H7 and H11 of the Development Management Local Plan 2013.

- 17) Prior to occupation or use of the development, all entrance doors to the ground floor commercial units and the ground floor residential entrance shall have level thresholds installed at the same level as the areas fronting the entrances.

To ensure adequate access for people with disabilities or mobility difficulties, in accordance with Policies 7.1 and 7.2 of the London Plan (2016) and Policy BE1 of the Core Strategy (2011).

- 18) Prior to commencement of the development hereby approved, full details of the obscure screening proposed for the terraces including balustrades, fixings and samples of glazing, shall be submitted to and approved in writing by the Council. The use of the terraces shall not commence until the screens have been installed in accordance with the details agreed and permanently retained as such thereafter.

In order to ensure a satisfactory external appearance and ensure no overlooking or loss of privacy in accordance with Policy DM G1 of the Development Management Local Plan (2013) and SPD Housing Policy 8 of the Planning Guidance Supplementary Planning Document (2013).

- 19) With the exception of the terraces indicated on the approved drawings, no part of any other roof of the approved building shall be used as a terrace or other amenity space.

To safeguard the amenities of the occupiers of neighbouring properties, and to avoid overlooking and loss of privacy and the potential for additional noise and disturbance, in accordance with Policies DM H9 and DM A9 of the Development Management Local Plan (2013).

- 20) The development shall not be used or occupied before the refuse storage arrangements as shown on approved drawing no. JRS/P17/10 Rev A have been fully implemented. All refuse/recycling generated by the residential development hereby approved shall be stored within the approved areas. These areas shall be permanently retained for this use.

To ensure the satisfactory provision of refuse storage and recycling, in accordance with Policy DM H5 of the Development Management Local Plan (2013).

- 21) The development shall not be used or occupied until details of the proposed cycle spaces, as shown on the approved drawing JRS/P17/10 Rev A, have been submitted to, and approved in writing by, the Council. The details shall include the type, size and dimensions of the cycle spaces. The facilities shall be implemented prior to occupation or use of the development and shall be permanently retained thereafter.

To ensure the suitable provision of cycle parking within the development to meet the needs of future site occupiers, in accordance with policies 6.9 and 6.13 of the London Plan (2016) and Policy DM J5 of the Development Management Local Plan (2013).

- 22) Prior to commencement of the development, details shall be submitted to and approved in writing by the Council, of an enhanced sound insulation value $D_{nT,w}$ and $L'_{nT,w}$ of at least 5dB above the Building Regulations value, for the floor/ceiling/wall structures separating different types of rooms/ uses in adjoining dwellings. The approved details shall be implemented prior to occupation of the development and thereafter be permanently retained.

To ensure that the amenity of occupiers of the development site is not adversely affected by noise, in accordance with Policies DM H9 and H11 of the Development Management Local Plan (2013).

- 23) Prior to commencement of the development, details shall be submitted to and approved in writing by the Council, of the external sound level emitted from plant/ machinery/ equipment and mitigation measures as appropriate. The measures shall ensure that the external sound level emitted from plant, machinery/ equipment will be lower than the lowest existing background sound level by at least 10dBA in order to prevent any adverse impact. The assessment shall be made in accordance with BS4142:2014 at the nearest and/or most affected noise sensitive premises, with all machinery operating together at maximum capacity. A post installation noise assessment shall be carried out where required to confirm compliance with the sound criteria and additional steps to mitigate noise shall be taken, as necessary. The approved details shall be implemented prior to occupation of the development and thereafter be permanently retained.

To ensure that the amenity of occupiers of the development site/ surrounding premises is not adversely affected by noise from plant/mechanical installations/ equipment, in accordance with Policies DM H9 and H11 of the Development Management Local Plan, (2013).

- 24) Prior to commencement of the development, details of anti-vibration measures shall be submitted to and approved in writing by the Council. The measures shall ensure that machinery, plant/ equipment, extract/ ventilation system and ducting are mounted with proprietary anti-vibration isolators and fan motors are vibration isolated from the casing and adequately silenced. The approved details shall be implemented prior to occupation of the development and thereafter be permanently retained.

To ensure that the amenity of occupiers of the development site/ surrounding premises is not adversely affected by vibration, in accordance with Policies DM H9 and H11 of the Development Management Local Plan (2013).

- 25) Prior to commencement of the development, details shall be submitted to and approved in writing by the Council, of the sound insulation of the floor/ ceiling/ walls separating the commercial part(s) of the premises from dwellings. Details shall demonstrate that the sound insulation value $D_{nT,w}$ is enhanced by at least 10dB above the Building Regulations value and, where necessary, additional mitigation measures are implemented to contain commercial noise within the commercial premises and to achieve the criteria of BS8233:2014 within the dwellings/ noise sensitive premises. The approved details shall be implemented prior to occupation of the development and thereafter be permanently retained.

To ensure that the amenity of occupiers of the development site/ adjacent dwellings/ noise sensitive premises is not adversely affected by noise, in accordance with Policies DM H9 and H11 of the Development Management Local Plan (2013).

- 26) Development shall not commence until a drainage strategy has been submitted to, and approved in writing by the Council in consultation with the sewerage undertaker. No discharge of foul or surface water from the site shall be accepted into the public system until any necessary drainage works agreed in the strategy have been completed.

Condition required by Thames Water, to ensure that sufficient drainage capacity is made available to cope with the new development; and in order to avoid adverse environmental impact upon the community in accordance with Policy 5.13 of the London Plan (2016).

- 27) No impact piling shall take place until a Piling Method Statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface sewerage infrastructure, and the programme for the works) has been submitted to and approved in writing by the Council in consultation with Thames Water. Any piling must be undertaken in accordance with the terms of the approved Piling Method Statement.

Condition required by Thames Water, to ensure that piling would not impact on the local underground sewerage utility infrastructure, in accordance with Policy 5.13 of the London Plan (2016), Policy CC2 of the Core Strategy (2011), and Policy DM H3 of the Development Management Local Plan (2013).

- 28) The development hereby permitted shall not be occupied or used until the flood resilient design measures identified in the Flood Risk Assessment (FRA) submitted with this application (dated February 2017) are fully implemented. The measures shall thereafter be permanently retained.

To reduce the impact of flooding to the proposed development and future occupants, in accordance with Policies 5.11, 5.13, 5.14 and 5.15 of the London Plan (2016), Policy CC1 and CC2 of the Core Strategy (2011), National Planning Policy Framework (2012) and the Technical Guidance to the National Planning Policy Framework (2012) and Policy DM H3 of the Development Management Local Plan (2013).

- 29) The flats hereby approved shall only be used as residential units falling within Class C3 of the Town & Country Planning (Use Classes) Order 1987 (as amended). The flats shall not be used as housing in multiple occupation falling within Class C4 of the Town and Country Planning (Use Classes) (Amendment) (England) Order 1987 (as amended).

The use of the property in multiple occupation, rather than as single residential units, would raise materially different planning considerations that the Council would wish to consider at that time, in accordance with Policy BE1 of the Core

Strategy (2011) and Policy DM A1, DM A3, DM A9 of the Development Management Local Plan (2013).

- 30) The use of any of the the ground and first floor commercial units hereby permitted shall not be subsequently converted to residential use, under Class O of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order amending, revoking and re-enacting that Order with or without modification), without planning permission first being obtained.

In granting this permission, the Council has had regard to the special circumstances of the case. A different use of the property would raise materially different planning considerations that the Council would wish to consider at that time, in accordance with Policies H2 and BE1 of the Core Strategy (2011), Policies DM A1, DM A2, DM A3, DM A9, DM J1, DM J2, DM H9 and DM H11 of the Development Management Local Plan (2013), Policies 3.9, 3.10, 3.11 and 3.12 of The London Plan (as amended in 2016), and the NPPF.

- 31) The new 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 dwellings. 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 three of the new 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 T1 of the Core Strategy (2011), policies DM J2 and DM J3 of the Development Management Local Plan (2013) and SPD Transport Policies of the Planning Guidance Supplementary Planning Document (2013).

- 32) No occupiers of the new residential Units Nos. 4, 7 and 8 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 receipt.

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 T1 of the Core Strategy (2011), Policy DM J2 and J3 of the Development Management Local Plan (2013), and SPD Transport Policies of the Planning Guidance Supplementary Planning Document (2013).

- 33) The new residential Units Nos. 4, 7 and 8 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 of three of the new flats, 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 relevant dwellings 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 residential units 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 T1 of the Core Strategy (2011), Policy DM J2 and J3 of the Development Management Local Plan (2013), and SPD Transport Policies of the Planning Guidance Supplementary Planning Document (2013).

- 34) Prior to commencement of the development hereby approved the following shall be submitted to and approved in writing by the council:

(i) A Demolition and Construction Management Plan.

Details shall include control measures for dust, noise, vibration, lighting, delivery locations, restriction of hours of work and all associated activities audible beyond the site boundary to 0800-1800hrs Mondays to Fridays and 0800-1300hrs on Saturdays, advance notification to neighbours and other interested parties of proposed works and public display of contact details including accessible phone contact to persons responsible for the site works for the duration of the works. The details shall also include the numbers, size and routes of demolition and construction vehicles, provisions to ensure that all vehicles associated with the demolition construction works are properly washed and cleaned to prevent the passage of mud and dirt onto the highway, and other matters relating to traffic management to be agreed. The approved details shall be implemented throughout the project period.

(ii) A Demolition and Construction Logistics Plan, in accordance with Transport for London (TfL) requirements. This should seek to minimise the impact of demolition and construction traffic on nearby roads and restrict construction trips to off peak hours only. The approved details shall be implemented throughout the project period.

To ensure that demolition and construction works do not adversely impact on the operation of the public highway, and that the amenity of occupiers of surrounding premises is not adversely affected by noise, vibration, dust, lighting or other emissions from the building site, in accordance with Policy CC4 of the Core Strategy (2011), and policies T1 and H9 of the Development Management Local Plan (2013).

- 35) Prior to the commencement of the development, an Air Quality Dust Management Plan (AQDMP) shall be submitted to and approved in writing by the Council. The AQDMP must include an Air Quality Dust Risk Assessment (AQDRA) that considers residential receptors on-site and off-site of the development and is undertaken in compliance with the methodology contained within Chapter 4 of the Mayor's of London 'The Control of Dust and Emissions during Construction and Demolition', SPG, July 2014 and the identified measures recommended for

inclusion into the site specific AQDMP. The AQDMP submitted must comply with and follow the chapter order (4-7) of the Mayors SPG and should include an Inventory and Timetable of dust generating activities during demolition and construction; Dust and Emission control measures including on-road construction traffic e.g. use of Low Emission Vehicles; Non-Road Mobile Machinery (NRMM). Details of all the NRMM that will be used on the development site will be required and the NRMM should meet as minimum the Stage IIIB emission criteria of Directive 97/68/EC and its subsequent amendments. This will apply to both variable and constant speed engines for both NO_x and PM. An inventory of all NRMM must be registered on the NRMM register <https://nrmm.london/user-nrmm/register>. Air quality monitoring of PM₁₀ should be undertaken where appropriate and used to prevent levels exceeding predetermined Air Quality threshold trigger levels. Developers must ensure that on-site contractors follow best practicable means to minimise dust and emissions at all times. The development shall not be occupied until the scheme has been carried out in accordance with the approved details, and it shall thereafter be permanently retained as such.

To comply with the requirements of the NPPF (2012), Policies 7.14a-c of the London Plan (2016) (including 2013 alterations), Core Strategy 2011 Policy CC4, and Policy DM H8 of the Development Management Local Plan (2013).

- 36) Prior to the commencement of the development (excluding site clearance and demolition) a Low Emission Strategy shall be submitted to and approved in writing by the Local Planning Authority. The Low Emission Strategy must detail the remedial action and mitigation measures that will be implemented to protect receptors (e.g. abatement technology for energy plant, design solutions). This Strategy must make a commitment to implement the mitigation measures (including NO_x emissions standards for the chosen energy plant) that are required to reduce the exposure of future residents to poor air quality and to help mitigate the development's air pollution impacts, in particular the emissions of NO_x and particulates from on-site transport during Demolition, Construction and Operational phases e.g use of Low Emission Vehicles, and energy generation sources. The strategy must re-assess air quality neutral in accordance with the Mayor of London SPG 'Sustainable Design and Construction' (April 2014) guidance. It must also identify mitigation measures as appropriate to reduce building emissions to below GLA benchmark levels. Approved details shall be fully implemented prior to the occupation/use of the development and thereafter permanently retained and maintained.

To comply with the requirements of the NPPF (2012), Policies 7.14a-c of the London Plan (2016) (including 2013 alterations), Core Strategy (2011) Policy CC4, and Policy DM H8 of the Development Management Local Plan (2013).

- 37) Prior to the commencement of the development (excluding site clearance and demolition) details must be submitted to and agreed in writing by the council of the Ultra Low Nox Gas fired boilers to be provided for space heating and domestic hot water. The Gas fired boilers to be provided for space heating and domestic hot water shall have dry NO_x emissions not exceeding 40 mg/kWh (at 0% O₂). Where any installations do not meet this emissions standard it should not be operated without the fitting of suitable NO_x abatement equipment or technology as determined by a specialist to ensure comparable emissions. Following installation,

emissions certificates shall be provided to the council to verify boiler emissions. The development shall not be occupied until the scheme has been carried out in accordance with the approved details, and it shall thereafter be permanently retained as such.

To comply with the requirements of the NPPF (2012), Policies 7.14a-c of the London Plan (2016), Core Strategy (2011) Policy CC4, and Policy DM H8 of the Development Management Local Plan (2013).

- 38) The development hereby permitted shall not commence until details, including samples and drawings in elevation and section at a scale of 1:20, of all new and replacement windows and rooflights have been submitted to, and approved in writing by, the local planning authority.

To ensure a satisfactory external appearance, in accordance with Policies DM G3 and DM G5 of the Development Management Local Plan (2013) and Policy BE1 of the Core Strategy (2011).

- 39) The development hereby permitted shall not commence until full details, including drawings in elevation and section at a scale of 1:20, of the photovoltaic (PV) solar panels to be installed on the rear flat roof of the building have been submitted to, and approved in writing by, the local planning authority.

To ensure a satisfactory external appearance, in accordance with Policy DM G3 of the Development Management Local Plan (2013) and Policy BE1 of the Core Strategy (2011).

- 40) The development hereby permitted shall not be occupied or used until the carbon reduction measures identified in the submitted Sustainability and Energy Statement (dated 26/01/17) have been fully implemented. The measures shall thereafter be permanently retained.

To reduce the development's carbon emissions and resource use, in accordance with Policies 5.1 and 5.2 of the London Plan (as amended in 2016), Policy CC1 of the Core Strategy (2011), National Planning Policy Framework (2012) and the Technical Guidance to the National Planning Policy Framework (2012) and Policy DM H1 of the Development Management Local Plan (2013).

- 41) The use of the ground and first floor commercial units hereby permitted shall only be used for a purpose falling within Class B1 (Business) of the Town and Country Planning (Use Classes) Order 1987 and shall not be converted to any other use falling outwith Class B1 without planning permission first being obtained.

In granting this permission, the Council has had regard to the special circumstances of the case. A different use of the property would raise materially different planning considerations that the Council would wish to consider at that time, in accordance with Policy LE1 of the Core Strategy (2011), Policies DM B1, DM J1, DM J2, DM H9 and DM H11 of the Development Management Local Plan (2013), Policies 3.9, 3.10, 3.11 and 3.12 of The London Plan (as amended in 2016), and the National Planning Policy Framework (2012).

- 42) The development hereby permitted shall not commence until details, including samples, of hard and soft landscaping of all areas external to the buildings, including planting, planting schedules and paving, and detailed drawings at a scale of not less than 1:20 in plan, section and elevation of all new boundary treatments, fences, gates and other means of enclosure, and details, including samples, of boundary treatment materials have been submitted to, and approved in writing by, the Council. The landscaping shall be carried out in accordance with the approved details and shall thereafter be permanently retained as such. The approved planting shall be carried out in the first planting season following first use of the development. Any planting removed or severely damaged, dying or becoming seriously diseased within 5 years of planting shall be replaced in the next available planting season with a tree or shrub of similar size and species to that originally required to be planted.

To ensure a satisfactory external appearance and satisfactory provision for permeable surfaces in accordance with Policies DM E4, DM G1, DM G3, DM G7 and DM H3 of the Development Management Local Plan, 2013 and Policies BE1 and CC2 of the Core Strategy, 2011.

- 43) No part of the development hereby approved shall be used or occupied prior to the completion of works for the removal of the existing vehicle crossover on the Jeddo road and reinstatement and making good of the highway.

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 Policy T1 of the Core Strategy, 2011 and Policy J2 of the Development Management Local Plan, 2013.

Justification for Approving the Application:

1. Land Use: The proposal would achieve a sustainable development with efficient use of previously developed land. The proposal would provide a mixed use development, retaining employment and retail uses at ground and first floor level appropriate to the site's context as well as providing housing. The proposal is considered to be in accordance with Core Strategy 2011 Policies H1 and LE1, London Plan 2016 policies 3.3, 3.4 and policies DM A1 and DM B1 of the Development Management Local Plan 2013.

2. Housing: The proposed development would contribute to much needed additional housing, which would help the borough meet its housing targets, in accordance with London Plan Policies 3.3 and 3.4, and Development Management Local Plan 2013 policy DM A1. The quality of accommodation, including internal design and layout of the new residential units, is considered acceptable, having regard to the Mayor's Design Guidelines and London Plan 2016 Policy 3.5 and table 3.3, together with policies DMA1, DM A2 and DM A9 of the Development Management Local Plan 2013, Core Strategy 2011 Policy H4.

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 public transport capacity. The proposal thereby satisfies London Plan Policy 3.4, Core Strategy H3, policies DM A2 and DM G1 of the Development Management Local Plan 2013.

4. Design: The development is considered to comply with Development Management Local Plan 2013 Policy DM G1 and Core Strategy 2011 Policy BE1, which require a high standard of design in all developments, compatible with the scale and character of existing development and its setting, and London Plan policies 7.1, 7.4, 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.

5. Residential Amenity: The impact of the proposed development upon adjoining occupiers is considered acceptable. The proposal would not have an unacceptably harmful impact on neighbouring residential amenity in terms of light, outlook or privacy and noise and disturbance. The commercial use would not result in unacceptable noise and disturbance to nearby residents, subject to conditions. In this regard, the development would respect the principles of good neighbourliness, and would therefore be acceptable in accordance with Policies DM H9 and DM H11 of the Development Management Local Plan 2013, and Housing Policy 8 of Supplementary Planning Document, 2013.

6. Access & Safety: The development would provide a safe and secure environment for all users, and would provide ease of access for all people, including disabled people, in accordance with in accordance with Policies DM G1 and DM A4 of the Development Management Local Plan 2013 and London Plan 2016 Policies 3.8 and 7.2.

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. Satisfactory provision would be made for cycle parking and future occupiers of the net new units would be prevented from obtaining on-street parking permits, 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 Development Management Local Plan 2013 Policies DM J1, DM J2, DM J3, DM H5, Core Strategy Policies CC3 and London Plan 2016 Policies 6.1, 6.3, 6.10, 6.11 and 6.13.

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

All Background Papers held by Helen Murray (Ext: 3439):

Application form received: 1st February 2017
Drawing Nos: see above

Policy documents: National Planning Policy Framework (NPPF) 2012
The London Plan 2016
LBHF - Core Strategy Local Development Framework 2011
LBHF - Development Management Local Plan 2013
LBHF - Planning Guidance Supplementary Planning Document
2013

Consultation Comments:

Comments from:	Dated:
Thames Water - Development Control	27.02.17
London Borough Of Ealing	08.03.17

Neighbour Comments:

Letters from:	Dated:
51 Jeddo Rd London W12 9ED	20.03.17
108 Jeddo Road W12 9EG	20.03.17
FLAT C 75, JEDDO ROAD LONDON W12 9ED	02.03.17
70 Cobbold road London W12 9LD	22.02.17
77 jeddo road shepherds bush london w129ed	19.03.17
21 Hospital Bridge Road Twickenham LONDON TW2 5UL	19.03.17
51 Jeddo Rd London W12 9ED	20.03.17
21 Hospital Bridge Road Twickenham London TW2 5UL	19.03.17
3A Lefroy Road London W12 9LF	20.03.17
9 Lefroy Road London W12 9LF	15.03.17
126 Valetta Road LONDON W3 7TH	18.03.17
NAG	27.06.17
7, Lefroy road London W12 9LF	10.03.17
77 jeddo road shepherd bush london w129ed	19.03.17
77 jeddo road shepherd bush london w129ed	20.03.17

OFFICER'S REPORT

1.0 BACKGROUND

1.1 Nos. 75 to 77 Jeddo Road are two three-storey Victorian terraced properties that are located at the bend in the road where Jeddo Road turns south and becomes Lefroy Road. The north eastern boundary of the site borders onto Jeddo Mews.

1.2 At present, No.75 Jeddo Road contains a series of small commercial units, including a vacant photographic studio (use class B1c) and a small retail unit (A1) at ground floor level and four self-contained residential flats (C3) at first and second floor levels.

1.3 No. 77 Jeddo Road consists of a car repair garage/mechanics (B2) and storage areas at rear ground floor level, and two small B1c units at front ground and first floor

level, one of which is used by a seamstress/costume makers, and the other vacant. There is a single self-contained residential flat (C3) at second floor level.

1.4 The site is not located in a conservation area. There are no adjacent conservation areas that would be impacted by the proposed development.

1.5 Neither of the two properties subject to the application are listed buildings. There are no listed buildings or locally listed Buildings of Merit within the vicinity of the site that would be impacted by the proposed development.

1.6 The site has a Public Transport Accessibility Level (PTAL) of 2, which is poor.

1.7 The site falls within the Environment Agency's Flood Risk Zones 2 and 3.

1.8 The application seeks planning permission for demolition of the existing three storey buildings at Nos. 75 and 77 Jeddo Road, except the front façade and front roof slope; and erection of a replacement three-storey building with rear roof addition, behind the retained front façade. The replacement building would provide 487sqm of commercial floorspace in the form of small flexible Class B1(a) or B1(c) units, as well as a 27 sq.m retail unit (class A1) at ground floor level. The development would also provide 8no. residential units (2 x 1 bed, 5 x 2 bed, 1 x 3 bed) at first floor level and above, with associated external rear terrace areas and alterations to front façade and provision of on-site cycle and refuse storage.

1.8 Relevant planning history

- Planning permission reference 1955/00158/HIST was granted in 1955 for the use of the second floor area of No.75 Jeddo Road to be used for industrial purposes.
- Planning application reference 1960/00255/HIST was refused for the erection of a four storey industrial building at no.77. The reasons for refusal are summarised as follows:
 - (i) That the proposed development would restrict light to the residential properties to the east of the site and the premises adjoining northern and southern boundaries of the site.
 - (ii) Unsatisfactory car parking and servicing arrangements.
- Planning permission reference 1965/00008/HIST was granted for the temporary erection and retention of two prefabricated structures for ancillary use to existing light industrial premises at no.77.
- Planning permission reference 2010/00803/FUL was granted for the change of use of the rear first floor rear office (B1) to a self-contained residential unit (C3) at no.75.
- Planning application reference 2016/01558/FUL was refused for demolition of existing three storey building except front façade and front roof slope, erection of replacement three storey high building with rear roof addition behind retained front façade to provide 522 sq.m office (B1(a)) and 20 sq.m retail unit (A1) at ground floor level, and nine residential units (8 x 2 bed, 1 x 3 bed) at first floor level and above, with associated external rear terrace areas and alterations to front façade; erection of three

stands in the frontage to provide six cycle parking spaces. The reasons for refusal are summarised as follows:

- (i) Failure to ensure a sufficient stock of premises to meet local need for a range of types of employment, including the existing small businesses;
- (ii) Failure to demonstrate that the development site is not capable of providing 10 residential units and therefore that affordable housing would not be required;
- (iii) Loss of privacy for neighbouring properties;
- (iv) Noise disturbance from neighbouring properties;
- (v) Unsatisfactory living accommodation within the new units;
- (vi) Development would not meet the 35% carbon emission reduction target set out in the London Plan.

2.0 PUBLICITY AND CONSULTATIONS

2.1 The planning application was advertised by letters sent to 125 surrounding properties. Site and press notices were also published to advertise the application.

2.2 Thirteen sets of objection comments have been received from the following addresses: 51 Jeddo Road; Flat C 75 Jeddo Road; 77 Jeddo Road, 108 Jeddo Road; 70 Cobbold Road; 3A Lefroy Road; 7 Lefroy Road; 9 Lefroy Road; 126 Valetta Road; 21 Hospital Bridge Road, Twickenham.

2.3 The reasons for objection can be summarised as follows:

- Loss of local businesses, including the existing car garage. The replacement commercial units would not be suitable for the existing businesses and would likely lead to the tenants having to move out or lose their business.

Officer response: The existing car garage is classed as a general industrial use, and is not specifically protected by the Council's planning policies. An appropriate amount of replacement employment space would be provided in the form of smaller business units. There is nothing to suggest the other existing businesses, such as the seamstress/costume maker, could not be accommodated in the new development.

- There is no demand in the area for upgraded/expensive retail or commercial units; and the existing tenants would likely be priced out of the new development.

Officer response: The proposed development would see the existing small commercial units replaced with a number of new units of similar size and arrangement. Therefore, the development is considered to be in accordance with planning policy and there is no requirement for the applicants to demonstrate continued demand for employment use in this area.

- If this development goes ahead it will be making existing tenants of the flats homeless.

Officer response: The proposed replacement development would see 8 new flats provided in the form of one, two and three bedroom units. There would be no overall loss of residential accommodation.

- The proposed roof terraces will directly overlook the gardens of 1-7 Lefroy Road, as well as looking into rooms in each property in 1-3 Lefroy Road. The privacy screens will also reduce the sunlight reaching 1-3 Lefroy Road.

Officer response: The proposed terraces would be enclosed by 1.7m-high obscurely glazed privacy screens, which are considered sufficient to prevent overlooking of neighbouring properties. The applicant has submitted a Daylight and Sunlight Assessment, which demonstrates that the development will not have a significant impact on the light receivable to windows in the side or rear elevations of 1-3 Lefroy Road.

- Concern over the development's impact on parking pressure from the new residential units.

Officer response: The applicants have agreed that the three net additional residential units created by the development could be car parking permit free, which will be secured by planning condition. As such the development would not have a significant impact on parking pressure in the area compared to the existing situation.

- Impact of development during construction in terms of noise and dust and impact on air quality.

Officer response: In the event of the application being considered acceptable, conditions would be recommended to help mitigate the impact of the development during the demolition and construction phase. Such conditions combined with other legislation, such as the Noise Act 1990, would offer sufficient protection to neighbouring living conditions.

- Concern about impact on utilities that originate in the application property and the impact on water supply for adjoining properties during and after construction. Concerns have also been raised about the impact of the development on the structural stability of neighbouring properties, including foundations.

Officer response: Matters relating to the impact on the party walls or foundations of neighbouring properties may be properly addressed by means of an agreement under the Party Wall Act 1996. Water infrastructure is the responsibility of Thames Water, who do not object with regards to water infrastructure capacity.

2.3 Thames Water were consulted and do not object subject to conditions requiring a drainage strategy and a piling method statement to be agreed prior to development commencing. An informative in respect of minimum water pressure is also recommended.

2.4 The London Borough of Ealing was consulted and raised no objection.

2.5 The Environment Agency, Metropolitan Police Crime Prevention Design Advisor, London Fire and Emergency Planning Authority, Hammersmith Society, Fulham Society and the Civil Aviation Authority were also consulted but did not respond.

2.6 The planning issues raised above will be considered in the body of the report below.

3.0 PLANNING CONSIDERATIONS

3.1 The relevant planning considerations in this case, to be assessed against the policies in the National Planning Policy Framework (NPPF), The London Plan (as amended March 2016) and the Council's Local Development Framework, comprising the Core Strategy (2011), Development Management Local Plan (DMLP, 2013) and the Planning Guidance Supplementary Planning Document (PGSPD, 2013), are:

- The impact of the development on the appearance of the streetscene and the surrounding area;
- The impact on the existing business accommodation on the site, and the contribution that the proposed development would make to the employment space offering in the borough;
- The principle of creating eight residential units at this site and the contribution that the new units would make to the borough's housing stock in terms of both quality of residential accommodation provided and affordability;
- The impact of development on neighbours' living conditions;
- The impact of the development on parking demand and on the highway;
- The impact of the development on the environment.

LAND USE

3.2 The relevant policies for assessing the proposed amount and type of employment use on the site and the acceptability of the proposed new employment units are Core Strategy Policy LE1 and Strategic Policy B, and Development Management Local Plan Policy DM B1.

3.3 Core Strategy Strategic Policy B states that 'employment uses that recognise the existing strengths in the borough in creative industries, health service and bio-medical research at Hammersmith Hospital will be encouraged'. It states that 'in other areas of the borough, land providing significant existing employment should normally continue to do so'. Justification paragraph 6.21 that supports Strategic Policy B states 'smaller office developments will be acceptable if they are supported by the necessary infrastructure and transport capacity. Wherever possible, the council wants to retain existing businesses and employment'.

3.4 DMLP policy DM B1 states that the council will support new employment use and retention and intensification of existing employment uses. It states that when considering new proposals, the Council will also take into account the 'impact upon small business accommodation'. This policy states that where loss of employment use is proposed, the council will have regard to 'the need to avoid adverse impact on established clusters of employment use; and the need to ensure a sufficient stock of premises and site to meet local need for a range of types of employments uses in appropriate locations.'

3.5 Justification paragraph 4.40 which supports DMLP Policy DM B1 states 'there is a particular local need for new floorspace for small businesses and for the provision of affordable business units. In general, the council will seek flexibly designed accommodation capable of meeting the need of a variety of types and sizes of business. It should be adaptable to changes in working practices in futures. In addition, the replacement of existing, well used small business premises will be sought in redevelopment schemes.'

3.6 No.77 Jeddo Road currently comprises an existing car repair garage/workshop (use class B2), a vacant small business unit (B1a/B1c) on the ground floor, and an existing seamstress/ costume maker (B1c) at first floor level. At No.75, there is a former and currently vacant photographic studio (B1c) at rear ground floor level, a series of smaller commercial units (B1a/B1c) at front ground floor level, and a retail unit (A1) also at ground floor level. In addition, there is a residential unit located at first floor level of No.75. The Officer's report for the previously refused scheme (2016/01558/FUL) raised doubts about the lawfulness of this residential unit, and concluded that lawful planning use of this unit was, on balance, likely to be an office. However, to support the current application the applicant has submitted a signed Statutory Declaration by the property's owner between 2006 and 2016, stating that the conversion took place March 2011. Officers therefore accept that the lawful planning use of this unit is residential. It has not been included in calculations of the total employment floorspace currently on the site.

3.7 The proposal would see the provision of replacement accommodation for small businesses in the form of four commercial units which would be flexible use class B1a or B1c use, and one retail unit (class A1). The mix and size of the proposed commercial units would be as follows:

Ground Floor:

Commercial unit A - 99sqm
Commercial unit B - 65sqm
Commercial unit C - 234sqm
Retail unit D - 27sqm

First Floor:

Commercial unit E - 89sqm

[Total 514sqm].

3.8 There would be a loss of 8sqm employment floorspace compared to the current situation. No objections are recommended to be raised to such a small loss of floorspace, in view of the fact that the proposed replacement units are considered to be practical and viable propositions for small businesses seeking accommodation in the area, in terms of size, natural light, floor-to-ceiling height, and access. The replacement accommodation would be of a higher quality than existing. Although no evidence has been submitted to the Council to demonstrate that the existing seamstress/costume making business would be offered a lease of one of the new commercial units, there appears to be no reason why this should not be the case.

3.9 The replacement commercial units are all proposed to be flexible B1a (office) or B1c (which is defined as an industrial use that can be carried out without detriment to residential amenity).

3.10 The existing car garage has occupied the premises for many years and a site visit revealed the internal and external spaces to be of relatively poor quality. Officers have significant concerns about whether it would be possible to upgrade the premises to make them suitable for a new B2 use in future, once the existing operator has retired or moved on. It is also acknowledged that B2 uses can be harmful to residential amenity. Officers note that there are no records of noise complaints arising from the existing car garage, and several residents from the local area have written to say that they support

the retention of the existing business. Nevertheless, there is no guarantee that a new B2 use or user would be as considerate. The Council's Public Protection and Safety (Noise and Nuisance) team have indicated that they would object to any employment uses other than B1 being accommodated in the new scheme, due to the potential conflict with residential amenity. B2 uses are not explicitly protected by the Council's planning policies, which seek to protect employment space generally. Given that there would be only a small loss of employment floorspace overall, no objections are recommended to be raised.

3.11 In conclusion, Officers consider that the proposed development would provide replacement commercial units that would be high quality, practical and viable propositions for small businesses seeking accommodation in the local area. Therefore the development would not have an adverse impact on the borough's employment stock in both the short and long term. The application is considered to comply with Core Strategy (2011) Policy LE1 and Strategic Policy B, and Development Management Local Plan (2013) Policy DM B1.

Relocation of retail unit

3.12 The applicant proposes to relocate and slightly enlarge the existing A1 retail unit from the centre of the site at ground floor level so that it would be adjacent to the boundary with No.73 Jeddo Road. Given that there would be no loss of retail floor area, Officers are satisfied that the proposed development would not have an adverse impact on local shopping provision. The proposal complies with Development Management Local Plan (2013) Policy DM C5, which seeks to protect local retail provision.

HOUSING PROVISION

3.13 Core Strategy Policy H1 states that the council will look to exceed housing targets set out in The London Plan. The current London Plan target is for the delivery of 1031 residential units per year. Core Strategy Policy H1 states that this target will be achieved by allowing change of use of buildings where land and premises are shown to be surplus to requirements and by allowing the provision of new homes through conversion. The proposed development by providing 8 newly built (C3) homes, with an uplift of 3 units, would help contribute to the council achieving its housing targets.

Residential Density and Mix

3.14 London Plan Policy 3.4 and Core Strategy Policy H3 seek to ensure that development proposals achieve the optimum intensity of use compatible with context, design principles and with public transport capacity. To aid this a density matrix table (Table 3.2 of the London Plan) has been produced which provides target density values for different types of location (suburban, central, urban) and PTAL ratings. This is supported by Policy DM A2 of the DMLP which states that regard will be had to the London Plan density matrix.

3.15 The application site has PTAL rating of 2 (poor). According to the London Plan density matrix, the site should be considered to be set in an 'urban' location. The London Plan's recommended density range for sites in an 'urban' location with a PTAL rating of 2 is up to 450 habitable rooms per hectare. The proposed site measures approximately 0.065 hectares and there are 23 habitable rooms, the density of the site is therefore 353 habitable rooms per hectare. Alternatively the site provides 8 units and

therefore the density is 123 units per hectare. There is an average of 3.6 hr/unit at this site with the London plan allowing for a density range of 55 to 145 units per hectare. The proposed development therefore complies with The London Plan's density matrix and DMLP Policy DM A2.

3.16 Core Strategy Policy H4 also seeks to ensure that developments provide a mix of housing types and sizes, and in particular it seeks to increase the proportion of family accommodation (the London Plan categorises family housing to be those units with 3 or more bedrooms). The proposed development provides the following mix: 2 x 1 bedroom units, 5 x 2 bedroom units and 1 x 3 bedroom units. No objection is recommended to be raised in respect of mix of unit sizes alone.

Affordable Housing

3.17 Affordable housing has an important part to play in ensuring that the whole of London's housing need is met. Paragraph 3.64 of The London Plan states that 'the joint evidence of The London Plan and the London Housing Strategy demonstrates that the high cost of housing in London makes affordable housing particularly important in meeting housing needs'.

3.18 The benefits of securing social housing and creating mixed and balanced communities are well documented; and ensures that development are both economically and sociably sustainable in keeping with the aims of the NPPF. To secure these benefits the Council have produced Core Strategy (2011) Policy H2 which seeks affordable housing on sites with the capacity for providing 10 or more self-contained dwellings. A Written Statement by the Minister of State for Housing and Planning (November 2014) stipulates that affordable housing contributions should not be sought on sites of 10 units or less (that is, the Written Statement sets a threshold of 11 units or more for affordable housing contributions).

3.19 National policy guidance, the London Plan and the Council's own policies all recognise that the actual amount of affordable housing that can be delivered at a site depends on, amongst other things, viability. An appropriate balance must be struck between securing the benefits of affordable housing, but not at the expense of threatening the viability of the residential scheme put forward. In light of this, London Plan Policy 3.12 requires that 'the maximum reasonable amount of affordable housing should be sought when negotiating on individual private residential and mixed use schemes.' The proposed development provides eight residential units and therefore the Council will need to be satisfied whether the proposal is optimising the site appropriately and why affordable housing is not being provided.

3.20 No financial viability appraisal has been submitted with the application to demonstrate that it would not be viable to achieve at least another two units on the site. However, Officers consider that the site dimensions and surrounding context are the determining factors to establish the most suitable building scale and layout, internal arrangement, and density configuration for the development. The number of flats on the site cannot be physically increased to 10 without compromising the visual acceptability of the buildings, and quality of accommodation for future occupiers. For example, whilst the floor area and layouts of all flats comply with the London Plan and Council standards, none of the flats are so generous that they could be split into smaller flats. Reducing the size of the flats would result in unsatisfactory layouts. Officers are satisfied that the units have not been oversized to avoid the requirement for affordable

housing, and the number of flats within the envelope of the building could not be increased.

3.21 In terms of scale and massing, the proposed buildings are at an acceptable maximum. An additional floor or additional bulk to the rear, would not be supported in design terms. The only way to increase the number of flats on site would be to convert some of the proposed commercial space into flats at ground and first floor level. Given the Council's policies with regards to protection of employment floorspace, including provision for small business accommodation which this development provides, such an approach would not be supported by Officers. Introducing residential uses at ground floor level, adjacent to commercial uses, would also raise issues regarding noise disturbance for the new occupiers.

3.22 In conclusion, it is considered that the submitted 8 unit scheme represents the most effective and efficient use of this site whilst maximising development potential. 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. These matters are addressed in the paragraphs below. Officers consider that it would not be appropriate in this case to include further units within the proposed development to meet the affordable housing threshold.

DEMOLITION/ DESIGN

3.23 Paragraph 56 of the NPPF states that great importance should be attached to the design of the built environment.

3.24 Paragraph 58 of the NPPF states that planning decisions should aim to ensure that developments 'will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development; establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit; optimise the potential of the site to accommodate development, create and sustain an appropriate mix of uses (including incorporation of green and other public space as part of developments) and support local facilities and transport networks; respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation; create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion; and are visually attractive as a result of good architecture and appropriate landscaping'.

3.25 Paragraph 60 of the NPPF states 'Planning policies and decisions 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. It is, however, proper to seek to promote or reinforce local distinctiveness'.

3.26 London Plan Policy 7.1 requires that all new development be of a high quality, requires them to respond to their surrounding context, to improve access to social and community infrastructure, to contribute to the provision of high quality living environments, and to enhance the character, legibility, permeability and accessibility of the surrounding neighbourhood.

3.27 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.' London Plan Policy 7.6 addresses architecture and states that buildings should be of the highest architectural quality which 'is often best achieved by ensuring new buildings reference, but not necessarily replicate, the scale, mass and detail of the predominant built form surrounding them, and by using the highest quality materials. Contemporary architecture is encouraged, but it should be respectful and sympathetic to the other architectural styles that have preceded it in the locality'.

3.28 Relevant local policies concerning the design of the proposed development include Policy BE1 of the Core Strategy and DMLP policies DM G1 and DM G5.

3.29 Policy BE1 of the Core Strategy states that 'Development 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. In particular, development throughout the borough should be of the highest standard of design that respects local context and character and should protect and enhance the character, appearance and setting of the borough's conservation areas and its historic environment'.

3.30 Policy DM G1 (Design of New Build) of the DMLP seeks to ensure that new build development to be of a high standard of design and compatible with the scale and character of existing development and its setting. It states that 'all proposals must be designed to respect:

- a) the historical context and townscape setting of the site, and its sense of place;
- b) the scale, mass, form and grain of surrounding development;
- c) the relationship of the proposed development to the existing townscape, including the local street pattern, local landmarks and the skyline;
- d) the local design context, including the prevailing rhythm and articulation of frontages, local building materials and colour, and locally distinctive architectural detailing, and thereby promote and reinforce local distinctiveness;
- e) the principles of good neighbourliness;
- f) the local landscape context and where appropriate should provide good landscaping and contribute to an improved public realm; and
- g) sustainability objectives; including adaptation to, and mitigation of, the effects of climate change;
- h) the principles of accessible and inclusive design; and
- i) the principles of Secured by Design.'

Demolition of existing building

3.31 The existing buildings on the site are two three-storey Victorian red brick terraced properties. Each has a ground floor bay window. No.77 features an underpass that

allows access to the rear parts of the building. The rear of both buildings have been subject to several extensions which have significantly eroded the character and appearance of the rear parts of the building, giving it a distinct utilitarian appearance.

3.32 Officers would not raise any objection to the demolition of the rear parts of the buildings, as the parts that would be demolished are not of architectural merit and do not make a positive contribution to the appearance of the area. In addition, the building is not located in a conservation area, nor is it listed at a local or national level and as such, is not protected under existing policies. If the application were to be approved, Officers would recommend a condition would be recommended requiring a Demolition Management Plan to be submitted, to ensure that the amenities of local residents were protected as far as possible during demolition, in accordance with DMLP policies DM H9 (Noise) and DM H11 (Control of potentially polluting uses).

Bulk/massing of proposed building

3.33 Officers consider the bulk and massing of the proposed replacement building to be acceptable. The form of the front elevation would remain largely as it is at present.

3.34 The ground floor level footprint of the property would be enlarged, so that the building occupies all but a small internal courtyard in the central part of the site. This is considered to be acceptable in visual amenity terms, given that the existing ground floor area of the site has largely been built over with pre-fabricated structures. As such, there is no established building line at ground floor level for this site that would be lost by the proposal. It is also noted that the rear part of the property is not subject to extensive public or private views, and therefore any loss of green space would not have a significant impact on the appearance of the property or surrounding area.

3.35 The proposed increase in depth of the building at first floor level and above is considered to be acceptable. This is in part due to the property being located at a bend, which means the property does not have a strong relationship with the terrace on Lefroy Road. The rear elevation of the development would not be subject to views from the street, with any increase in bulk that would be perceived from surrounding properties being offset by the loss of the existing structures and general tidying up of the rear elevation.

3.36 It is likely that the additional bulk of the rear roof extension would be visible over the roofline of 1 to 3 Lefroy Road from street level. However, this is only likely to be a glimpsed view and not significantly harmful to the streetscene, especially given that the rest of the front elevation's appearance would remain largely unaltered.

Design of proposed building

3.37 On the front façade, six rooflights are proposed in the front roofslope. These would be appropriately sized and would not occupy a significant percentage of the front roofslope, ensuring that they would form discreet additions to the roofline of the development. The retention of the bay windows at ground floor level is welcome, and would help to maintain the front elevation's appearance. The underpass to the internal courtyard would also be maintained. Limited detail has been provided on the submitted drawings of the elevational treatments, and in the event of the application being approved, Officers would recommend a condition be attached to secure further detailed drawings of the elevations and ensure that high quality materials would be used.

3.38 The proposed new built rear elements utilise an architectural language that are in keeping with the traditional appearance of the property. There is an appropriate solid to void relationship that is in keeping with surrounding developments. The inverted dormer windows are appropriately sized and would help to minimise the bulk of the rear roof structure. The provision of terrace areas and associated glass/metal balustrades are in design terms acceptable given that they would not be visible from the street and in keeping with the appearance of the building. The provision of sedum green roofs on the flat roof elements is welcomed and would help soften the building's appearance. Limited details have been provided on the proposed fenestration of the rear elevation and materials used, conditions would be recommended in the event of the application being considered acceptable to ensure that these were of an appropriate high standard.

3.39 The proposals also include an array of 20 solar photovoltaic panels to be mounted on the flat roof of the single storey rear extension. The panels would each measure approximately 1 x 1.5 metres and the applicant has indicated that all associated equipment cabinets would be located internally within the ground floor commercial unit below. The drawings submitted indicate that the solar panels would be mounted at a gentle angle and would not appear obtrusive or bulky in views from surrounding properties. In the event of the application being considered acceptable, Officers would recommend a condition requiring full details of proposed panels and their relationship to the roof to be agreed prior to their installation.

3.40 Overall it is considered that these works are of an appropriate height, scale, and massing and acceptable in terms of design and appearance. Subject to the recommended conditions being satisfactorily discharged, the proposed development would not cause harm to the appearance of the site or surrounding area in accordance with Core Strategy (2011) Policy BE1 and Development Management Local Plan (2013) policies DM G1 and DM G5; Paragraph 60 of the National Planning Policy Framework (2012) and the relevant policies contained within Chapter 7 of the London Plan (2016).

QUALITY OF RESIDENTIAL ACCOMMODATION

3.41 Housing quality is a key consideration in the assessment of applications for new developments. The London Plan seeks the delivery of new housing that is of a high quality of design. London Plan Policy 3.5 'Quality and Design of Housing Developments' says that housing developments should be of the highest quality internally, externally and in relation to their context and to the wider environment. To ensure the delivery of high quality, well designed housing, the Mayor has prepared Supplementary Planning Guidance entitled 'Housing' in March 2016 (herein referred to as the Housing SPG). The document provides detailed guidance which seeks to assist in the design of new housing to ensure that new developments are of the highest quality and make a difference to the quality of life of new residents. The Housing SPG is clear that increasing the output of housing is not a simple end in itself; new housing must also enhance the environment, improve choice and affordability, and provide better quality homes.

3.42 Borough Wide Strategic Policy H3 within the Core Strategy says that the Council will expect all housing developments 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 provide a good range of housing types and sizes.

3.43 DMLP Policy DM A2 says that all new housing must be of high quality design and take account of the amenity of neighbours and must be designed to have adequate internal space in accordance with the London Plan.

3.44 DMLP Policy DM A9, entitled 'Detailed Residential Standards' says that the Council will ensure that the design and quality of all new housing is of a high standard. To assess this, the following considerations will be taken into account:

- Floor area;
- Accessibility for disabled people;
- Amenity and garden space provision;
- A safe and secure environment;
- Car parking and cycle parking;
- Attenuation of surface water run off;
- Sustainable energy matters;
- Provision of waste and recycling storage facilities;
- Noise insulation and layout to minimise noise nuisance between dwellings;
- Protection of existing residential amenities.

Size of Units

3.45 London Plan Policy 3.5 places a significant focus on internal space standards for dwellings. The purpose of the policy is to ensure that all new homes are fit for purpose and offer the potential to be occupied over time by households of all tenures. London Plan (as amended 2016) Table 3.3 set out the minimum gross internal area for new flats. The makeup of the proposed residential units and their floor areas is set out below. All the proposed units would meet or exceed recommended minimum floor areas as set out in the London Plan and the Technical Housing Standards - Nationally Described Space Standard (DCLG, 2015):

Unit 1 (2 bedroom) = 66sqm
Unit 2 (2 bedroom) = 68sqm
Unit 3 (2 bedroom) = 71sqm
Unit 4 (2 bedroom) = 66sqm
Unit 5 (2 bedroom) = 68sqm
Unit 6 (3 bedroom) = 100sqm
Unit 7 (1 bedroom) = 77sqm
Unit 8 (1 bedroom) = 54sqm

Aspect and Outlook

3.46 Housing SPG paragraph 2.3.31 recognises that a home with opening windows on at least two sides has many inherent benefits, including better daylight, a greater chance for direct sunlight for longer periods, natural cross ventilation, mitigating pollution, offering a wider choice of views, access to a quiet side of the building, greater flexibility in the use of rooms, and more potential for future adaptability by altering the use of rooms. The Council's preference is therefore for dwellings to be dual aspect.

3.47 All but one of the proposed units (Unit 8) would be dual aspect. Unit 8 served by west facing windows, including a large French window with a terrace to the living room, and Officers are satisfied that this flat would still benefit from an acceptable amount of

daylight, sunlight and outlook. All habitable rooms in all flats would be served by windows, in contrast to the previously refused scheme in which several bedrooms were served by rooflights only. Therefore, the units are considered to be of suitable quality in this respect.

Daylight/ sunlight

3.48 The guidance produced by the British Research Establishment (BRE) ('Site Layout Planning for Daylight and Sunlight - A Guide to Good Practice') provides a method for calculating the luminance of a room called Average Daylight Factor (ADF). This method of calculating daylight is one of the most complex and considers both the physical nature of the room including window transmittance and surface reflectivity and provides targets for different types of uses. The BRE guidance and relevant British Standard (BS 8206-2:2008) sets the following recommended ADF levels for habitable room uses:

- 1% Bedrooms
- 1.5% Living Rooms
- 2.0% Kitchens

3.49 The applicant has provided an up-to-date daylight and sunlight analysis that provides ADF figures for habitable rooms located within the development. The analysis confirms that the significant majority of rooms within the proposed development achieve good levels of ADF, in excess of the BRE and British Standard targets. The three bedrooms that fall below the targets do so only marginally, and the overall high compliance rate is considered very good. Given that these units are generally acceptable in all other regards, no objection is recommended to be raised.

Floor-to-ceiling heights

3.50 The London Plan states that new build units should have 75% of their floor area with a minimum floor to ceiling height of 2.5m and above. The plans confirm that all of the proposed units would meet this standard for at least 75% of the floor area and no objections are raised.

External amenity space

3.51 The Housing SPG Baseline Standards 4.10.1, 4.10.2 and 4.10.3 relate to private amenity space in new dwellings. The supporting text recognises that private open space is highly valued and should be provided in all new housing developments. The standard is quantified as 5 sq.m for 1 to 2 person dwellings and an extra 1 sq.m should be provided for each additional occupant. The standard recognises that in some cases, site constraints may make it impossible to provide private open space for all dwellings.

3.52 PGSPD SPD Housing Policy 1 identifies the importance of providing private amenity space in family sized dwellings. It states that family sized dwellings should have 36 sq.m, provided as either solely private space or a combination of private and communal space. In the context of this guidance, family units are generally held to be those that have 3 bedrooms or more. The breakdown of amenity space for each of the units is as follows:

- Unit 1 (2 bedroom) = 11sqm
- Unit 2 (2 bedroom) = 0sqm
- Unit 3 (2 bedroom) = 13sqm

Unit 4 (2 bedroom) = 11sqm
Unit 5 (2 bedroom) = 0sqm
Unit 6 (3 bedroom) = 30sqm
Unit 7 (1 bedroom) = 6sqm
Unit 8 (1 bedroom) = 6sqm

3.53 Units 2 and 5 (both two bedroom flats) would not have any private external amenity space. The terraces provided for the other six units would meet the guidance set out in The London Plan and in PGSPD. Overall, there would be 77sq.m of external amenity space distributed between the flats. Whilst the non-provision of private external amenity space for Units 2 and 5 is unfortunate, it is acknowledged that there are site constraints which make it difficult for all units to have their own private external amenity space. None of the existing flats have any private amenity space and therefore the development represents a significant improvement in this regard. No objections are recommended to be raised.

Accessible and inclusive design

3.54 DMLP policies DM A9 and DM A4, as well as SPD Design Policy 1 of the PGSPD seek to ensure that homes are accessible and meet 'Lifetime Homes' standards. Policy DM A4 allows for some flexibility in the application of 'Lifetime Homes' recognising that this is not always feasible when new dwellings are formed in existing properties. Since the adoption of these policies, 'Lifetimes Homes' has been superseded by the fact that access requirements have now been incorporated into the Building Regulations 2010. The equivalent Building Regulations standard to Lifetimes Homes is contained within Approved Document M (Access to and use of buildings) and is the optional requirement M4(2) 'Accessible and adaptable dwellings'. To reflect this change, the London Plan was amended in March 2016 and London Plan Policy 3.8 now requires 90% of dwellings to meet M4(2) standards, with the remaining 10% built to M4(3) 'Wheelchair user dwellings'.

3.55 The applicant has confirmed that the proposals meet with the standards of M4(2). Level access to all ground floor entrances and to all individual flats is to be provided, with accessible thresholds. A lift is not provided, but there is space for a chair lift from ground floor to upper floors to be installed, and Unit 1 at first floor level is suitable for conversion to a fully wheelchair accessible flat. The applicant has confirmed that the planning of the residential units meets the M4(2) recommendations regarding habitable rooms, sanitary facilities, services and controls and a condition is recommended to this effect. The remainder of the communal stairways will be required comply with guidance contained in paragraph 2.11 of M4(2) to enable a wide range of people to use steps safely.

Noise disturbance to new units

3.56 The Housing SPG Baseline Standard 5.3.1 and London Plan Policy 7.15 state that the layout of adjacent dwellings and the location of lifts and circulation spaces should seek to limit the transmission of noise to sound sensitive rooms within dwellings. This policy is supplemented by DMLP Policies DM A9 and DM H9, both of which seek to ensure that development does not result in noise and disturbance to existing and future occupiers.

3.57 The proposed commercial units would be restricted to B1a, B1c and A1, all of these uses may be carried on without detriment to residential amenity provided the appropriate safeguards are in place, and are therefore considered to be appropriate within a mixed use development that includes residential units above them. The Council's Public Protection and Safety (Noise and Nuisance) team have recommended a series of conditions in respect of enhanced sound insulation between commercial and residential premises, as well as the separation of rooms of different uses in separate flats. Subject to these conditions, Officers are satisfied that acceptable internal noise levels could be achieved within the units subject to further details being submitted and no objections are raised in terms of policies DM A9 or DM H9 of the Development Management Local Plan (2013).

Secured by Design

3.58 Policy BE1 of the Core Strategy and policy DM G1 of the DM Local Plan, 2013 requires proposals to meet 'Secured by Design' requirements. In the event of the application being acceptable in all other regards this would be recommended to be secured via condition.

3.59 In conclusion, no objections are recommended to be raised in respect of the quality of the proposed units, which accord with Core Strategy (2013) Policy H3 and Development Management Local Plan (2013) Policies DM A2 and DM A9, as well as the relevant standards contained within Chapters 3 and 7 of the London Plan 2016.

IMPACT ON NEIGHBOURS' LIVING CONDITIONS

Daylight/ Sunlight

3.60 The applicant has submitted a sunlight and daylight analysis prepared by eb7 consultants (26th January 2017) to assess the impact of the development on the light receivable to surrounding properties. The report has considered the impact of the development on the following properties 1 Jeddo Mews, 63 to 71 Holley Road, 86 to 98 Mayfield Road, 1 to 3 Lefroy Road, 2 Lefroy Road and 73 Jeddo Road. Officers are satisfied that this provides a robust assessment.

3.61 The two windows in the south-east facing flank wall of No.1 Jeddo Mews have not been assessed, as these windows are understood to serve non habitable rooms and are therefore not relevant for assessment in accordance with the BRE guide. The remaining windows at No.1 Jeddo Mews face away from the development, preventing the development from having a significant impact on this property's sunlight and daylight. All the rest of the properties outlined above have had the impact of the development assessed in terms of Vertical Sky Component (VSC), No-Sky Line Contour (NSC) and Annual Probable Sunlight Hours (APSH).

6.62 The results from these assessments demonstrate that the proposed development will have no noticeable effect on the neighbouring buildings or dwellings in terms of daylight and sunlight, with all windows and rooms included within the assessment fully complying with the targets set out in the BRE guide. An objection has been received from the occupant of the adjacent property at Nos.1-3 Lefroy Road. The applicant's assessment indicates that all windows that are relevant for assessment show full compliance with the recommendations of the BRE guide in respect of daylight and sunlight.

Outlook/Sense of Enclosure

3.63 At the boundary with Nos. 1 to 3 Lefroy Road, the proposal would not cause significant reduction in outlook or increase in sense of enclosure due to the existing height of the boundary already being tall due to the existing rear addition of the property, and due to the presence of an existing rear structure on 1 to 3 Lefroy Road.

3.64 At the side/rear boundary with No.1 Jeddo Mews, the development massing goes right up to the boundary with a single storey. It would therefore fail to technically comply with SPD Housing Policy 8(i), which states that on sites which adjoin residential properties that have rear gardens of less than 9 metres, proposed development should not infringe a line produced at an angle of 45 degrees from the rear boundary at ground level. However, a section of this boundary (Section L-L) has been submitted to demonstrate that the top of the new single storey element would be only marginally higher than the existing 2 metre high boundary wall, and therefore the perception of bulk at the base of the garden at No.1 Jeddo Mews would not be significantly increased. For this reason, Officers are satisfied that it would not lead to a significantly increased sense of enclosure or loss outlook. Officers do not raise any concerns relation to the windows on the flank wall of this property due to these serving non-habitable rooms, as explained above.

3.65 At the rear boundary with No.73 Jeddo Road, there are two openings at ground and first floor level which are understood to serve habitable rooms. The existing two storey height of the rear addition of the site already causes these openings to experience a high sense of enclosure. The development would improve this relationship as the first and second floor levels of the new rear addition would be set in from the boundary by approximately 2m.

3.66 The properties to the rear of the site i.e. 63 to 71, 86 to 98 and 114 to 136 Holley Road are a sufficient distance away from the proposed development that there outlook and sense of enclosure would not be significantly affected, such to justify the refusal of planning permission.

Privacy

3.67 Guidance contained with SPD Housing Policy 8 states that new habitable residential windows should not be less than 18m away from existing habitable residential windows on neighbouring properties.

3.68 The new windows on the development would not cause significant harm to neighbouring privacy. The windows on the front elevation already exist, so there would not be a significant increase in overlooking; although neighbours might experience some change in usage given the changes. The windows on the rear elevation of the development are over 18m away from neighbouring windows and do not face into the direction of 1 Jeddo Mews. Any views that would be experienced from these windows would be similar to views that can already be experienced from existing openings.

Terrace Areas

3.69 The proposed terrace areas would not cause significant harm to neighbouring privacy as they are located a significant distance away from neighbouring windows to

the rear of the site in Holley Road (approximately 25m away) or have 1.7m privacy screens that would prevent loss of privacy and overlooking in the direction of Nos. 1-3 Lefroy Road.

3.70 The size of the proposed terrace areas would not be sufficient to have an adverse impact on neighbouring amenity in terms of noise disturbance. In total, there would be 77sqm of external terrace spaces associated with the residential development, which is considerably less than the previously refused scheme. The largest single terrace would be 30sqm and belong to the sole three bedroom flat in the development. This terrace would be located well away from properties on Holley Road to the rear, and on the boundary with Nos.1-3 Lefroy Road, the existing party wall would be built up to a height of 1.7m, helping to reduce the ability of any noise from the terrace to carry in this direction.

Noise disturbance from commercial use

3.71 Given that there are existing commercial uses on the site, the impact of creating new replacement commercial units would not be significant increased and in light of this, no objection is recommended to be raised. Officers are satisfied that the noise/vibration impacts of the development from any plant and machinery could be sufficiently mitigated by conditions. Given this, in the event of the application being considered acceptable, conditions would be recommended to be attached to the planning permission. The impact of the development on light pollution could be appropriately mitigated by condition. Similarly, minimising the impact of the development on residents during demolition and construction phases could be appropriately mitigated by conditions.

TRANSPORT

3.72 Policy DM J2 of DMLP states that the developments should conform to its car parking standards. This policy confirms that the Council have adopted the same car parking standards as set out in the London Plan.

3.73 Policy 6.13 of the London Plan states that the strategic policy of the Mayor of London is 'to see an appropriate balance being struck between promoting new development and preventing excessive car parking provision that can undermine cycling, walking and public transport use'.

3.74 No off street parking would be provided by the development and given the physical constraints of the site, it is accepted that none could be provided. The applicant has confirmed that they are willing to accept that the future occupants of three additional residential units (Nos. 4, 7 and 8) representing the uplift provided by the development would not be eligible to apply for street parking permits. This would be secured by condition and is considered sufficient to prevent the development having an additional impact on parking demand in the area. The application is therefore considered to be acceptable in this regard.

3.75 At the front of the property, there is an existing dropped kerb facilitating vehicular access to the rear of the site via a passageway. Due to the proposed mix of uses on the site, vehicular access would no longer be required and a condition has been attached to ensure the existing dropped kerb is reinstated. A condition is also recommended to secure details of suitable hard and soft landscaping in the passageway and courtyard.

3.76 Development Management Local Plan (2013) Policy DM J5 requires 1 to 2 bed units to have 1 cycle space and 2+ bedroom units are required to have a minimum of 2 cycle spaces. In this instance the proposal would comply with council policy as 18 cycle spaces would be provided for the residential units within a secure internal store, that would be separate from the cycle parking provision made for the commercial units. 5 cycle parking spaces are provided for the commercial use, in accordance with the standards set out in Policy DM J5. Given that the existing commercial units on the site have no cycle parking provision, and therefore the development represents a significant improvement from the current situation. If the development were to be approved, Officers would recommend a condition for details of the proposed cycle parking spaces to be provided (type, size, dimensions) to ensure they meet West London Cycle Parking Guidelines.

3.77 Core Strategy Borough-Wide Strategic Policy CC3, DMLP Policy DM H5 and SPD Sustainability Policy 3 are concerned with the provision of suitable and sustainable waste storage. SPD Sustainability Policy 3 states that the requirement for households with 1-3 people is 200 litres capacity for refuse and an additional 160 litres capacity for recycling. For households with 4-6 people, the requirement is 300 litres capacity for refuse and 240 litres for recycling. The scheme provides a total of 8 units, requiring a minimum of 1800 litres of refuse storage and 1440 litres of recycling storage. The application scheme shows an on-site refuse storage area with a total of 10no. 360 litre bins, giving a total capacity of 3600 litres. As such Officers are satisfied that the residential part of the development complies with SPD Sustainability Policy 3. There are no specific guidelines for commercial refuse and recycling storage. SPD Sustainability Policy 11 states that sufficient space should be designed in to meet the needs of the potential user. The application scheme provides space for 5no. 360 litre bins, which represents a marked improvement on the existing situation, where there is no dedicated waste storage area.

3.78 To mitigate the impact of the development on local roads during demolition and construction, a condition requiring a Demolition and Construction Logistic Plan would also be recommended.

ENVIRONMENTAL MATTERS

Flood Risk and Drainage

3.79 This site is located in the Environment Agency's Flood Risk Zone 2 and 3. They therefore consider this development to be at low risk of flooding. As required, a Flood Risk Assessment (FRA) has been provided with the planning application. The ground floor would not contain any residential units as these are all at first floor and above. Less vulnerable commercial use and cycle and refuse stores are located at ground floor level. The FRA notes that there is a risk of surface water flooding for parts of the site. It is intended to protect the site from potential flood incidents by fitting temporary flood barriers to protect the external doors which would be the most likely routes for entry by flood water. The implementation of the FRA flood mitigation protection measures could be required by condition in the event of the application being considered acceptable.

3.80 In respect of sustainable drainage, the surface water management proposals for the site and in broad terms the mitigation measures put forward are acceptable. The current site is largely impermeable with surface water currently directed into the sewer

system. The FRA shows that the proposed redevelopment of the site will include the implementation of SuDS measures including permeable paving and green roofs, which will contribute to significantly reducing surface water run-off for the site. Full details of the planned SuDS measures and maintenance program are recommended to be secured by condition.

3.81 With conditions the proposed development is not considered to pose a flood risk. The proposed development complies with Core Strategy (2011) policy CC2.

Carbon Emissions

3.82 Policy 5.1 of the London Plan seeks to achieve an overall reduction in CO₂ emissions, 60% below 1990 levels by 2025. Policy 5.2 (Minimising Carbon Dioxide Emissions) of the London plan states that 'The Mayor will work with boroughs and developers to ensure that major developments meet the following targets for CO₂ emissions reductions in buildings.' The policy then goes on to outline the stringent CO₂ reduction targets compared to the Building Regulation minimum requirements. The policy also states 'Major development proposals should include a detailed energy assessment to demonstrate how the targets for CO₂ emissions reduction are to be met'. Policy 5.3 of the London Plan on Sustainable Design and Construction also states that major developments should meet the minimum standards outlined in the Mayor's SPG although there is also a more general reference to proposals demonstrating that sustainable design standards are integral to the proposal. The policies contained in the Core Strategy and DMLP are in line with these standards.

3.83 As required, a Sustainability and Energy Statement has been submitted with the application. The Energy Assessment shows that the energy use and associated CO₂ emissions will be reduced from the Building Regulations requirements by including energy efficiency measures such as improved insulation, better airtightness, natural ventilation where possible and use of energy efficient lighting and controls. The proposed energy efficiency measures are calculated to reduce CO₂ emissions by 14% a year to 16.3 tonnes, from a baseline of just under 19 tonnes.

3.84 The relatively small-scale nature of the proposal does not lend itself to the efficient use of a Combined Heat and Power system. A range of renewable technologies has been assessed and the use of solar PV panels could be accommodated on the roof of the new building. It has been calculated that if included, they would reduce annual CO₂ emissions by just over 4 tonnes, equivalent to a 21% reduction in emissions. Air Source Heat Pumps (ASHPs) are also planned to provide space heating and cooling to the non-residential aspect of the development. The planned energy efficiency measures and solar PV panels are calculated to reduce annual CO₂ emissions by 35.6%, which meets the London Plan target. Officers would recommend the implementation of the CO₂ reduction measures as outlined.

3.85 Other sustainability measures are planned that would help reduce water use and minimise surface water run-off, promote use of sustainable construction materials including timber from certified sources, and minimise waste during the construction process. Green roofs are planned which would provide some small natural environment/biodiversity benefits. In the event of the application being approved, conditions would be recommended to secure these features of the scheme.

Air Quality

3.86 The site is within the borough-wide Air Quality Management Area (AQMA). The development proposal will introduce new residential receptors into an area of poor air quality. The impact of transport emissions during the demolition, construction and operational phases, and energy plant emissions during the operational phase will have a significant impact on local air quality. Therefore, further mitigation measures will be required to make the development acceptable in accordance with policy. DMLP Policy DM H8 requires all major developments to implement mitigation measures to reduce emissions, particularly nitrogen oxides and small particles, where assessments show that developments could cause a significant worsening of local air quality or contribute to exceedances of the Government's air quality objectives.

3.87 After road transport, buildings are the second largest source of air pollution in London, emitting 44% of the total Nitrogen Oxides in London. Buildings are also the second largest anthropogenic source of Particulates after road transport, contributing 18% of London emissions through gas heating, large boilers and industrial plant. All planning development should comply with London Plan Policy 7.14. A minimum benchmark requirement is the provision and installation of Ultra Low NOx boilers with maximum NOx Emissions of under 0.040 g/kWh in addition to enhanced fabric insulation in exceedance of Building Regulations Part L 2010. Therefore, a condition to this effect is recommended. To help reduce the impact of the demolition, construction and operational phases of the development, submission of a Low Emissions Strategy (detailing use of low emission vehicles, and energy generation sources) for the site is also recommended to be secured by condition.

3.88 The demolition and construction works also have the potential to create dust and air quality issues. An Air Quality Dust Management Plan (AQDMP) has been required by condition. The report must assess the impacts of the development in accordance with the Mayor's SPG 'The Control and Dust Emissions during Construction and Demolition' (July 2014), and appropriate air quality mitigation measures implemented for nearby residential receptors both on-site and off-site.

3.89 Subject to the recommended conditions, Officers are satisfied that the proposed development would not have an adverse impact on air quality during the demolition, construction or operational phases of the development. The proposed development is considered to comply with the requirements of DMLP Policy DM H8 and Core Strategy Policy CC4 as well as London Plan Policy 7.14.

Contaminated Land

3.90 Potentially contaminative land uses (past or present) are understood to occur at, or near to, this site. In the event of the application being acceptable conditions would be recommended to ensure that the development would not pose a health and safety risk and to ensure compliance with Strategic Policy CC4 of the Core Strategy (2011) and policies DM H7 and H11 of the Development Management Local Plan (2013).

COMMUNITY INFRASTRUCTURE LEVY

3.91 Mayoral CIL (Community Infrastructure Levy) came into effect in April 2012 and is a material consideration to which regard must be had when determining this planning application. Under the London wide Mayoral CIL the development according to the

figures provided in the applicant's mayor CIL form is estimated to be liable for a £13,650 payment. This would contribute towards the funding of Crossrail. The GLA expect the Council, as the Collecting Authority, to secure the levy in accordance with London Plan Policy 8.3.

3.92 The borough's own community infrastructure levy came into effect on 1st September 2015. The site is located in the 'North' charging zone. The rate for this zone for the creation of residential floorspace is £100sq.m. The proposed development is estimated to be liable for a payment of £34,200 under the borough's CIL. This payment would go towards infrastructure projects and needs including health, education, community safety, leisure and parks, waste and street enforcement, community investment, economic development, libraries, environmental health, drainage and flooding, basic transport infrastructure and public realm improvement. Further contributions beyond above CIL could also be sought via a S106, such as towards the funding of the Mayor of London's Cycle Hire Scheme Extension.

4.0 CONCLUSIONS and RECOMMENDATION

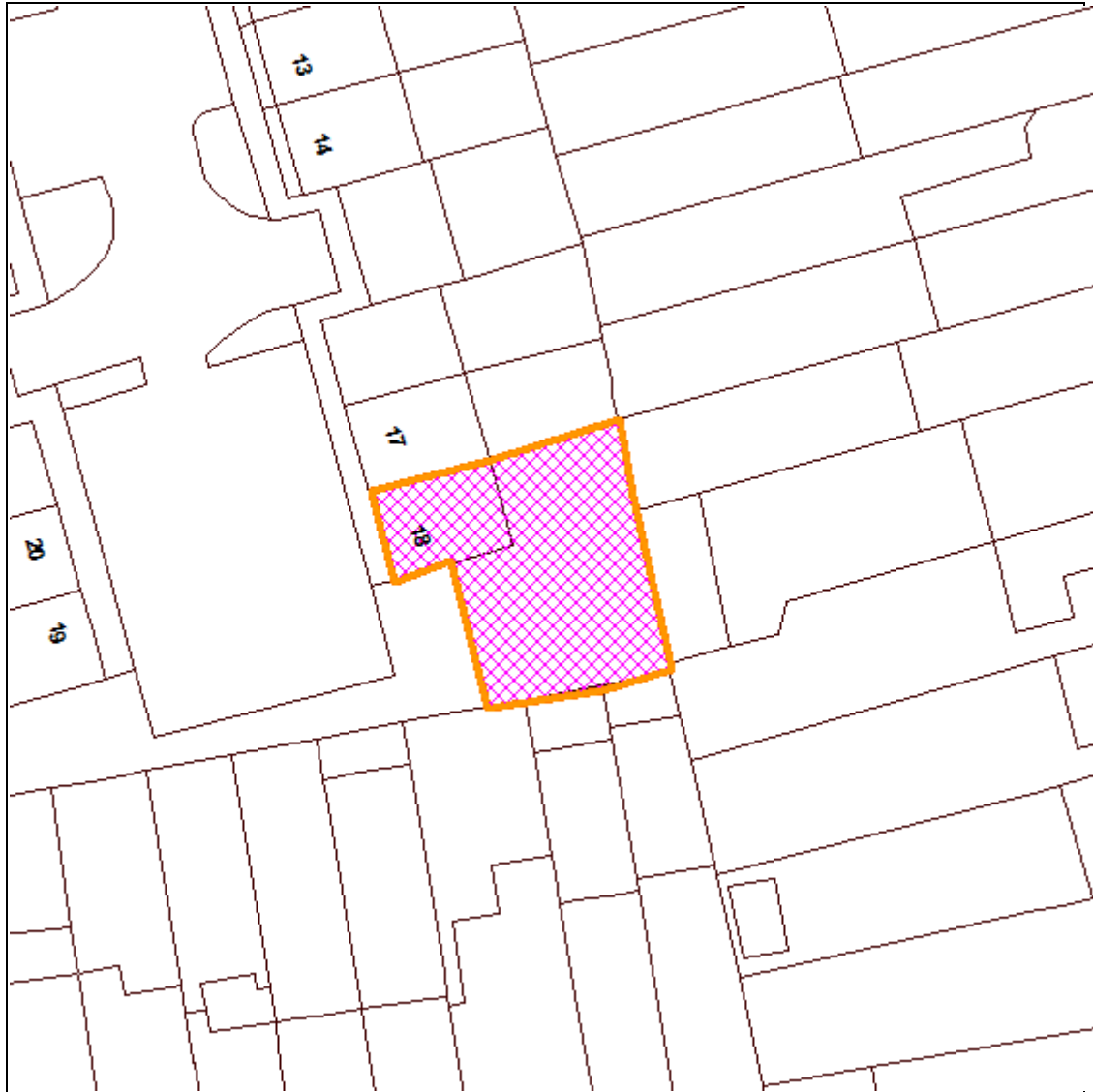
4.1 Officers consider that the proposed development would be appropriate in terms of land use, design and scale, and that it would not cause demonstrable harm to the amenities of neighbouring residents. The principle of the mix of uses in this residential area is considered to be in accordance with land use policies and the development would make efficient use of this previously developed site, by optimising the residential element and providing replacement commercial units at ground and first floor level, within a well-designed scheme that is in keeping with the character and appearance of the street scene and the surrounding area. The development would not have a detrimental impact on the highway network or local parking conditions. Other matters including flood risk and contaminated land matters are also considered to be acceptable.

4.2 It is recommended that planning permission be granted, subject to conditions.

Ward: Ravenscourt Park

Site Address:

18 Brading Terrace London W12 8ES



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For identification purposes only - do not scale.

Reg. No:

2017/01174/FUL

Case Officer:

Barry Valentine

Date Valid:

22.03.2017

Conservation Area:

Ravenscourt And Starch Green Conservation Area
- Number 8

Committee Date:

11.07.2017

Applicant:

Mrs Georgie Morris
18 Brading Terrace London W12 8ES

Description:

Erection of a single storey rear ground floor extension and a two storey side extension.
Drg Nos: 211/00_014 Rev C, 211/00_008 Rev C.

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 drawings hereby approved: 211/00_014 Rev C, 211/00_008 Rev C.

To ensure a satisfactory external appearance in accordance with Policy BE1 of the Core Strategy (2011) and Policies DM G3 and DM G7 of the Development Management Local Plan (2013).

- 3) Any alterations to the elevations of the existing building shall be carried out in the same materials as the existing elevation to which the alteration relates.

To ensure a satisfactory external appearance and to prevent harm to the street scene, in accordance with Policies DM G3 and DM G7 of the Development Management Local Plan (2013) and Core Strategy (2011) policy BE1.

- 4) The roof of the extensions hereby approved shall not be used use as a roof terrace or other form of open amenity space. No alterations shall be carried out; nor planters or other chattels placed on the roof of the extension hereby approved in connection with its use as a roof terrace or other form of open amenity space. No railings or other means of enclosure shall be erected on the roofs, and no alterations shall be carried out to the rear elevation of the application property, including the rear roof extension hereby approved, to form access onto these roofs.

Such a use would be detrimental to the amenities of neighbouring properties by reason of overlooking and loss of privacy, in accordance with Policies DM A9, DM G3 and DM G7 of Development Management Local Plan (2013) and SPD Housing Policy 8 (criteria ii) of the Planning Guidance Supplementary Planning (2013).

- 5) The ground floor rear and 2 storey side extension hereby approved shall be constructed and finished in London stock brickwork to match the existing brickwork to the main dwelling in terms of colour, texture, bonding and pointing.

To ensure a satisfactory standard of appearance and to prevent harm to the conservation area, in accordance with Policy BE1 of the Core Strategy (2011) and Policies DM G3 and DM G7 of the Development Management Local Plan (2013).

- 6) No water tanks, water tank enclosures or other structures shall be erected upon the flat roofs of the extensions hereby permitted.

It is considered that such structures would seriously detract from the appearance of the building, in accordance with Policy BE1 of the Core Strategy 2011 and Policies DM G3 and DM G7 of the Development Management Local Plan 2013.

- 7) The development hereby approved shall only be carried out in accordance with the mitigation measures outlined within the submitted Flood Risk Assessment dated 24th October 2016, and thereafter permanently retained

To prevent any increased risk of flooding and to ensure the 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 as amended in 2016, and Policy H3 of the Development Management Local Plan 2013.

- 8) Prior to commencement of development, details of the framing to be used on the rear elevation of the extension at both ground and first floor level shall be submitted and approved in writing by the Council. The development shall only be carried out in accordance with the details hereby approved.

To ensure a satisfactory external appearance in accordance with Policy BE1 of the Core Strategy (2011) and Policies DM G3 and DM G7 of the Development Management Local Plan (2013).

- 9) The windows hereby approved to the front elevation of the two storey side extension shall be timber framed double hung sliding sash painted white and so be maintained.

To ensure a satisfactory external appearance in accordance with Policy BE1 of the Core Strategy (2011) and Policies DM G3 and DM G7 of the Development Management Local Plan (2013).

- 10) The extensions hereby approved shall only be used in connection with, and ancillary to, the use of the remainder of the application property as a residential unit. The resulting extended property shall not be used as housing in multiple occupation falling within Class C4 of the Town and Country Planning (Use Classes) (Amendment) (England) Order 2015 which is distinct from the use of the application property as a single residential unit.

The use of the property as a house in multiple occupation rather than as a single residential unit, would raise materially different planning considerations that the

Council would wish to consider at that time, in accordance with Policy BE1 of the Core Strategy (2011) and Policy DM A1, DM A3, DM A9 of the Development Management Local Plan (2013).

Justification for Approving the Application:

- 1) The proposed development would preserve the appearance of the building, and the character and appearance of the conservation area. The proposed development would not have an adverse impact on flooding or neighbouring living conditions. The proposed development complies with Core Strategy (2011) policies BE1 and CC2 and DMLP (2013) policies DM A9, DM G3, DM G7 and DM H9. The proposal is also considered to be consistent with guidance contained within the Planning Guidance SPD (2013), in particular SPD Design Policies 31 and 34, and SPD Housing Policies 6 to 8. The proposal is also compliant with the NPPF, in particular paras 132 and 134, and meets the statutory tests set out in Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 Act.

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

All Background Papers held by Helen Murray (Ext: 3439):

Application form received: 21st March 2017

Drawing Nos: see above

Policy documents: National Planning Policy Framework (NPPF) 2012
The London Plan 2016
LBHF - Core Strategy Local Development Framework 2011
LBHF - Development Management Local Plan 2013
LBHF - Planning Guidance Supplementary Planning Document
2013

Consultation Comments:

Comments from:

Dated:

Neighbour Comments:

Letters from:

Dated:

4 Wellesley Avenue London W6 0UP	28.06.17
17 Brading Terrace London W12 8ES	23.04.17
17 Brading Terrace London W12 8ES	20.06.17
4 Wellesley Avenue London W6 0UP	19.04.17
15 Brading Terrace London w12 8es	17.06.17
15 Brading Terrace London w12 8es	17.06.17
16 Brading Terrace London W12 8ES	17.04.17
16 Brading Terrace London W12 8ES	19.06.17
21 Brading Terrace London W12 8ES	11.04.17
1, Wellesley Avenue, Hammersmith, LONDON W6 0UP	12.04.17
1, Wellesley Avenue, Hammersmith, LONDON W6 0UP	21.06.17
34 Wingate Road London W6 0UR	30.03.17
34 Wingate Road London W6 0UR	15.06.17
3 Wellesley Avenue London W6 0UP	10.04.17
2 Wellesley Avenue London W6 0UP	12.04.17
15 Brading Terrace London W12 8ES	07.04.17
36 Wingate Road Hammersmith London W6 0UR	04.04.17
36 Wingate Road Hammersmith London W6 0UR	14.06.17
8 wellesley avenue London w60up	06.04.17

OFFICERS' REPORT

1.0 BACKGROUND

1.1 The application property, 18 Brading Terrace, is a two storey plus roof level, end of terrace property. Brading Terrace is a private cul de sac road which is accessed from Goldhawk Road. The property is located at the southern end of Brading Terrace, on the eastern side of the street.

1.2 The application property is in use as a single dwellinghouse.

1.3 The property is located within the Ravenscourt and Starch Green Conservation Area. The property is not listed. There are no listed buildings within the vicinity of the site whose setting would be impacted by the proposed development.

1.4 The site has a Public Transport Accessibility Level (PTAL) of 3 (moderate).

1.5 The site is located in Flood Risk Zones 2 and 3 as defined by the Environment Agency.

1.6 Planning permission is sought for the erection of a rear single storey ground floor extension and a two storey side extension.

1.7 The proposed rear ground floor extension would extend to a depth of 3m beyond the original rear wall and is 2m high adjacent to the boundary with no.17, rising to a maximum height of 3m. The rear ground floor extension extends beyond the southern flank wall of the property by 3.11m, merging into the two storey side extension. The two storey side extension is set back from the front elevation of the property by 4.3m and extends to a height of approx. 5.5m. The first floor element of the extension would extend beyond the rear wall of the property by approximately 2.1m. The extensions would be faced in matching stock brick work to match the existing property. The front elevation of the two storey side extension would have a traditional design containing timber sash windows. The rear elevation fenestration of the extension would be dark grey aluminum and at rear first floor level, a timber louvred window is proposed for privacy.

1.8 The current application has been revised since the original submission to alter the design of the proposed extension. The key changes were:

- two storey side extension front elevation's design was revised by inserting two traditional timber sash windows
- the brickwork of the extension was also revised by changing from a contemporary brick to a matching stock brick.

RELEVANT PLANNING HISTORY

1.9 Planning permission reference 1993/01245/FUL was granted on the 21.02.1995 for the erection of two terraces of three storey buildings comprising 41 dwellings (15 one bedroom flats 10 two bedroom houses and 16 three bedroom houses) with associated open space parking and access road. In connection with this application, demolition consent reference 1993/01277/CAC was granted on the 07/03/1994 for the 'Demolition of all existing office and warehouse buildings including removal of the existing slab.'

1.10 Condition 5 of the above planning permission removes permitted developments rights, including for rear extensions.

2.0 PUBLICITY and CONSULTATIONS

2.1 The application was advertised by way of site and press notices, as well as letters of notification to neighbouring properties (seventeen letters). Eleven responses were received to the original consultation. These responses from residents in Wingate Road, Wingate Avenue and Bradding Terrace, whom objected to the development and the grounds for objection can be summarised as follows:

-Impact of the extension on neighbouring properties light and privacy. The extension would be overbearing.

Officers' response - As set out in the body of the report, the proposed development would not have an unacceptable impact on neighbouring properties light and privacy. The extension is not considered to be overbearing or un-neighbourly.

-The proposed extension is not in keeping with the appearance of the property and conservation area.

Officers' response - The proposed extension is considered to have a high quality contextual design that would compliment the existing building's appearance. The

proposed development would preserve the character and appearance of the conservation area.

- That this is first application for extensions to properties in Brading Terrace, and that this will establish an undesirable precedent for future development proposals.

Officer's response - Each application has to be considered on its individual merits. In this instance the proposed extension is considered to comply with council policies and as such is recommended to be granted.

- Concerns over drainage including maintenance, lack of detail and capacity.

Officer's response - Given the small scale nature of the development, issues surrounding drainage are appropriately controlled and managed through building regulations. There is insufficient evidence that this small scale extension that only occupies 28% of the garden, would pose a significant flood risk.

- That water butt is insufficient to mitigate the impact of flooding.

Officer's response - Given the small scale nature of the development, the proposed development is not considered to pose a significant risk in terms of surface water flooding. The applicant's voluntary provision of a water butt is a welcomed, and it would be unreasonable of the council to refuse planning permission on this basis.

- That the bedrooms created is undersized.

Officer's response - Overall, the proposed development would improve the quality of the residential accommodation provided by virtue of increasing its overall floorspace. Floorspace standards relate largely to new residential units, and it would be unreasonable of the council to apply these standards to residential extensions.

- Concerns over vibrations from utility room.

Officer's response - The creation of a utility room within the property is an internal alteration that does not amount to development that would require planning permission. As such, it would be unreasonable of the council to impose conditions on this utility room.

2.2 Concerns were also raised with regard to means of escape and building regulation compliance, party wall arrangements, and the impact of the development during construction including in terms of parking.

Officer's response - These concerns are not issues that can be considered under the planning legislation.

2.3 Following revisions to the scheme, further notifications were carried out. In response to the second round of notifications, to date we have received 6 further objection responses. Additional concerns raised in these objections are summarised as follows:

- That the flat roof area could be used as a terrace, and a condition should be attached to prevent this.

Officer's response - Condition 4 is recommended to prevent the roof of the extensions being used as a roof terrace.

- Concerns over party wall being brick

Officer's response - This is likely to be subject to a separate party wall agreement. In planning terms, a brick wall on the boundary is not opposed as it would not cause harm to the appearance of the property and would preserve the character and appearance of the conservation area.

2.4 Thames Water were consulted on the application. No response has been received.

3.0 PLANNING CONSIDERATIONS

3.1 The relevant planning considerations in this case, are the policies in the National Planning Policy Framework (NPPF), The London Plan and the Council's Local Development Framework, comprising the Core Strategy, Development Management Local Plan (DMLP) and the Planning Guidance Supplementary Planning Document (PGSPD) with the key concerns being:

- + Impact of the development on neighbouring living conditions.
- + Whether the proposal would preserve or enhance the character or appearance of the conservation area.
- + The impact on flooding.

IMPACT ON HERITAGE ASSETS - CONSERVATION AREA

3.2 It is key to the assessment of these types of applications that the decision making process is based on the understanding of specific duties in relation to conservation areas required set out in the relevant legislation, particularly Section 72 duties of the Planning (Listed Buildings and Conservation Areas) Act 1990.

3.3 Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 Act states in relation to conservation area's that: 'In the exercise, with respect to any buildings or other land in a conservation area, of any functions under or by virtue of any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.'

3.4 Paragraph 129 of the NPPF requires planning authorities to assess the significance of any heritage assets affected by development proposal, including their effect on their setting. This assessment shall be taken 'into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal' (para 129 of the NPPF).

3.5 Paragraph 132 of the NPPF states that:

'When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development

within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification.'

3.6 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. DM LP Policy DM G3 states that the council will require a high standard of design in all alterations and extensions to existing buildings. They are required to be compatible with the scale and character of existing development, their neighbours and their setting and should successfully integrated into the architectural design of the existing building. DM LP Policy DM G7 seeks to protect, restore or enhance the quality, character, appearance and setting of the borough's heritage assets. Policies within Planning Guidance SPD (2013) provide greater detail on the application of the policies set out in the Core Strategy (2011) and Development Management Local Plan (2013).

3.7 Brading Terrace, including the application property, was approved and built in the early 1990s. Whilst not unattractive in appearance, the terrace is not of significant architectural or historic interest and has a pastiche design. The terrace cannot be said to be a major contributor to the historic and architectural interest of the conservation area. It's impact on the character and appearance of the conservation area is judged to be largely neutral.

3.8 The application site is not technically subject to any public street views. The extension would also not play a prominent part in views from the north along the private street of Brading Terrace, the view most commonly experienced by residents in Brading Terrace, as the extension would be heavily recessed from the front elevation of the property, and due to the site being located at the most southern end of Brading Terrace, which is a cul de sac. The extension would only likely to become visible from the private street when standing at the very end of the street. The extension would be visible in private views from a number of neighbouring properties surrounding the site.

3.9 The ground floor extension is of an appropriate depth, extending only 3m from the rear elevation of the property, only covering approximately 28% of the garden and not extending within 4m of the rear boundary. The proposal thus complies with guidance set out within Planning Guidance SPD Housing Policy 6, which states that extension should not extend more than 3.5m from the rear elevation of the property, should not extend within 4m of the rear boundary and should not occupy more than 50% of the garden. The ground floor extension is of an appropriate height, both set significantly below the height of the first floor window cills and is only 2m high at the boundary with the neighbouring property no.17.

3.10 The first floor extension is appropriately set back from the front elevation and below the eaves of the building ensuring that it would have a subservient relationship to the property. The proposed extension would not obscure any feature of the building that are of architectural significance. The first floor extension's width is less than the property, helping to reinforce its subservience to the main building. The extension would not be visible from the majority of Brading Terrace, as the extension's presence would be obscured from view by the existing built form of the street. As such officers consider that the balanced composition and form of Brading Terrace would not be unduly harmed. The extension would be visible once standing at the very end of the street, but given how set back the extension is and the infrequency of this view, the overall character and appearance of the streetscene would not be harmed as a result of the

development. The front elevation of the extension is also appropriately traditional in design, helping to ensure that any views of the extension from the private street, would not be unduly harmed.

3.11 The contextual contemporary design of the rear elevation that uses matching stock brick helps to tie the appearance of the extension into that of the existing building. The contemporary design of the extension and the clever use of frameless glass helps break up the mass of the extension and prevents the extension having an overly horizontal emphasis.

3.12 The proposed extension is considered to be of a high quality design that would compliment the existing building. The proposed development would preserve the appearance of the building, and the character and appearance of the conservation area. The proposed development complies with Core Strategy (2011) policy BE1 and DMLP (2013) policies DM G3 and DM G7. The proposal is also considered to be consistent with guidance contained within the Planning Guidance SPD (2013), in particular SPD Design Policies 31 and 34, and SPD Housing Policy 6. The proposal is also compliant with the NPPF, in particular paras 132 and 134, and meets the statutory tests set out in Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 Act.

IMPACT ON NEIGHBOURING PROPERTIES

3.13 The proposed ground floor rear extension would not have a significant impact on neighbouring properties light and outlook. The proposed ground floor extension is only 2m high at the boundary with no.17 and has appropriately angled 45 degree roof which would prevent it causing unacceptable loss of sunlight, daylight and outlook to the neighbouring property no.17. The height/roof angle of the ground floor rear extension is in line with guidance set out in SPD Housing Policy 7 criterion (iv). It should be noted that this guidance which the development complies with relates to properties that have rear additions where light and outlook are generally more constrained than flat backed properties like the application site.

3.14 The proposed first floor extension would not have an unacceptable impact on neighbouring sunlight and daylight as the extension is set sufficiently away from surrounding boundaries. The proposed extension comfortably complies with BRE Guidance 45 degree test, indicating that neighbouring properties would still receive good levels of sunlight and daylight. Any overshadowing to neighbouring properties gardens would be minimal, and would not have a sufficient enough impact on neighbouring living conditions to justify a refusal of planning permission. The proposed first floor extension is not considered to be overbearing, with the extension set at least 5.75m away from the boundary with properties in Wingate Road, to the east, and Wellesley Avenue to the south and 5m away from the boundary with no.17. In addition properties in Wingate Road and Wellesley Avenue benefit from reasonable sized gardens. The proposed development complies with the 45 degree angle rear boundary test set out in SPD Housing Policy 8, criterion (i).

3.15 The proposed development would not have an unacceptable impact on neighbouring privacy. The proposed ground floor openings would experience similar views to what can already be experience from the property and garden, and are not sufficiently detrimental to neighbouring privacy to justify refusal. The window on the first floor extension, on both the front and rear elevation of this extension would not have a significant impact on privacy due to neighbouring windows being over 20m away. Loss

of privacy to neighbouring gardens would not be sufficient to justify refusal, especially given the site's location in an urban environment, and given that these properties' gardens are already overlooked to some extent by existing windows. The proposed development complies with DMLP (2013) policy DM A9.

FLOODING

3.16 As required, a Flood Risk Assessment (FRA) has been provided with the application and this FRA includes flood resilience measures. The proposed measures include using damp proof membranes, moisture resistant brickwork, waterproofing doors/windows and residents being signed up to Environmental Flood warning service. It is judged that these mitigation measures are sufficient given the scale of the development. Given the small scale of development Sustainable Urban Drainage system would not normally be required, nevertheless the applicant is proposing to provide a rainwater butt. This proposal is welcomed. An informative is also recommended in regards to water efficient fixtures and fittings. The proposed development is not considered to have a significant impact on flooding and complies with Core Strategy (2011) policy CC2.

LAND CONTAMINATION

3.17 The application has been reviewed by the council's land contamination officer, who has raised no objection to the application but has recommended an informative to be attached. The proposal complies in accordance with Borough Wide Strategic Policy CC4 of the Core Strategy and policies DM H7 and H11 of the Development Management Local Plan 2013.

4.0 CONCLUSION and RECOMMENDATION

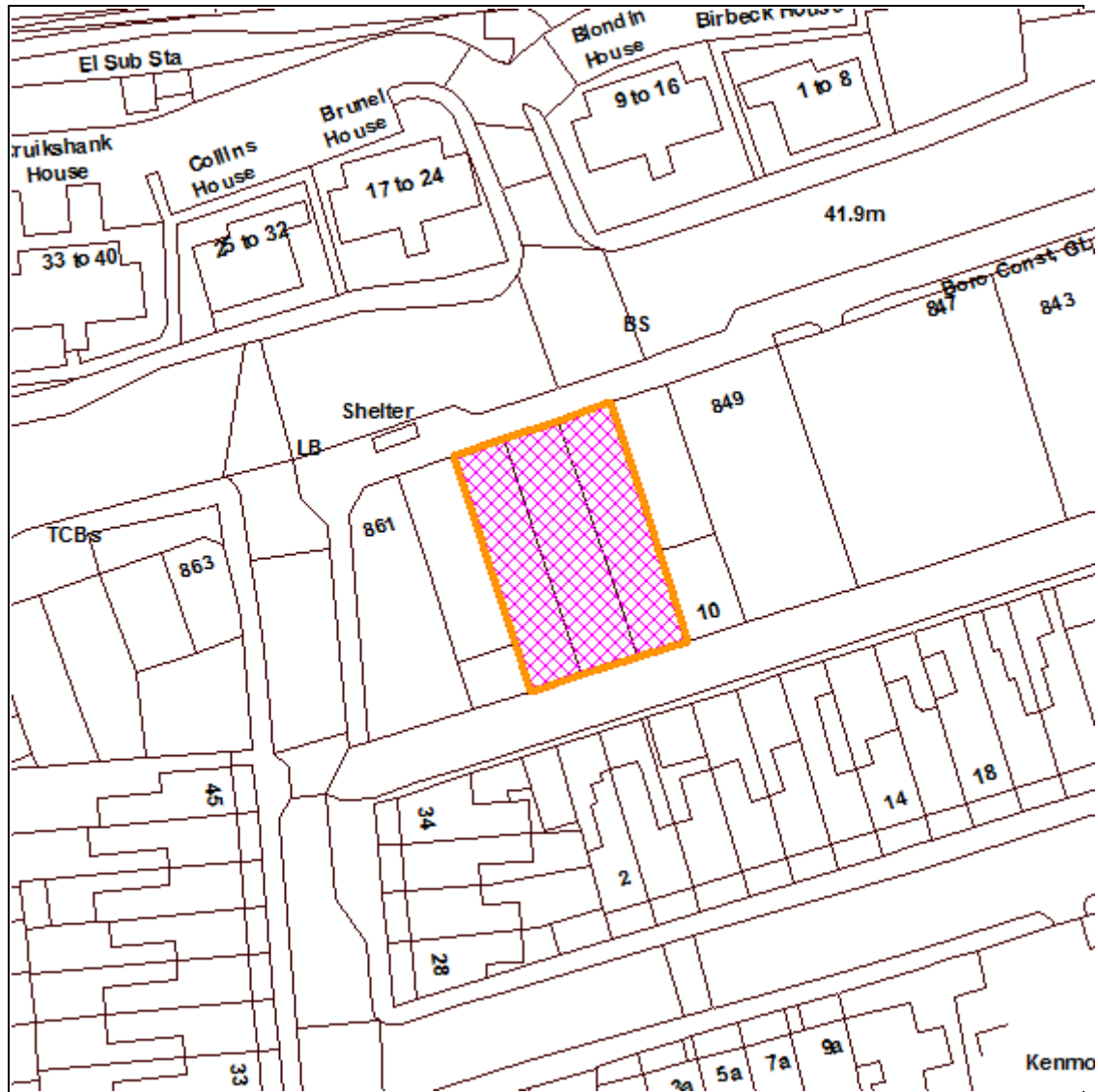
4.1 The proposed development would preserve the character and appearance of the conservation area in accordance with s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 The proposed extension would not have an unacceptable impact on neighbouring living conditions. The development would not have a significant impact on flooding. The application complies with Core Strategy policies (2011) BE1 and CC2; Development Management Local Plan (2013) policies DM A9, DM G3 and DM G7; Planning Guidance SPD Design Policies 31, 34, 61 and 62; London Plan (2015) policy 5.13 and the NPPF including para 132.

4.2 It is therefore recommended that planning permission be granted.

Ward: College Park And Old Oak

Site Address:

853 - 857 Harrow Road London NW10 5NH



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For identification purposes only - do not scale.

Reg. No:
2017/01771/FUL

Case Officer:
Barry Valentine

Date Valid:
15.05.2017

Conservation Area:

Committee Date:
11.07.2017

Applicant:

Selon Trading Ltd
C/O Agent

Description:

Demolition of existing building and erection of a part two/part three/ part four storey building comprising 24 student accommodation units (Sui Generis Use), a retail unit (Class A1 Use), refuse and recycling facilities, cycle storage and other associated works.

Drg Nos: PL110 Rev A, PL111 Rev A, PL112, PL113, PL114, PL140, PL141, PL170, PL171, PL172, PL173, PL174.

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 be carried out and completed only in accordance with the approved drawings: PL110 Rev A, PL111 Rev A, PL112, PL113, PL114, PL140, PL141, PL170, PL171, PL172, PL173, PL174.

To ensure that the proposal accords with the Council's policies as outlined in the Core Strategy (2011) and the Development Management Local Plan (2013).

- 3) The development hereby permitted shall not commence until particulars, details and samples of materials as appropriate to be used on the external faces of the buildings including roofing, has 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 prior to first use, and thereafter permanently retained in this form.

To ensure a satisfactory external appearance, in accordance with Policy DM G1 of the Development Management Local Plan 2013 and Policy BE1 of the Core Strategy 2011.

- 4) Prior to the commencement of development, save for demolition, a brick sample panel shall be constructed on site, and made available for inspection by the council and details of which should be submitted and approved in writing by the council. The development shall only be carried out in accordance with the details and brick sample panel approved.

To ensure a satisfactory external appearance, in accordance with Policy DM G1 of the Development Management Local Plan 2013 and Policy BE1 of the Core Strategy 2011.

- 5) Prior to the commencement of development, save for demolition, details of all roof excrescences including solar panels and photovoltaic panels shall be submitted and approved in writing by the council. The development shall only be carried out in accordance with the details approved.

To ensure a satisfactory external appearance, in accordance with Policy DM G1 of the Development Management Local Plan 2013 and Policy BE1 of the Core Strategy 2011.

- 6) Prior to commencement of the development hereby permitted, drawings of a typical bay (for both Harrow Road and Letchworth Mews elevations) in plan, section and elevation at a scale of no less than 1:20 shall be submitted to and approved in writing by the council. The development shall not be occupied until the scheme has been carried out in accordance with the approved details, and it shall thereafter be permanently retained as such.

To ensure a satisfactory external appearance, in accordance with Policy DM G1 of the Development Management Local Plan, 2013 and Policy BE1 of the Core Strategy, 2011

- 7) The rooflights hereby approved on the front elevation roofslope facing Harrow Road shall be conservation style and not project above the plane of the roof.

To ensure a satisfactory external appearance, in accordance with Policy DM G1 of the Development Management Local Plan 2013 and Policy BE1 of the Core Strategy 2011.

- 8) The commercial unit at ground floor level as shown on approved drawing PL110, shall only be used for retail purposes (Class A1).

To ensure that the development does not adverse impact on retail provision and as other uses could have an adverse impact on the living conditions of surrounding residential properties including with the development , in accordance with Development Management Local Plan (2013) policies DM A9, DM C5 and DM H9.

- 9) The commercial unit on the ground floor shall be restricted to opening times of 0700-2300 Monday to Saturday and 0800-2200 on Sundays and Bank Holidays.

In order that noise and disturbance which may be caused by customers leaving the premises is confined to those hours when ambient noise levels and general activity are sufficiently similar to that in the surrounding area, thereby ensuring that the use does not cause demonstrable harm to surrounding residents including within the development in compliance with Policies DM A9, DM H9 and DM H11 of the Development Management Local Plan (2013).

- 10) The student accommodation use hereby approved shall not be used nor occupied until details of a management scheme and maintenance plan for the proposed

student accommodation has been submitted to, and approved in writing by the Council. The management plan shall include 24 hours on site professional security and the installation and operation of CCTV. The student accommodation shall thereafter be managed in accordance with the approved scheme.

To ensure that the proposed student accommodation does not give rise to conditions which would be detrimental to the amenities of surrounding occupiers by reason of noise and disturbance, safety and security and highways congestion in accordance with Policies EN21, G3 and G4 of the Unitary Development Plan, as amended 2007 and 2011.

- 11) The commercial unit hereby permitted shall not be occupied until full details of a servicing and deliveries management plan has been submitted to, and approved in writing by, the Council. Upon the commencement of the use the servicing and deliveries management plan shall be implemented in full compliance with the approved details, and thereafter continue to be fully implemented whilst the commercial use remains in operation.

To ensure that the amenity of occupiers of the development site/ surrounding premises is not adversely affected by noise and that the proposed development does not have an unacceptable impact on the highway and parking, in accordance with Core Strategy policy BE1 and Policies DM H9 and H11 of the Development Management Local Plan.

- 12) The student accommodation hereby permitted shall not be occupied until full details of a servicing and deliveries management plan has been submitted to, and approved in writing by, the Council. Upon the commencement of the use the servicing and deliveries management plan shall be implemented in full compliance with the approved details, and thereafter continue to be fully implemented whilst the commercial use remains in operation.

To ensure that the amenity of occupiers of the development site/ surrounding premises is not adversely affected by noise and that the proposed development does not have an unacceptable impact on the highway and parking, in accordance with Core Strategy policy BE1 and Policies DM H9 and H11 of the Development Management Local Plan.

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

To ensure that the amenity of occupiers of the development site and surrounding premises is not adversely affected by vibration, in accordance with Policies DM H9 and H11 of the Development Management Local Plan.

- 14) Prior to commencement of the development, details shall be submitted to and approved in writing by the Council, of an enhanced sound insulation value $D_{nT,w}$ and $L'_{nT,w}$ of at least 5dB above the Building Regulations value, for the floor/ceiling/wall structures separating different types of rooms/ uses in adjoining dwellings. The approved details shall be implemented prior to occupation of the development and thereafter be permanently retained.

To ensure that the amenity of occupiers of the development site is not adversely affected by noise, in accordance with Policies DM H9 and H11 of the Development Management Local Plan.

- 15) Prior to commencement of the development, details shall be submitted to and approved in writing by the Council, of the external sound level emitted from plant/ machinery/ equipment and mitigation measures as appropriate. The measures shall ensure that the external sound level emitted from plant, machinery/ equipment will be lower than the lowest existing background sound level by at least 10dBA in order to prevent any adverse impact. The assessment shall be made in accordance with BS4142:2014 at the nearest and/or most affected noise sensitive premises, with all machinery operating together at maximum capacity. A post installation noise assessment shall be carried out where required to confirm compliance with the sound criteria and additional steps to mitigate noise shall be taken, as necessary. The approved details shall be implemented prior to occupation of the development and thereafter be permanently retained.

To ensure that the amenity of occupiers of the development site/ surrounding premises is not adversely affected by noise from plant/mechanical installations/ equipment, in accordance with Policies DM H9 and H11 of the Development Management Local Plan.

- 16) Prior to commencement of the development, details of anti-vibration measures shall be submitted to and approved in writing by the Council. The measures shall ensure that all machinery, plant/ equipment are mounted with proprietary anti-vibration isolators and fan motors are vibration isolated from the casing and adequately silenced. The approved details shall be implemented prior to occupation of the development and thereafter be permanently retained.

To ensure that the amenity of occupiers of the development site/ surrounding premises is not adversely affected by vibration, in accordance with Policies DM H9 and H11 of the Development Management Local Plan

- 17) Prior to commencement of the development hereby approved, a Demolition Logistics Plan shall be submitted to, and approved in writing by, the Council. The details shall include the numbers, size and routes of demolition vehicles, provisions within the site to ensure that all vehicles associated with the demolition works are properly washed and cleaned to prevent the passage of mud and dirt onto the highway, and other matters relating to traffic management to be agreed. The approved details shall be implemented throughout the project period.

To ensure that demolition works do not adversely impact on the operation of the public highway, in accordance with policies DM J1 and DM J6 of the Development Management Local Plan (2013).

- 18) Prior to the commencement of the development hereby permitted, a Demolition Management Plan (including a Demolition Method Statement) shall be submitted to, and approved in writing by, the Council. Details shall include control measures for dust, emission, noise, vibration, lighting, delivery locations, restriction of hours of work and all associated activities audible beyond the site boundary to 0800-1800hrs Mondays to Fridays and 0800-1300hrs on Saturdays, advance notification to neighbours and other interested parties of proposed works and public display of

contact details including accessible phone contact to persons responsible for the site works for the duration of the works. The approved details shall be implemented throughout the project period.

To appropriately mitigate the impact of the development during demolition in terms of noise, vibration, dust, lighting or other emissions from the building site, in accordance with policies DM H5, DM H8, DM H9, DM H10 and DM H11 of the Development Management Local Plan (2013), Core Strategy 2011 Policy CC4 and London Plan (2015) Policy 7.14.

- 19) Prior to the commencement of the development hereby permitted (save demolition and site clearance), a Construction Logistics Plan shall be submitted to, and approved in writing by, the Council. The details shall include the numbers, size and routes of construction vehicles, provisions within the site to ensure that all vehicles associated with the construction works are properly washed and cleaned to prevent the passage of mud and dirt onto the highway, and other matters relating to traffic management to be agreed. The approved details shall be implemented throughout the project period.

To ensure that construction works do not adversely impact on the operation of the public highway, in accordance with policies DM J1 and DM J6 of the Development Management Local Plan (2013).

- 20) Prior to the commencement of the development hereby permitted (save demolition and site clearance), a Construction Management Plan shall be submitted to, and approved in writing by, the Council. Details shall include control measures for dust, emission, noise, vibration, lighting, delivery locations, restriction of hours of work and all associated activities audible beyond the site boundary to 0800-1800hrs Mondays to Fridays and 0800-1300hrs on Saturdays, advance notification to neighbours and other interested parties of proposed works and public display of contact details including accessible phone contact to persons responsible for the site works for the duration of the works. The approved details shall be implemented throughout the project period.

To appropriately mitigate the impact of the development during construction in terms of noise, vibration, dust, lighting or other emissions from the building site, in accordance with policies DM H5, DM H8, DM H9, DM H10 and DM H11 of the Development Management Local Plan (2013), Core Strategy 2011 Policy CC4 and London Plan (2015) Policy 7.14.

- 21) The development hereby approved shall not 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 prior to occupation of any part of the development hereby approved and permanently maintained thereafter.

To ensure a safe and secure environment, in accordance with policy DM G1 of the Development Management Local Plan, 2013.

- 22) The development shall not be occupied/used prior to the provision of the two wheelchair accessible rooms, rooms 6 and 8 as indicated on the approved drawing PL111); which shall also have been previously fitted out to meet the

needs of wheelchair users. The development shall be permanently maintained in this form thereafter.

To ensure satisfactory provision for people with disabilities, in accordance with the Council's Access for All SPD and Policy 7.2 of The London Plan 2016.

- 23) All glass at first floor level on the slated timber doors feature that face onto Letchford Mews hereby approved shall be obscurely glazed, and so be maintained.

To ensure that the development does not cause harm to neighbouring properties privacy, in accordance with DMLP (2013) policy DM A9.

- 24) Prior to the commencement of the student accommodation use hereby approved the 24 cycle parking spaces within the bicycle store area as identified on approved drawing PL110 Rev A shall be installed in full, and shall so be maintained.

To encourage sustainable methods of transportation in accordance with Development Management Local Plan (2013) policy DM J5.

- 25) Both the commercial refuse store and the student accommodation refuse store as shown on approved drawing PL110 Rev A, shall be provided in full prior to the commencement of use of either the student accommodation or commercial unit and be permanently retained thereafter.

To ensure adequate refuse provision in accordance with Core Strategy Policy CC3, Development Management Local Plan Policy H5 and SPD Sustainability Policies 3, 4, 7, 8, 9 and 10

- 26) 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. This condition is 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 Borough Wide Strategic Policy CC4 of the Core Strategy and policies DM H7 and H11 of the Development Management Local Plan 2013.

- 27) 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. This condition is 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 Borough Wide Strategic Policy CC4 of the Core Strategy and policies DM H7 and H11 of the Development Management Local Plan 2013.

- 28) Unless the Council agree in writing that a set extent of development must commence to enable compliance with this condition, no development shall 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. This condition is 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 Borough Wide Strategic Policy CC4 of the Core Strategy and policies DM H7 and H11 of the Development Management Local Plan 2013.

- 29) Unless the Council agree in writing that a set extent of development must commence to enable compliance with this condition, no development shall 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. This condition is 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 Borough Wide Strategic Policy CC4 of the Core Strategy and policies DM H7 and H11 of the Development Management Local Plan 2013.

- 30) Unless the Council agree in writing that a set extent of development must commence to enable compliance with this condition, no development shall 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. This condition is 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 Borough Wide Strategic Policy CC4 of the Core Strategy and policies DM H7 and H11 of the Development Management Local Plan 2013.

- 31) Unless the Council agree in writing that a set extent of development must commence to enable compliance with this condition, no development shall 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. This condition is 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 Borough Wide Strategic Policy CC4 of the Core Strategy and policies DM H7 and H11 of the Development Management Local Plan 2013.

- 32) The development shall only be carried out in complete accordance with the measures outlined within the approved Energy Strategy Report reference 13-530 dated June 2017 by Syntegra consulting, unless otherwise submitted to and approved in writing by the council. The development shall only be carried out in

accordance with the details approved. The development shall be permanently maintained as such thereafter.

To ensure the integration of energy generation from renewable sources, consistent with the Mayor's sustainable design objectives in accordance with Policies DM G1 and DM H1 of the Development Management Local Plan (2013), Policies 5.1, 5.2, 5.3 and 5.7 of The London Plan (2016), and Core Strategy (2011) Policies BE1 and CC1.

- 33) The development shall be carried out in accordance with the measures outlined in the sustainability statement by Syntegra Consulting reference 13-530 dated June 2017.

To help reduce the impact of the development on climate change and promote sustainable development in accordance with Core Strategy (2011) policy CC1 and Development Management Local Plan (2013) policy DM H2, and paragraph 5.2 and 5.3 of the London Plan (2016)

- 34) Prior to the commencement of development, save for demolition and site clearance, a finalised Sustainable Urban Drainage strategy shall be submitted and approved in writing by the council. The development shall only be carried out in accordance with the details hereby approved.

To ensure that surface water run-off is managed in a sustainable manner, in accordance with policy 5.13 of The London Plan 2016, Policy CC2 of the Core Strategy 2011 and policy DM H3 of the Development Management Local Plan 2013.

- 35) Prior to commencement of the development, (excluding site clearance and demolition) a report including detailed information on the proposed mechanical ventilation system with NOx filtration shall be submitted to and approved in writing by the Council. This report shall specify air intake locations and the design details and locations of windows on residential floors to demonstrate that they avoid areas of NO2 or PM exceedance or include appropriate mitigation. The whole system shall be designed to prevent summer overheating and minimise energy usage. Chimney/boiler flues and ventilation extracts shall be positioned a suitable distance away from ventilation intakes, openable windows, balconies, roof gardens, terraces and receptors. The approved details shall be fully implemented prior to the occupation/use of the residential development and thereafter permanently retained and maintained. The maintenance and cleaning of the systems shall be undertaken regularly in accordance with manufacturer specifications, and shall be the responsibility of the primary owner of the property.

To comply with the requirements of the NPPF (2012), Policies 7.14a-c of the London Plan (2016), Core Strategy 2011 Policy CC4, and Policy DM H8 of the Development Management Local Plan (2013).

- 36) Prior to the commencement of development an Air Quality Dust Management Plan (AQDMP) is submitted to and approved in writing by the Council. The AQDMP must include an Air Quality Dust Risk Assessment (AQDRA) that considers residential receptors on-site and off-site of the development and is undertaken in compliance with the methodology contained within Chapter 4 of the Mayor's of

London 'The Control of Dust and Emissions during Construction and Demolition', SPG, July 2014 and the identified measures recommended for inclusion into the site specific AQDMP. The AQDMP submitted must comply with and follow the chapter order (4-7) of the Majors SPG and should include an Inventory and Timetable of dust generating activities during demolition and construction; Dust and Emission control measures including on-road construction traffic e.g. use of Low Emission Vehicles; Non-Road Mobile Machinery (NRMM). Details of all the NRMM that will be used on the development site will be required and the NRMM should meet as minimum the Stage IIIB emission criteria of Directive 97/68/EC and its subsequent amendments. This will apply to both variable and constant speed engines for both NO_x and PM. An inventory of all NRMM must be registered on the NRMM register <https://nrmm.london/user-nrmm/register>. Air quality monitoring of PM₁₀ should be undertaken where appropriate and used to prevent levels exceeding predetermined Air Quality threshold trigger levels. Developers must ensure that on-site contractors follow best practicable means to minimise dust and emissions at all times.

To comply with the requirements of the NPPF (2012), Policies 7.14a-c of the London Plan (2016), Core Strategy 2011 Policy CC4, and Policy DM H8 of the Development Management Local Plan (2013).

- 37) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (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 DM G3 of the Development Management Local Plan 2013.

- 38) The windows hereby approved on the eastern and western flank walls of the rear addition of the building shall be obscurely glazed and non opening up to a height of 1.7m from the finished floor level.

To prevent the development having unacceptable impact on neighbouring privacy in accordance with Development Management Local Plan (2013) policy DM A9.

- 39) Other than the terrace area indicated on approved drawing PL111 Rev A, the flat roofs hereby approved shall not be used use as a roof terrace or other form of open amenity space. No alterations shall be carried out; nor planters or other chattels placed on the roof extensions hereby approved in connection with its use as roof terrace or other form of open amenity space. No railings or other means of enclosure shall be erected on the roofs, and no alterations shall be carried out to the application property to form access onto these roofs.

Such a use would be detrimental to the amenities of neighbouring properties by reason of overlooking and loss of privacy, in accordance with Policies DM A9 and DM G3 of the Development Management Local Plan (2013) and SPD Housing

Policies 3 and 8 (Criteria ii) of the Planning Guidance Supplementary Planning Document (2013).

- 40) The shopfronts hereby approved shall have level access, and so be maintained.

To ensure that the commercial unit is accessible to all, in accordance with SPD Housing Policy 1 of the Planning Guidance SPD and Development Management Local Plan (2013) policy DM G1.

- 41) Prior to the commencement of the development hereby approved details/plans/elevations as appropriate shall be submitted of the proposed cycle store for the ground floor commercial unit. The bicycle store shall be installed in full prior to the commencement of the use of the commercial unit commencing.

To encourage sustainable methods of transportation in accordance with Development Management Local Plan (2013) policy DM J5.

Justification for Approving the Application:

- 1) Land Use: The proposed development is not considered to result in loss of housing. The loss of the existing House of Multiple Occupation is not opposed given the development would serve a comparable need, given that the site is already being used to some degree by student and given that the existing HMO accommodation on the site is not of the highest standard. The site is considered suitable for student accommodation as it is well connected to public transport. The quality of student accommodation provided by the development, as well as the provision of two wheelchair accessible rooms, is appropriate. The proposed development would not have a significant impact on retail provision in the borough. The proposed development complies with Development Management Local Plan (2013) policies DM A6, DM A7 and DM C5.
- 2) Design: It is considered that the design and appearance of the proposed building would complement the existing character and appearance of the street scene; and the proposal, in terms of its height, scale and design, is considered compatible with its context. Policy DM G1 of the Development Management Local Plan 2013, Policy BE1 of the Core Strategy, London Plan 2016 Policies 7.1, 7.4 and 7.6 and the NPPF would thereby be satisfied.
- 3) Highways matters: The proposed development would be permit free and as such would not have a significant impact on parking pressure. Satisfactory measures to discourage the use of the private car would also be contained in a Travel Plan which would be secured via legal agreement. There is adequate provision for cycle parking, refuse and recyclables. Conditions are recommended in regards to servicing. Highway works proposed to the rear of the site would also be subject to a legal agreement. The proposal is thereby in accordance with policies DM J1 and DM J5 of the Development Management Local Plan 2013 and Core Strategy policies T1 and CC3.

- 4) Residential Amenity: The impact of the proposed development upon adjoining occupiers is considered acceptable. It is not considered that the proposal would have a materially detrimental impact on the outlook and light to neighbouring properties. Residents' privacy would not be materially affected. Measures would also be secured by condition to minimise noise and disturbance to nearby occupiers from the operation of the proposed student accommodation. In this regard, the development would respect the principles of good neighbourliness, and thereby satisfy policies DM G3, DM A9, DM H9 and DM H11 of the Development Management Local Plan 2013, and SPD Housing Policy 8
- 5) Environmental Matters: The proposed development proposes number of sustainable and energy saving measures which will result in a 37% improvement in CO2 emissions. With conditions the proposed development would not have an unacceptable impact on air quality. A SuDS Strategy has been submitted which explores the option of integrating a blue roof. A condition is recommended to secure a finalised SuDS strategy. Conditions are recommended in regards to land contamination. It is not considered that the development is at risk from tidal flooding. Policies DM H1, DM H2, DM H3, DM H7 and DM H8 of the Development Management Local Plan 2013, CC1, CC2 and CC4 of the Core Strategy 2011 and Policies 5.1, 5.2, 5.3, 5.6 and 5.7 of The London Plan 2016 are thereby satisfied.

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

All Background Papers held by Helen Murray (Ext: 3439):

Application form received: 28th April 2017
Drawing Nos: see above

Policy documents: National Planning Policy Framework (NPPF) 2012
The London Plan 2016
LBHF - Core Strategy Local Development Framework 2011
LBHF - Development Management Local Plan 2013
LBHF - Planning Guidance Supplementary Planning Document
2013

Consultation Comments:

Comments from:

Dated:

Neighbour Comments:

Letters from:

Dated:

859 Harrow Road London NW10 5NH

08.06.17

NAG	08.06.17
43 Letchford Gardens College Park London NW10 6AD	29.05.17
859-861 Harrow Road London NW10 5NH	07.06.17

BACKGROUND

1.1 The site consists of three, three storey mid terrace buildings located on the southern side of Harrow Road. Directly attached to the rear of these main buildings are three, two storey flat roofed buildings that face onto the northern side of Letchford Mews.

1.2 The existing site is in use as two retail units (A1) at ground floor level and a 15 room House of Multiple Occupation (HMO) falling within a sui generis use at first and second floor level.

1.3 The site is not located in a conservation area and is not a listed building. The site is not adjacent to any conservation area. There are no listed buildings nor Buildings of Merit within the vicinity of the site, whose setting would be impacted by the proposed development.

1.4 The site has a Public Transport Accessibility Level (PTAL) of 4 (good). A bus stop is located immediately adjacent to the Site (Scrubs Lane Bus Stop S). Willesden Junction Overground Station and Kensal Green Overground/Underground Station are located approximately 600m and 500m away from the site respectively.

1.5 The site is located in Environment Agency's Flood Risk Zone 1 (low risk).

1.6 The site is not located in a designated shopping centre.

1.7 The borough's boundary with Brent is located immediately to the north of the site.

1.8 Planning permission is sought for the demolition of the existing buildings, and the erection of a part two/part three/part four storey building that decreases to two storey in height at the rear on Letchford Mews, in connection with the creation of twenty-four units of student accommodation (sui generis) and a replacement 303 sq.m retail (A1) unit at ground floor level.

1.9 Relevant Planning History

853 Harrow Road

Planning permission reference 1983/00963/FUL was granted in June 1983 for the installation of a new shopfront.

855 Harrow Road

Planning permission reference 1956/00159/HIST was refused in July 1956 for the use of the ground and first floor at No. 855 Harrow Road for light industry.

Planning permission reference 1971/00044/HIST was granted in January 1971 for the installation of a new shopfront.

857 Harrow Road

Planning permission reference 1973/00355/HIST was granted in 1973 for the installation of a new shopfront.

Planning permission reference (1975/01160/HIST) was granted in February 1976 for the erection of a covered way at the rear and the use of the ground floor for the reception of electrical equipment to be repaired, retail sale and repairs in connection with the use of 4 Letchford Mews.

853 to 857 Harrow Road

Planning permission reference 2013/04848/FUL was refused on the 09/01/2015 for the demolition of the existing building and the erection of a replacement part single, part three storey building with a rear roof extension, erection of a four storey building at the rear to provide mixed use comprising of retail (Class A1) at ground floor level and 29 self-contained student accommodation rooms to upper floors at the front and rear building. The reasons for refusal were as follows:

1)The proposed development is considered to be unacceptable in the interests of visual amenity. More particularly, the scale, form, massing and detailed design of the replacement four-storey building which would front Letchford Mews is considered to be out of keeping with the surrounding area, which would be detrimental to visual amenity, contrary to Paragraph 58 of the NPPF, London Plan Policy 7.4, Policy BE1 of the Core Strategy (2011), and Policy DM G1 of the Development Management Local Plan (2013).

2)The proposed development is considered to be unacceptable in the interests of residential amenity. More particularly, the scale, bulk and height of the development and its proximity to neighbouring properties would be overbearing and result in an increased sense of enclosure and potential overshadowing of amenity space to Nos. 851 and 859 Harrow Road, loss of privacy to properties on Valliere Road, and potential for significant noise and disturbance to surrounding residents from the use of the inner courtyard and from the increased activity on Letchford Mews, particularly during moving in and moving out of students. Accordingly the proposal would constitute an inappropriate and unneighbourly form of development and in this respect is considered to be contrary to Policies DM A7, DM A9, DM H9 and DM H11 of the Development Management Local Plan (2013) and SPD Housing Policy 8.

3)The proposed development is considered to be unacceptable in the interests of the amenity of future occupiers of the proposed units. The proposal would provide a cramped layout to a significant proportion of the proposed units, and insufficient evidence has been submitted to demonstrate that there would be sufficient daylight and aspect reaching the majority of the student rooms, particularly those which face onto the inner courtyard. In addition, the majority of the rooms are north-facing, and insufficient information has been submitted to demonstrate that these rooms would receive adequate sunlight. The development is therefore considered to provide a poor standard of accommodation, contrary to Policies DM A7, DM H8, DM H9 and DM H11 of the Development Management Local Plan (2013).

4)The proposed development fails to provide an inclusive environment for all users. More particularly, no information has been submitted to demonstrate that 5% of all units are wheelchair accessible, with a further 5% being capable of being wheelchair

accessible should this be necessary in the future. The proposal is therefore considered contrary to the London Plan policy 7.2 which requires development to provide an inclusive environment which meets the specific needs of older and disabled students and visitors.

5) No air quality assessment has been submitted with the application and therefore insufficient information has been submitted to consider the likely impact of the proposal on local air quality. The proposed development would introduce new receptors into an area of existing poor air quality and therefore, in line with Policy DM H8 of the Development Management Local Plan (2013), mitigation measures that reduce exposure to acceptable levels would be required. Without these measures, the amenity of future occupiers of the units would be compromised; and the proposal is unacceptable.

6) In the absence of robust details concerning the provision of a Combined Heat and Power (CHP) system to be installed within the development, the proposed development fails to ensure it would meet the 40% target for reduction in CO₂ emissions (2013-2016) which is set out in London Plan policy 5.2. In addition, no details of other sustainable design and construction measures have been provided, and therefore would fail to ensure this new development achieves maximum environmental performance and would adapt to the effects of climate change over its lifetime, as set out in London Plan policy 5.3. It would therefore fail to comply with policies 5.2 and 5.3 of The London Plan and policies DM H1 and DM H2 of the Development Management Local Plan (2013).

Fourteen applications for certificates of lawfulness (ref nos. 2016/02273/CLE to 2016/02287/CLE consecutively) were refused on the 15/07/2016. These applications sought to confirm that units within nos. 853 to 857 Harrow Road were in use as separate self-contained residential (C3) flats. The reason for refusal for these applications were the same, and were as follows:

1) It is considered that the evidence submitted is insufficient and does not demonstrate beyond the balance of probability that the lawful use of the property is a self-contained single dwellinghouse. For this reason, it is recommended that the certificate is refused.

PUBLICITY AND CONSULTATIONS

2.1 The current application was publicised by sending letters to eighty three neighbouring properties, by displaying a site notice and placing a notification in the local press. Objections have been received from two residents in 859 Harrow Road and 43 Letchford Gardens. A petition objection to the application has also been received on behalf of 10 residents within 859 and 861 Harrow Road.

2.2 The concerns of the objectors are summarised below:

- The scale, form, massing and design of the proposed development would not be in keeping with the surrounding area.

Officers' response - The proposed development as set out in the body of the report is considered to be a high quality scheme of an appropriate scale, which would not cause harm to the appearance of the property or surrounding area.

- Bulk and height of the development would have a detrimental impact on neighbouring amenity, particularly in terms of outlook, increase in sense of enclosure, overshadowing of external amenity spaces and increase in noise disturbance from increased activity.
Officers' response - The proposed development as set out in the body of the report would not have a detrimental impact on neighbouring living conditions.

- Unsatisfactory standard of accommodation.

Officers' response - The proposed development would provide suitable standard of student accommodation.

- Not wheelchair accessible.

Officers' response - Two of the rooms (rooms 6 and 7) would be wheelchair accessible. This is sufficient and meets the requirements of council policy.

- No air quality assessment.

Officers' response - An air quality assessment has been provided, and been reviewed by council officers who are satisfied that the proposed development subject to conditions would not have an unacceptable impact on neighbouring living conditions.

- Concern over use of CHP plant.

Officers' response - Not applicable as no CHP plant is proposed in this application.

2.3 The application has been reviewed by the Hammersmith Disability Forum. The Hammersmith Disability forum have not yet provided formal comments on the scheme, but were generally supportive of the scheme at the review meeting.

2.4 The Environment Agency, Thames Water and the London Fire and Emergency Planning Authority were consulted on the application. No responses to date have been received.

2.5 The Metropolitan Police's Crime Prevention Design Officer was consulted on the application. To date, no response has been received.

2.6 The London Borough of Brent, whose boundary is located on the opposite side of Harrow Road, were consulted on the application. No response has to date been received.

3.0 CONSIDERATIONS

3.1 The relevant planning considerations in this case, are the policies in the National Planning Policy Framework (NPPF), The London Plan (as amended March 2016) and the Council's Local Development Framework, comprising the Core Strategy (2011), Development Management Local Plan (DMLP) (2013) and the Planning Guidance Supplementary Planning Document (PGSPD) and the key issues are:

- + The principle of student accommodation in land use terms and the quality of student accommodation provided.
- + The impact of the development on retail provision within this non designated shopping parade.
- + The impact of the development on the Borough's retail offering.
- + The impact of the development on the appearance of the street and surrounding area.

- + The impact of development on neighbours' amenity.
- + The impact of the development on parking demand and on the highway.
- + The impact of the development on the environment including energy and sustainability, flooding, air quality and contaminated land matters.

LAND USE MATTERS

3.2 London Plan Policy 3.8 states that strategic and local requirements for student housing meeting a demonstrable need should be addressed by working closely with higher and further education agencies and without compromising capacity for conventional homes. Supporting paragraph 3.53 states 'Unless student accommodation is secured through a planning agreement for occupation by members of specified educational institutions for the predominant part of the year, it will normally be subject to the requirements of affordable housing policy. Addressing these demands should not compromise capacity to meet the need for conventional dwellings, especially affordable family homes, or undermine policy to secure mixed and balanced communities.' (Policies 3.10-3.13).

3.3 Core Strategy Policy H6 states: 'The council recognises the London-wide need for student accommodation, and to assist in meeting this need it will support applications for student accommodation as part of mixed use development schemes within both the White City and Earls Court and West Kensington Opportunity Areas. Applications for student accommodation outside of these areas will be assessed on a site by site basis, but the council will resist proposals which are likely to have adverse local impacts.'

3.4 Core Strategy 2011 Policy H1 states that the council will seek to achieve its housing target by requiring the retention of existing residential accommodation. Policy DM A1 of the Development Management Local Plan 2013 states that the council will resist proposals which would result in a net loss of permanent residential accommodation because of redevelopment or change of use without replacement, including short stay accommodation.

3.5 DMLP (2013) policy DM A6 states that the loss of existing HMOs or hostels will be considered in relation to the following criteria;

- The quality of the accommodation that is proposed or might be lost.
- The impact of the accommodation on the locality; and
- the local need for the proposed or existing HMO or hostel accommodation.

3.6 Policy DM A7 of the Development Management Local Plan 2013 (DMLP) states: 'Where additional student accommodation is required, it will be supported as part of major new development schemes in the White City and Earls Court and West Kensington Opportunity Areas (see Core Strategy Policy H6). An application for student accommodation will need to show that:

- a) The site is in an area with good public transport accessibility (normally PTAL 4-6) with access to local convenience services and the proposal would not generate additional demands for on-street parking.
- b) There would be no loss of existing housing.
- c) The development does not have a detrimental impact on the local area, and where appropriate should include a management and maintenance plan for the accommodation to demonstrate how the amenity of neighbouring properties will be protected and what steps would be taken to minimise the impact of the accommodation on neighbouring uses.

- d) The accommodation is of high quality, including size of units, daylight and sunlight standards.
- e) Wheelchair accessible accommodation is provided to meet the needs of disabled students and
- f) The student accommodation should be secured for occupation by members of specified London-based educational institutions.'

3.7 The proposed development is considered to comply with DMLP (2013) policy DM A7 and therefore no objection is recommended to be raised to the creation of student accommodation at this site.

3.8 The proposal is considered to comply with DM A7 criterion (a) as the site is located in an area of good level (PTAL 4) transport accessibility and as set out in Highway's section of this report would not generate additional demands for on-street parking.

3.9 The proposed development on the balance of probabilities is not considered to result in the loss of housing, and therefore complies with DM A7 criterion (b). The existing use of the site is ambiguous. In 2016 fifteen lawful development certificate applications, references 2016/02273/CLE to 2016/02287/CLE, were refused on the basis that it was not successfully demonstrated that on the balance of probabilities that each of the 15 rooms within 853 to 857 Harrow Road were in use as single self-contained (C3) residential units. As part of the certificate applications, the applicant confirmed that none of the flats within the building were owner-occupied, all were let on a short-term basis and that many tenants were students. In addition, it is noted that in refused 2013 planning application (reference 2013/04848/FUL), the applicant described the site as a hostel. Under the 2013 planning application refusal, the council did not specifically refuse planning permission on the basis of loss of permanent residential accommodation. On the balance of probabilities, officers consider that the likely lawful planning use of the site is as a 15 room House of Multiple Occupancy (HMO) falling within a sui generis use class.

3.10 No objection is recommended to be raised in principle to the change of use from HMO to student accommodation, on the basis that the proposed development would serve a comparable need to the HMO accommodation, given that it is already being used to some degree by students, given that the existing HMO accommodation on the site is not of the highest standard with the property in need of renovation, and there is no evidence to suggest that there is a significant pressing need for HMO accommodation. The proposed development complies with DMLP (2013) DM A6.

3.11 In regards development's compliance with DM A7 criterion (c), please see paragraphs 3.39 to 3.51, in regards to development's compliance with criterion (d) please see paragraphs 3.30 to 3.38 and in regards to development's compliance with criterion (e) please see paragraph 3.36.

3.12 In regards to criterion f of DM A7, a letter of intent dated 27th July 2016 has been submitted from Saint George International: The Language Specialist. Saint George International: The Language Specialist currently house 1200 students per annum in 10 different locations in London. They have confirmed that the unit 'perfectly fits' their accommodation model. They have reviewed the proposed design layout and confirmed that they would be willing to take a long lease on the entire building, and operate it as new student block, when planning permission was granted, subject to agreeing terms. Whilst no contract is currently in place, the applicant has indicated that they are willing

to accept a clause in the legal agreement requiring a contract to be in place with a student accommodation provider and submitted to the council for approval in writing prior to commencement of development. This is considered sufficient to ensure that the proposed development would be used for student accommodation.

3.13 The relevant policy for accessing the loss of retail outside of a designated shopping centre is DMLP (2013) policy DM C5. The policy seeks to retain 50% of retail frontage in A1 use. The proposed development would not result in a significant loss of retail frontage with the width of the retail frontage decreasing from 14.6m to 12m. This is minimal and would not result in a demonstrable shortage of retail provision in the area. In addition, much of the existing retail accommodation is substandard, particularly at the rear of the unit where the unit has a dilapidated roof and varying floor levels. The new retail unit would be of a significantly improvement in quality from the existing and is more likely to meet modern retailers requirements. Due to this the development is considered to have a negligible impact on retail provision within the area. The proposed development complies with DMLP (2013) policy DM C5.

Affordable Housing

3.14 In housing schemes with 10 or more dwellings, or with the ability to provide this, both London Plan and Core Strategy policy states that a proportion of the accommodation should be for affordable housing. However, as per supporting paragraph 3.53 of the London plan, as this development is for student accommodation, the requirement for affordable housing does not apply in this instance.

DESIGN

3.15 Paragraph 56 of the NPPF states that great importance should be attached to the design of the built environment. Paragraph 58 of the NPPF states that planning decisions should aim to ensure that developments 'will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development; establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit; optimise the potential of the site to accommodate development, create and sustain an appropriate mix of uses (including incorporation of green and other public space as part of developments) and support local facilities and transport networks; respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation; create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion; and are visually attractive as a result of good architecture and appropriate landscaping'.

3.16 London Plan Policy 7.1 requires that all new development be of a high quality, requiring them to respond to their surrounding context, to improve access to social and community infrastructure, to contribute to the provision of high quality living environments, and to enhance the character, legibility, permeability and accessibility of the surrounding neighbourhood.

3.17 Relevant local policies concerning the design of the proposed development are policy BE1 and of the Core Strategy (2011) and policy DM G1 of the DMLP (2013).

3.18 Policy BE1 of the Core Strategy 2011 states that 'Development 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. In particular, development throughout the borough should be of the highest standard of design that respects local context and character and should protect and enhance the character, appearance and setting of the borough's conservation areas and its historic environment'.

3.19 Policy DM G1 of the DMLP (2013) seeks to ensure that new build development are to a high standard of design and compatible with the scale and character of existing development and its setting. It states that:

'All proposals must be designed to respect:

- a) the historical context and townscape setting of the site, and its sense of place;
- b) the scale, mass, form and grain of surrounding development;
- c) the relationship of the proposed development to the existing townscape, including the local street pattern, local landmarks and the skyline;
- d) the local design context, including the prevailing rhythm and articulation of frontages, local building materials and colour, and locally distinctive architectural detailing, and thereby promote and reinforce local distinctiveness;
- e) the principles of good neighbourliness;
- f) the local landscape context and where appropriate should provide good landscaping and contribute to an improved public realm; and
- g) sustainability objectives; including adaptation to, and mitigation of, the effects of climate change;
- h) the principles of accessible and inclusive design; and
- i) the principles of Secured by Design.'

3.20 No objection is recommended to be raised to the demolition of the existing building. The existing building is not considered to be of particular architectural merit; and the site is not located within a conservation area or recognised as a building of merit. Due to the site not being in a conservation area, the property could be demolished under permitted development through the prior approval process where the only consideration allowed would be the method of demolition. The existing appearance of the property and its contribution would not be a material consideration of this prior approval process. Given this, it is recommended that no objection be raised to the demolition of the existing properties.

3.21 The application site lies in the centre of a uniform terrace, with two properties to the west and one to the east of the same style. The previous refused planning permission reference 2013/04848/FUL inserted a four storey building into the centre of the three storey terrace. This resulted in a development that completely broke up the scale of the terrace at the front, failing to respect existing established eaves and ridge lines of the terrace. The result was an incongruous development that failed to respect or harmonise with the existing three storey terrace.

3.22 The current application is a significant improvement from the previously refused planning permission. This application seeks to retain the three storey height of the frontage of the property along the terrace as it faces onto Harrow Road. This ensures there is a consistency to the ridge and eaves line of the development to its terrace neighbours. The result is a much more respectful and contextual approach to the

development, that allows the development to blend into the wider terrace appearance in views along Harrow Road.

3.23 Beyond the ridge line of the terrace the development increases to four storeys in height. The fourth storey has been integrated into the terraces scale by designing the top floor as a mansard. The rear building line of the terrace has been partially maintained by setting the rear addition mass in from both boundaries. The rear addition bulk importantly does not become a defining feature of surrounding street views. The centre terrace location of the site and the development's appropriate height prevents the rear addition being visible in views from east and west along Harrow Road. From Letchford Mews, at the rear of the site, the bulk of the rear addition would not be widely visible due to the narrowness of the street and the three storey height of no. 849's rear addition. The main street view of this additional bulk would be from Letchford Gardens to the west of the site. In these views the development is not considered to be overbearing or disproportionate, due to mansard design and the development being set within the centre of terrace, two properties east of Letchford Gardens.

3.24 At the rear of the site in Letchford Mews the development would be two storeys in height, in keeping with the prevailing two storey height of the rest of the mews.

3.25 The proposed footprint of the building occupies the entire site. No objection is raised to this as the existing building's footprint also occupies the entire site.

3.26 The proposed development is considered to have a high quality contextual design that helps integrate the additional mass of the development into its context and setting. The proposed front elevation fenestration patterns appropriately echoes the existing fenestration pattern through the use of double window adjacent to a single window. Horizontal and vertical brick detailing has been added to the elevation breaking up the building's frontage and giving the illusion of three individual properties, helping to maintain a rhythm to the building and terrace's frontage. Projecting pre cast concrete windows surrounds add interest and depth to the facade, and act as a contemporary reinterpretation of traditional window detailing. The shopfronts would have a simple contemporary design with a defined fascia band for signage that broadly corresponds with neighbouring shopfronts, as well as a stall riser. The extensive glazing within the shopfront will help to create an active streetscene in this small shopping parade.

3.27 The mews elevation has been given a contemporary warehouse aesthetic, that is comparable to the approach taken on the currently unimplemented approved scheme at 845 to 847 Harrow Road (planning permission reference 2015/01063/FUL). This elevation is considered to be a significant improvement over the utilitarian appearance of the current mews elevation which features poor quality brick, security grills and shutters to doors and windows. A sense of three individual buildings has been maintained in the mews through the provision of three doors and horizontal shadow gaps. This helps to break up the mass of the development and give the development a visually pleasing rhythm. Openings have been incorporated into the new mews elevation that suggest a more active character that would contribute to creating a safer feeling within the existing street environment.

3.28 In terms of materials, the development would utilise matching stock brick and slate that will help to integrate this contemporary design into the appearance of the rest of the terrace. Windows within the development would not be timber, which in this instance is considered to be acceptable given the contemporary design of the development and

that the majority of the timber windows in the terrace have already been lost. The warehouse style doors would be a mixture of timber and metal which will help to create and reinforce the warehouse aesthetic. Conditions (3 & 4) are recommended to ensure that the finalised materials chosen for the development are of an appropriate high quality.

3.29 The design and materials of the rear addition to the main building largely follows design fenestration techniques and materials that are proposed on the rest of the building. This helps tie the development together, as well as breaking up the mass of the development in both private and street views. The result is a high quality coherent design that responds well to its context and setting. The development would not cause harm to street views or character and appearance of the wider area. The proposed development complies with Core Strategy (2011) policy BE1 and Development Management Local Plan (2011) policy DM G1.

QUALITY OF ACCOMMODATION

3.30 Policy DM A7 of the Development Management Local Plan includes a criterion which confirms the need for new student accommodation to be of a high standard; and an objective to ensure that a quality living environment has been incorporated in the design of the units. Despite the residential development standards in the Housing SPG specifically not applying to specialist forms of housing including student housing, sheltered housing and homes in multiple occupation, it is still nevertheless vital that students are provided with a high quality of accommodation, not only within their study bedroom/studio, but also in the communal rooms in the building that students would be able to use.

3.31 The proposed rooms which are only intended to be occupied by one student, are well sized, ranging from between 19 sq.m to 35 sq.m. The two larger 35 sq.m units are appropriately the two wheelchair accessible units. The rooms are suitably sized such as to contain all the functions that students would reasonably require, including a kitchen, desk, wardrobe and ensuite.

3.32 There is no set floor to ceiling height standard for student accommodation. In general, all the units would have a floor to ceiling height of at least 2.3m for 75% of their g.i.a., complying with residential standards set out in DCLG's Technical Housing Guidance. The only rooms that fail to meet this 75% target are 18 and 20, where 70% and 71% of respective rooms would have a floor to ceiling height of 2.3m. The 5% shortfall of the Room 18 area equates to just 1.25sqm of floorspace, and 4% of the Room 20 area is only 1.08sqm floorspace. These two rooms are well sized at 25 sq.m and 27 sq.m respectively, and given they only marginally fall below the floor to ceiling height recommended in DCLG's Technical Housing Guidance for residential accommodation, no objection is recommended to be raised. The development does not comply with the London Plan residential floor to ceiling target of 2.5m for 75% of floor area. However, given this standard is for residential accommodation rather than student accommodation, the DCLG standard is considered to be the more appropriate benchmark in this instance.

3.33 In terms of daylight, all the proposed units would achieve an ADF value in excess of 1%, which is BRE's guidance for a bedroom. Nineteen of the twenty four rooms would exceed the BRE's ADF target value for living room of 1.5%. The five rooms that have an ADF value score of between 1% and 1.5% are south facing and would benefit

from direct sunlight. As such, all the rooms are considered to receive sufficient levels of light.

3.34 There are three communal kitchens, one on each floor, and a larger 34 sq.m common room. In addition, at ground floor level there is a laundry and on-site office. The proposed development is considered to provide appropriate standard of accommodation for students and considered to comply with DMLP (2013) policy DM A7 criterion (d).

3.35 Conditions 13 & 14 are recommended to ensure that noise levels within the rooms meets British standards and to ensure that there is sufficient insulation between the rooms.

Accessibility

3.36 The adopted Supplementary Planning Document (SPD) 'Access for All' is relevant to the consideration of the scheme. The London Plan requires 5% of student units to be wheelchair accessible. In accordance with London Plan policy 7.2 the development should provide an inclusive environment which meets the specific needs of older and disabled students and visitors as set out in BS 8300:2009. Under the Equality Act 2010 due regard must be had for the potential of the proposal to affect the various needs of protected groups, such as disabled people.

3.37 Two (rooms 6 and 8) of the twenty four rooms would be wheelchair accessible which exceeds the 5% recommended in the Mayor's Academic Forum on student accommodation. A condition is recommended to be attached to ensure the provision of the wheelchair accessible accommodation (Condition 22). The proposal would thereby comply with criterion e of Policy DM A7 of the Development Management Local Plan 2013.

CRIME PREVENTION

3.38 London Plan Policy 7.3 requires new development to incorporate crime prevention measures to provide a safe and secure environment. Policy BE1 of the Core Strategy and policy DM G1 of the DM Local Plan, 2013 requires proposals to meet 'Secured by Design' requirements. This is recommended to be secured via condition (21).

IMPACT ON NEIGHBOURING PROPERTIES

3.39 The proposed development would not have an unacceptable impact on neighbours' sunlight and daylight. The applicant has submitted a sunlight and daylight analysis which has been assessed by officers. The sunlight and daylight assessment measures the impact of the development on all habitable rooms in adjoining residential properties in Harrow Road, Valliere Road and Letchford Gardens.

3.40 The submitted sunlight and daylight analysis demonstrates that all but three windows within neighbouring residential properties would pass the BRE's Vertical Sky Component (VSC) test, retaining a VSC in excess of 0.8 times their former value. The three windows that fail the BRE's VSC test are as follows; bedroom window located at 1st floor level on the rear wall of no.851, west facing window at 1st floor level of no.851 serving a kitchen and a ground floor door at 6 Valliere Road. The bedroom window at rear first floor level on no.851 would experience a 27% reduction in VSC, 7% below the

20% target set out in BRE guidance. Despite this no objection is recommended to be raised given that this room would still receive a reasonable overall VSC score of 21%. In addition the the Average Daylight Factor (ADF) score for this room has been modelled. This room would have an ADF score of 1.1%, which is above 1% that BRE guidance recommends for bedrooms within new developments.

3.41 No objection is raised to the loss of daylight to the west facing kitchen, given that this room is a small scale gallery kitchen that is not classed as habitable room. This room is not classed as a habitable room under Development Management Local Plan's glossary definitions, as it is only 6.5 sq.m. The DMLP requires kitchens to be 13 sqm in size in order to be classified as habitable rooms. Weight has also been given to the fact that this window is un-neighbourly as it directly faces over the applicant's site.

3.42 The door at 6 Valliere Road receives a poor level of daylight largely due to the fact that it is located under a plastic canopy. This canopy distorts VSC results. The applicant has re-run the VSC test, modelling the impact of the development if this canopy was removed. The proposed development would comply with BRE guidance if this canopy was removed. In light of this, no objection is recommended to be raised.

3.43 The applicant's sunlight model demonstrates that existing units would meet BRE guidance by either exceeding Annual Probable Sunlight Hours of 25% or when less, still retaining at least 0.8 times their former value, with exception of the west facing kitchen window at first floor level on 851 Harrow Road. Given this window faces in an un-neighbourly direction and not classed as a habitable room, no objection is recommended to be raised.

3.44 There are no known external amenity spaces to rear of either nos. 859 or 851 which would be impacted by the development in terms of overshadowing. The gardens belonging to properties in Valliere Road are to the south of the site, and would not as such be impacted in terms of overshadowing. The mass of the front elevation of the property is the same as existing, and as such would not have a detrimental impact on neighbouring gardens to the north of the site, on the opposite side of Harrow Road.

3.45 The proposed development would not have an unacceptable impact on neighbouring outlook. The properties to the south of the site on Valliere Road are over 21m away from the main rear addition mass of the development, and as such any loss of outlook would be negligible. The centre of windows on the rear wall at first and second floor level of no.851 would be 3.7m away from the edge of the extension, and whilst there would be some loss of outlook caused by the development, this would not be sufficient, especially given the site's location in an urban environment, to justify the refusal of planning permission. The most impacted window on no.859 is the second floor window on the rear main wall immediately adjacent to the site. This window is understood to serve a stairwell, and therefore not a habitable room, as such no objection is recommended to be raised. The other windows on no.859 are located a sufficient distance away for their outlook not to be unacceptably impacted.

3.46 Guidance contained with SPD (2013) SPD Housing Policy 8 states that new habitable residential windows should not be less than 18m away from existing habitable residential windows. The windows located at second and third floor level on the rear elevation of the development would be 21m away from windows belonging to properties in Valliere Road. The new windows at rear first floor level would not have views of neighbouring properties windows due to the presence of a false rear façade. Condition

23 is recommended to ensure that the glazing within the false façade is obscurely glazed, which would prevent the small amenity space from having views over neighbouring properties. The windows on the front elevation of the development would experience similar view to existing windows. The proposed development is not considered to have an unacceptable impact on neighbouring privacy.

Noise Disturbance

3.47 Development Management Local Plan Policies H9 and H11 relate to environmental nuisance and require all development to ensure that there is no undue detriment to the general amenities enjoyed by existing surrounding occupiers, particularly those of residential properties. SPD Housing Policy 8 (iii) adds that roof terraces or balconies likely to cause harm to the existing amenities of neighbouring properties by reason of noise and disturbance will not be supported.

3.48 The existing site contains fifteen one bedroom HMO rooms. The exact number of occupants is not known but each room is likely to have an ability to house two people and therefore the existing property could house up to approximately 30 people. In the proposed development, the agent has confirmed that only one student is likely to occupy each of the rooms, as such the capacity of the site is likely to be similar to the existing situation.

3.49 Nevertheless, it is acknowledged that student accommodation can if not managed appropriately have a greater impact on neighbouring amenity than an HMO. The applicant has confirmed that there will be a 24/7 staff presence on site. The applicant has also submitted a draft operational management plan that outlines good practice such as having CCTV, site manager contacts details on display and that students entering into a code of conduct as part of their lease agreement. The document also contains details on how the moving in and moving out process may work. Subject to a finalised operational management plan being secured via condition, the proposed development is not considered to cause significant noise disturbance to neighbouring properties.

3.50 As part of the draft operational management plan, the applicant has made a commitment that the external terrace area would only be able to be used between 8am and 9pm. Combined with its small size and the fact that it is enclosed, it is considered that this would prevent this external amenity space causing significant harm to neighbouring properties amenity in terms of noise disturbance.

3.51 Conditions 15 & 16 are recommended to ensure that plant and machinery proposed and needed for ventilation would not have an adverse impact on neighbouring properties living conditions. Conditions 18 & 20 are also recommended to help mitigate the impact of the development on neighbouring living conditions during construction. The proposed development is considered to have an acceptable impact on neighbouring properties living and working condition, and therefore considered to comply with DMLP (2013) policies DM A9, DM H9 and criterion (c) of DM A7.

TRANSPORT and HIGHWAYS MATTERS

3.52 Development Management Local Plan Policy DM J1 requires all development to be assessed for their contribution to traffic generation and congestion; and Policy DM J2 requires developments to conform to the approved car parking standards. However,

there are no specific parking requirements for student accommodation and each application is treated on its own merits. The application has been accompanied by a Transport Statement. This statement has been reviewed by the council's Highways and Transportation officer who is satisfied with the submitted statement, and has raised no objection to the scheme.

3.53 The applicant has agreed to the development being permit free. This could have a positive impact on parking stress in the local area over the long term as tenants of the current HMO are eligible to apply for parking permits.

3.54 To rear of the site the existing loading bay is being amended to allow for the new entrance doors and to provide access to the new commercial refuse store. The highway works needed to facilitate the development are recommended to be secured through the legal agreement.

3.55 DMLP Policy DM J5 states that Halls of Residence should have 1 cycle space per student; while 1 space should be provided for every 25 sqm of retail space. Twenty four bicycle storage spaces are required in connection with the proposed student use, and these would be provided in a double tier stacking system within the development at ground floor level. This is recommended to be secured via condition 24. For the retail unit, eleven spaces are required. The submitted proposed plans indicate that cycle parking for twelve spaces would be located within the commercial unit. Given that the existing retail units on the site do not have any cycle parking provision at present, this would represent a significant improvement compared to the existing situation. A finalised location and design for the retail unit cycle store is recommended to be secured via condition 41. The proposed development complies with DMLP (2013) policy DM J5. A travel plan is also recommended to be secured through the legal agreement to help monitor cycle use.

3.56 Conditions 11 & 12 recommended requiring further details of the service management plan for both the student accommodation and the new retail use to be submitted and agreed in writing prior to the commencement of either use. The proposed development is not considered to have an unacceptable impact on parking or on the highway, complying with Core Strategy (2011) policy T1 and DMLP (2013) policy DM J5.

WASTE AND REFUSE

3.57 London Plan Policy 5.16 outlines the Mayor of London's approach to waste management. Core Strategy Policy CC3, Development Management Local Plan Policy H5 and SPD Sustainability Policies 3, 4, 7, 8, 9 and 10 set out the Council's Waste Management guidance, requiring development to incorporate suitable facilities for the storage and collection of segregated waste.

3.58 The applicants are proposing a 2200 litre refuse and recycling store for the student accommodation and a 3300 litre commercial refuse and recycling store, both of which would be located and accessed from the rear of the development on Letchford Mews. The size and location of the store is considered to be acceptable. Officers are satisfied that this element of the development would comply with the relevant policies and requirements.

ENVIRONMENTAL MATTERS

Contamination

3.59 Potentially contaminative land uses (past or present) are understood to occur at, or near to, this site. However, officers have no objection to the proposal subject to conditions 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 Borough Wide Strategic Policy CC4 of the Core Strategy and policies DM H7 and H11 of the Development Management Local Plan. Conditions (26 to 31) are recommended to ensure that the proposed development does not pose a significant risk in terms of land contamination.

Energy Efficiency, Renewable Energy and Sustainability

3.60 Policy 5.2 (Minimising Carbon Dioxide Emissions) in The London plan states that 'The Mayor will work with boroughs and developers to ensure that major developments meet the following targets for CO2 emissions reductions in buildings.' The policy then goes on to outline the stringent CO2 reduction targets compared to the Building Regulation minimum requirements. The policy also states 'Major development proposals should include a detailed energy assessment to demonstrate how the targets for CO2 emissions reduction are to be met'. Policy 5.3 of The London Plan on Sustainable Design and Construction also states that major developments should meet the minimum standards outlined in the Mayor's SPG although there is also a more general reference to proposals demonstrating that sustainable design standards are integral to the proposal. The policies contained in the Core Strategy and Development Management Local Plan are in line with these standards.

3.61 The applicant has submitted a Sustainability Statement by Syntegra consulting. The Sustainability Statement demonstrates that the proposals meet the requirements of London Plan policy 5.3 on sustainable design and construction and Development Management Local Plan policy H2 which covers similar issues.

3.62 The applicant has submitted an Energy Strategy Report by Syntegra consulting. The London Plan Energy Hierarchy has been used to guide the approach to integrating energy efficiency and low/zero carbon measures. Building materials with high insulation performance, use of low energy light fittings, improved air permeability levels and use of heat recovery on the ventilation system will be used, as will a communal heating system based on Air Source Heat Pumps (ASHPs), supplemented by solar PV and solar thermal panels mounted on the roof to contribute to electricity and hot water requirements. The proposed measures achieve the required CO2 reductions and this has been clearly demonstrated in the report. A 37% improvement in CO2 emissions has been shown to be possible which meets the London Plan 35% target. Condition 32 is recommended to secure the measures outlined within this report.

Air Quality

3.63 Policy CC4 of the Core Strategy explains that the Council will reduce levels of local air pollution and improve air quality in line with the national air quality objectives. Policy DM H8 of the DM LP requires an air quality assessment and mitigation measures where appropriate. This is supported by SPD Amenity Policies 20 and 21.

3.64 The applicant has submitted an Air Quality Assessment by Resource and Environmental Consultants Ltd dated 29/03/2017. The development site is within the borough wide Air Quality Management Area (AQMA). The site is an area of very poor air quality due to the road traffic vehicle emissions from Harrow Road. The impact of transport emissions during the demolition, construction, and energy plant emissions during the operational phase would have an impact on local air quality. To help mitigate the impact of development on air quality during construction an Air Quality Dust Management Plan is recommended to be secured via condition 36.

3.65 The new rooms within the development will need to be mechanically ventilated in order to comply requirements set out in Standard 33 of the GLA Housing SPG, March 2016 and Policy 7.14 of the London Plan. Condition 35 is therefore recommended requiring further details on a mechanical ventilation system to be installed at the property.

3.66 After road transport, buildings are the second largest source of air pollution in London, emitting 44% of the total Nitrogen Oxides in London, or about 2,950t/yr. Buildings are also the second largest anthropogenic source of Particulates after road transport, contributing 18% of London emissions through gas heating, large boilers, and Industrial plant. The applicant is proposing non-combustion sources of communal ASHP and Photovoltaic panels for energy and heating, which will not have a significant impact on local air quality.

3.67 With conditions, the proposed development would not have an unacceptable impact on air quality, and therefore complies with Core Strategy (2011) policy CC4 and DMLP (2013) policy DM H8.

Flood Risk and Sustainable Urban Drainage

3.68 The site is located in Flood Risk Zone 1 (lowest chance of tidal flooding). The main flood risk in regards to this development is from surface water floodings. A SuDS Strategy has been submitted. The submitted report explores the option of integrating a blue roof. Potentially this could provide a significant amount of alternative storage volume which would reduce the size of the underground attenuation tank, although final design parameters are dependent on other factors such as the planned roof mounted solar panels. The final discharge of surface water will be 1l/s which is acceptable. For the 1 in 100 year storm event, this represents over an 80% level of attenuation in run-off discharge rate which meets the minimum 50% target set in Local Plan policy DM H3. The proposed SuDs measures in the SuDs strategy are broadly acceptable, although some further design development is required. Condition 34 is recommended to require a finalised SuDs Strategy to be submitted and agreed in writing prior to commencement of the development. Subject to condition, the proposed development would not pose a significant flood risk and complies with Core Strategy (2011) policy CC2 and DMLP (2013) policy DM H3.

COMMUNITY INFRASTRUCTURE LEVY

3.69 Mayoral CIL (Community Infrastructure Levy) came into effect in April 2012 and is a material consideration to which regard must be had when determining this planning application. Under the London wide Mayoral CIL the development according to the figures provided in the applicant's mayor CIL form is estimated to be liable for a £67,950 payment. This would contribute towards the funding of Crossrail. The GLA expect the

Council, as the Collecting Authority, to secure the levy in accordance with London Plan Policy 8.3.

3.70 The borough's own community infrastructure levy came into effect on 1st September 2015. The site is located in the 'North' charging zone. The rate for this zone for the creation of student accommodation is £80sq.m, there is no charge for A1 uses. The proposed development is estimated to be liable for a payment of £84,800 under the borough's CIL. This payment would go towards infrastructure projects and needs including health, education, community safety, leisure and parks, waste and street enforcement, community investment, economic development, libraries, environmental health, drainage and flooding, basic transport infrastructure and public realm improvement.

Legal Agreement

3.71 In assessing planning proposals local planning authorities consider each proposal on its merits and reach a decision based on whether the scheme accords with the relevant development plan, unless material considerations indicate otherwise. Where applications do not meet these requirements, they may be refused. However, in some instances, it may be possible to make acceptable development proposals which might otherwise be unacceptable, using planning conditions or, where this is not possible, through planning obligations. London Plan policy 8.2 recognises the role of planning obligations in mitigating the effects of development and provides guidance on the priorities for obligations in the context of overall scheme viability.

3.72 In this case a legal agreement is recommended, and would include the following Heads of Terms:

- Requiring a contract to be in place with a student accommodation provider prior to commencement of the development.
- The applicant to fund necessary highways works at the site arising from the development including the rearrangement of service bays to rear of the site.
- Submission of a travel plan including monitoring at Year 1, Year 3, and Year 5 following occupation of the development (applicant to fund the reviews (£2,500 per review))
- The applicant to provide (or fund) local training/employment opportunities on site during demolition/construction and to source aspect of the development from local supply chain.
- Limit occupation to students only

4.0 CONCLUSIONS and RECOMMENDATION

4.1 In conclusion:

Land Use: The proposed development is not considered to result in loss of housing. The loss of the existing House of Multiple Occupation is not opposed given the development would serve a comparable need, given that the site is already being used to some degree by student and given that the existing HMO accommodation on the site is not of the highest standard. The site is considered suitable for student accommodation as it is well connected to public transport. The quality of student accommodation provided by the development, as well as the provision of two wheelchair accessible rooms, is appropriate. The proposed development would not

have a significant impact on retail provision in the borough. The proposed development complies with Development Management Local Plan (2013) policies DM A6, DM A7 and DM C5.

Design: It is considered that the design and appearance of the proposed building would complement the existing character and appearance of the street scene; and the proposal, in terms of its height, scale and design, is considered compatible with its context. Policy DM G1 of the Development Management Local Plan 2013, Policy BE1 of the Core Strategy, London Plan 2016 Policies 7.1, 7.4 and 7.6 and the NPPF would thereby be satisfied.

Highways matters: The proposed development would be permit free and as such would not have a significant impact on parking pressure. Satisfactory measures to discourage the use of the private car would also be contained in a Travel Plan which would be secured via legal agreement. There is adequate provision for cycle parking, refuse and recyclables. Conditions are recommended in regards to servicing. Highway works proposed to the rear of the site would also be subject to a legal agreement. The proposal is thereby in accordance with policies DM J1 and DM J5 of the Development Management Local Plan 2013 and Core Strategy policies T1 and CC3.

Residential Amenity: The impact of the proposed development upon adjoining occupiers is considered acceptable. It is not considered that the proposal would have a materially detrimental impact on the outlook and light to neighbouring properties. Residents' privacy would not be materially affected. Measures would also be secured by condition to minimise noise and disturbance to nearby occupiers from the operation of the proposed student accommodation. In this regard, the development would respect the principles of good neighbourliness, and thereby satisfy policies DM G3, DM A9, DM H9 and DM H11 of the Development Management Local Plan 2013, and SPD Housing Policy 8

Environmental Matters: The proposed development proposes number of sustainable and energy saving measures which will result in a 37% improvement in CO2 emissions. With conditions the proposed development would not have an unacceptable impact on air quality. A SuDS Strategy has been submitted which explores the option of integrating a blue roof. A condition is recommended to secure a finalised SuDS strategy. Conditions are recommended in regards to land contamination. It is not considered that the development is at risk from tidal flooding. Policies DM H1, DM H2, DM H3, DM H7 and DM H8 of the Development Management Local Plan 2013, CC1, CC2 and CC4 of the Core Strategy 2011 and Policies 5.1, 5.2, 5.3, 5.6 and 5.7 of The London Plan 2016 are thereby satisfied.

4.2 That the application be approved subject to the conditions set out below and following the completion of a satisfactory legal agreement covering the matters referred to in the report.

4.3 In view of the fact the Section 106 agreement will be the subject of negotiations, officers consider that circumstances may arise which may result in the need to make minor modifications to the conditions and obligations (which may include the variation, addition, or deletion). Accordingly, the second recommendation has been drafted to authorise the Director of Regeneration, Planning and Housing Services in consultation with the Chair of the Planning Applications Committee, to authorise the changes he/she considers necessary and appropriate, within the scope of such delegated authority.