

Planning Applications Committee

Agenda

Wednesday 9 March 2011

7.00 pm

COMMITTEE ROOM 1 - HAMMERSMITH TOWN HALL

MEMBERSHIP

Administration:	Opposition
Councillor Alex Chalk (Chairman) Councillor Victoria Brocklebank-Fowler (Vice-Chairman) Councillor Oliver Craig Councillor Rachel Ford Councillor Lucy Ivimy Councillor Andrew Johnson Councillor Alex Karmel	Councillor Colin Aherne Councillor Michael Cartwright Councillor Wesley Harcourt

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http://www.lbhf.gov.uk/Directory/Council_and_Democracy

Members of the public are welcome to attend. A loop system for hearing impairment is provided, along with disabled access to the building. Please note that audio recording, filming or taking pictures of Council meetings are not allowed.

For queries concerning a specific application, please contact the relevant case officer.

Date Issued: 28 February 2011

Planning Applications Committee Agenda

9 March 2011

<u>Item</u>		<u>Pages</u>
1. MINUTES		1 - 6
	To approve as an accurate record, and the Chairman to sign, the minutes of the meeting of the Committee held on 9 February 2011.	
2. APOLOGIES FOR ABSENCE		
3. DECLARATION OF INTERESTS		
	If a Councillor has any prejudicial or personal interest in a particular report he/she should declare the existence and nature of the interest at the commencement of the consideration of the item or as soon as it becomes apparent.	
	At meetings where members of the public are allowed to be in attendance and speak, any Councillor with a prejudicial interest may also make representations, give evidence or answer questions about the matter. The Councillor must then withdraw immediately from the meeting before the matter is discussed and any vote taken, unless a dispensation has been obtained from the Standards Committee.	
	Where members of the public are not allowed to be in attendance, then the Councillor with a prejudicial interest should withdraw from the meeting whilst the matter is under consideration, unless the disability has been removed by the Standards Committee.	
4. PLANNING APPLICATIONS		7 - 110

London Borough of Hammersmith & Fulham



Planning Applications Committee Minutes

Wednesday 9 February 2011

PRESENT

Committee members: Councillors Alex Chalk (Chairman), Victoria Brocklebank-Fowler (Vice-Chairman), Colin Aherne, Michael Cartwright, Oliver Craig, Rachel Ford, Wesley Harcourt, Andrew Johnson (arrived 7:10pm) and Alex Karmel

Other Councillors: Belinda Donovan (for Item 30.3)

26. **MINUTES**

RESOLVED THAT:

The minutes of the meeting of the Planning Applications Committee held on 15 December 2010 be confirmed and signed as an accurate record of the proceedings.

27. **APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillor Lucy Ivimy. Councillor Andrew Johnson sent apologies for lateness.

28. **DECLARATION OF INTERESTS**

There were no declarations of interest.

29. **DECISION TO RE-ORDER THE AGENDA**

RESOLVED THAT:

In view of members of the public present for particular applications the Chairman proposed that the agenda be re-ordered, with which the Committee agreed, and the minutes reflect the order of the meeting.

30. PLANNING APPLICATIONS

30.1 314 - 320 North End Road, London SW6 1NG, Fulham Broadway 2010/00175/FUL

Please see the Addendum attached to the minutes for further details.

Councillor Alex Chalk proposed an amendment to the recommendation, seconded by Councillor Alex Karmel, to authorise the Director of the Environment Department to determine the planning application and grant permission upon receipt of satisfactory drawings showing removal of shopfront on Tournay Road elevation.

The amendment was put to vote and the results were as follows:

For: 7

Against: 2

Abstain: 0

The amendment was declared carried.

The Committee voted on the Planning Application 2010/00175/FUL, as amended, and the results were as follows:

For: 6

Against: 3

Abstain: 0

RESOLVED THAT:

The Director of the Environment Department be authorised to determine Planning Application 2010/00175/FUL and grant permission upon receipt of satisfactory drawings showing removal of shopfront on Tournay Road elevation and subject to the conditions set out in the report and Addendum.

30.2 Hammersmith Palais, 242 Shepherd's Bush Road, London, W6 7NL, Hammersmith Broadway 2010/03497/FUL and 2010/03499/CAC

Please see the Addendum attached to the minutes for further details.

The above two applications were considered together.

The Committee voted on applications 2010/03497/FUL and 2010/03499/CAC and the results were as follows:

For: 6

Against: 3

Abstain: 0

RESOLVED THAT:

- (1) Subject to there being no contrary direction from the Mayor for London; that the Director of Environment be authorised to determine Planning Application 2010/03497/FUL and grant permission upon the completion of a satisfactory

legal agreement and subject to the conditions set out in the report and Addendum;

- (2) A further condition be added stating that no aerials, antennas, satellite dishes or related telecommunications equipment shall be erected on any part of the development. To ensure that the visual impact of telecommunications equipment, including its impact on the conservation area, be considered.
- (3) Under Officer Recommendation on page 9, after legal agreement to include "and subject to the conditions set out below."
- (4) Application 2010/03499/CAC be approved subject to the conditions set out in the report and Addendum.

30.3 The Old Mill House and The Mill House, Miller's Way, London W6 7NH, Addison 2010/03576/FUL

Please see the Addendum attached to the minutes for further details.

The Committee heard representations against the application from Councillor Belinda Donovan, Ward Councillor for Addison.

RESOLVED THAT:

Planning Application 2010/03576/FUL be approved subject to the conditions set out in the report and Addendum.

Meeting started: 7.01 pm
Meeting ended: 8.38 pm

Chairman

Contact officer: Katia Richardson
Committee Co-ordinator
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PLANNING APPLICATIONS COMMITTEE
Addendum 09.02.2011

<u>Reg. No:</u>	<u>Site Address:</u>	<u>Ward</u>	<u>Page</u>
2010/03497/FUL	Hammersmith Palais, 242 Shepherd's Bush Road, W6	Hammersmith Broadway	8
Page 9	Condition 2: Add drawing numbers P2204 Rev 01 and P2205 Rev 01		
Page 11	Condition 10, line 2: After '...which could include a plaque...' insert 'on the eastern elevation of the property facing towards Shepherd's Bush Road'.		
Page 14	Condition 21, line 2: After '...management scheme...' insert 'and maintenance plan'.		
Page 16	Condition 28: Second sentence, after 'This shall include hours of demolition works...' Insert '(such work shall only take place for a continual period of 2 hours maximum followed by a minimum of 2 hours minimum where no such work is undertaken)'.		
Page 18	Condition 36: Delete 'Prior to the development of the development hereby permitted' and replace with 'Prior to the development above ground commencing'		
Page 18	Condition 37: Delete 'Prior to the commencement of the development hereby approved' and replace with 'Prior to the installation of the plant'		
Page 19	<p>Add condition (39) to read as follows: 'Prior to commencement of the development above ground, further details shall be submitted to and agreed in writing by the Council to show how persons (including guests and visitors) needing to use the lift would have independent access into the first floor reception area. The development shall be carried out in accordance with the details as approved and shall be permanently maintained in this form thereafter.</p> <p>To ensure the development provides an inclusive environment for people with disabilities, including people who use wheelchairs, in accordance with the Council's Access for All SPD and policies 4B.5 and 4B.1 of The London Plan, as amended 2008.'</p>		
Page 25	Two further e-mails received from GLA dated 4 th Feb and 8 th Feb regarding Access and Energy issues. Conditions recommended in relation to lift access from main student entrance, and further details on inclusive access into leisure area. Although a number of issues raised within Stage 1 response have been addressed in relation to energy and sustainability issues, further information still required on some of the points initially raised.		
Page 26	Paragraph 2.7: Delete last sentence and replace with 'The applicant has offered a contribution of £140,000 towards such provision.'		
Page 27	Paragraph 2.12: Add to last line: - 'and that the lifts have enhanced maintenance or can be used in the event of a fire'.		
Page 42	Paragraph 3.74: First line, after 23 accessible units, delete '(2 per floor above from second to ninth floor levels)' and replace with '(3 at first floor, 4 at second and third floors and 2 per floor above from fourth to ninth floor level)',		
Page 42	Paragraph 3.77: Add new sentence at end of paragraph: - 'A further comment related to ensuring enhanced lift maintenance and ensuring the lifts are useable in the event of a fire. The applicant has responded to the latter point and advises that as part of the maintenance contract, there would be a requirement that an engineer comes to the site within 2 hours to resolve the problem.'		

They further advise that the issue of evacuation in the event of a fire would be dealt with through health and safety procedures. Such details could be detailed and secured within the submission of the student management plan (condition 21)'.

Page 43 Paragraph 3.81: First line, delete 'basement' and replace with 'ground'.

Page 45 Head of Terms (IV) Delete 'retail' and replace with 'student'

Add paragraph 3.93: 'An additional head of term is recommended to help off-set additional demand on local healthcare services that might arise from this proposal, to the sum of £140,000'.

2010/03499/CAC	Hammersmith Palais, 242 Shepherd's Bush Road, W6	Hammersmith Broadway	46
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Page 47 Delete drawing number P23001 Rev 1 and replace with 'P2300 Rev 01'.

2010/03576/FUL	The Old Mill House and The Mill House, W6	Addison	49
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Page 55 Condition 21, line 2, delete 'tower'

Page 57 Consultation comments from The London Fire and Emergency Planning Authority

Page 59 Insert new paragraph 2.4 to read: 'The London Fire and Emergency Planning Authority has responded stating that they are satisfied with the proposal'.

Page 63 Para 3.21, line 1: Before 'accessible' insert 'be'

Para 3.22, line 6: After 'condition nos.' insert '13, 14 and 15'

2010/00175/FUL	314 – 320 North End Road, SW6	Fulham Broadway	65
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Page 66 Condition 2: Delete "2688/D/68D" and replace with "2688/D/68E".

Page 70 Condition 18: Delete "on the Tournay Road elevations of the building" and replace with "on the North End Road or Tournay Road elevations of the building".

Page 74 Add the following additional conditions:

"29) None of the shopfronts on the North End Road frontage of the building shall be fitted with external roller shutters.

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

"30) All ground floor entrance doors, including the entrance doors to the shops and refuse storage areas, shall not be less than 1 metre wide and the threshold shall be at the same level to the pavement fronting the entrance.

In order to ensure the development provides ease of access for all users, in accordance with Policy 3A.5 of the London Plan, as amended 2008, and the Council's adopted supplementary planning document "Access for all".

"31) No tables and/or chairs shall be set outside the premises on the North End Road or Tournay Road frontages for use in connection with the ground floor commercial floorspace hereby approved.

In order that the use of the commercial floorspace does not give rise to conditions detrimental to the amenities of the occupiers of neighbouring properties, in terms of noise and disturbance, and so as not to impede pedestrian flow, in accordance with policies TN5 and EN21 of the Unitary Development Plan, as amended 2007”.

“32) The development shall not commence prior to the submission and approval in writing by the Council of details of servicing and delivery management plan, including details of the measures proposed to ensure that refuse bins are not left outside the designated refuse storage areas. The development shall be serviced only in accordance with the approved details.

To ensure satisfactory servicing and delivery arrangements and to minimise the risk of harm to the existing amenities of the occupiers of neighbouring properties, in accordance with policies TN5, TN13, EN21 and standard S21 of the Unitary Development Plan, as amended 2007”.

“33) The development shall not commence prior to the submission and approval in writing by the Council of details of the methods proposed to identify any television interference caused by the proposed redevelopment, including during the demolition and construction process, and the measures proposed to ensure that any television interference that might be identified is remediated in a satisfactory manner. The approved remediation measures shall be implemented immediately that any television interference is identified.

To ensure that any television interference caused by the development is remediated, in accordance with Policy G3 of the Unitary Development Plan, as amended 2007”.

Page 78

Delete paragraph 2.5 and replace with the following revised wording: “2.5 14 further representations have been received in response (1(3 representations), 5(3), 8(2), 10, 13 (2), 16(2) and 29 Tournay Road), in the main reaffirming previous objections on the following grounds:”

London Borough Of Hammersmith & Fulham

Planning Applications Committee

Agenda for 9th March 2011

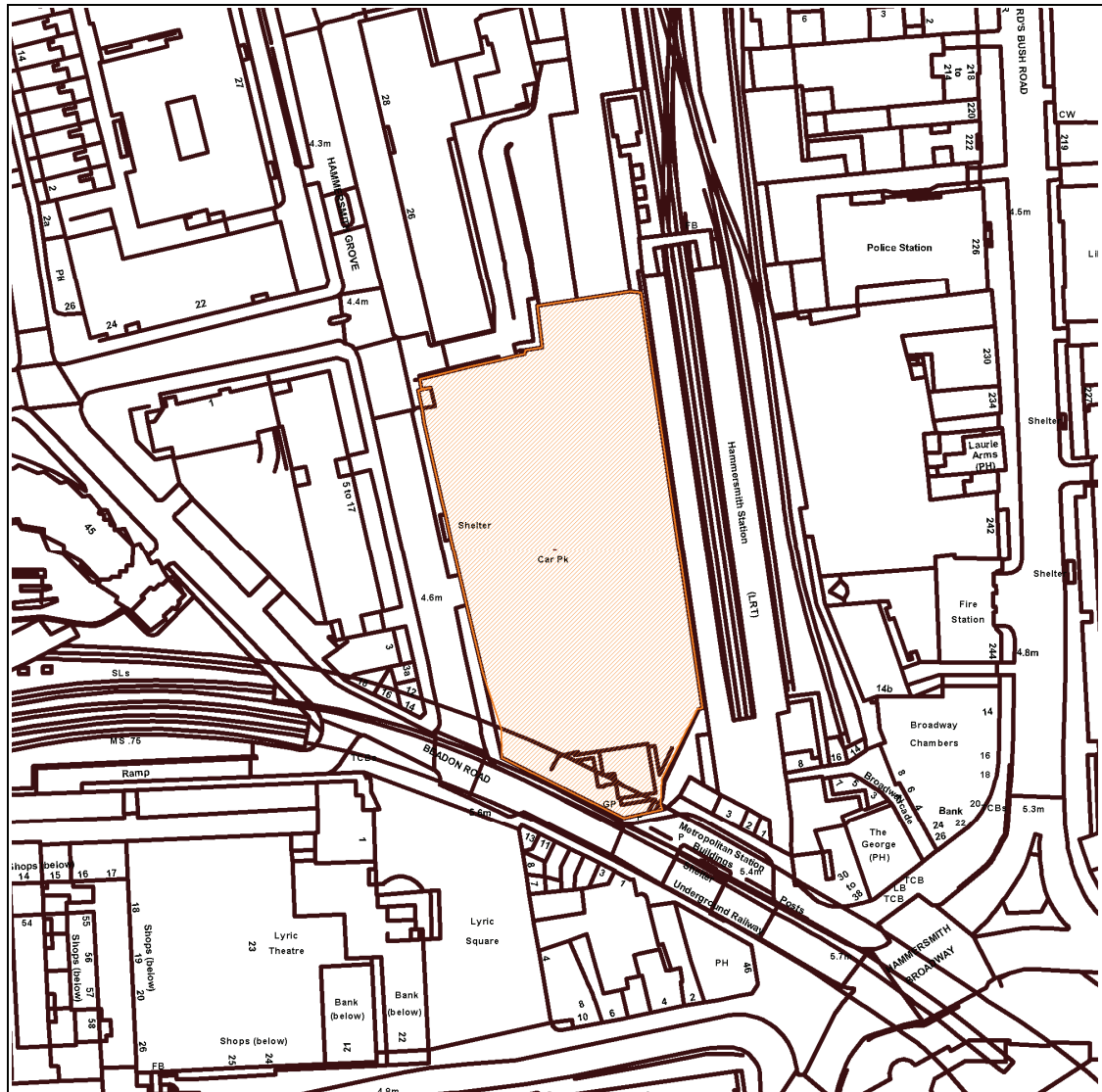
Index of Applications, Enforcement Actions, Advertisements etc.

WARD: REG NO:	SITE ADDRESS:	PAGE:
Hammersmith Broadway 2010/02842/FUL	Car Park Adjacent To Hammersmith & City Line Station Hammersmith Grove And Beadon Road London	8
Addison 2010/03190/FUL	Atlantic House 1 Rockley Road Units 3 - 7 Rockley Road And Unit 11 The Links London W14 0DJ	37
Hammersmith Broadway 2010/03733/FUL	248 Hammersmith Grove/ 87-93 Goldhawk Road London	53
Ravenscourt Park 2010/02917/FUL	Ashlar Court Ravenscourt Gardens London W6 0TU	77
Ravenscourt Park 2010/02918/LBC	Ashlar Court Ravenscourt Gardens London W6 0TU	106

Ward: Hammersmith Broadway

Site Address:

Car Park Adjacent To Hammersmith & City Line Station
Hammersmith Grove And Beadon Road London



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Reg. No:
2010/02842/FUL

Case Officer:
Laurence O'Keeffe

Date Valid:
31.08.2010

Conservation Area:

Committee Date:
09.03.2011

Applicant:

Development Securities Plc
C/o Agent

Description:

Comprehensive redevelopment to create two mixed use buildings, one 11 storeys in height to the north of the site with rooftop plant and one 9 storeys to the south with rooftop plant, containing offices (B1) and restaurants (A3), with associated on-site servicing and car park area, cycle parking and creation of new landscaped public realm. Drg Nos: (PL)002; (PL)100/01; (PL)101/01; (PL)104; (PL)105;(PL)106; (PL)107; (PL)108; (PL)109; (PL)111; (PL)200;(PL)201; (PL)202; (PL)203; (PL) 204; (PL)205; (PL)206;PL(300); PL(301); PL(302); Planning Statement August 2010;Non Technical Summary - August 2010;Framework Travel Plan - August 2010;Transport Assessment - August 2010;Volume I: Environmental Statement - August 2010;Volume II: Townscape and Visual Impact Assessment - August 2010;Volume III: Technical Appendices - August 2010;Design and Access Statement December 2010 - Revision 1;Energy Statement - August 2010;

Application Type:

Full Detailed Planning Application

Officer Recommendation:

Subject to there being no contrary direction from the Mayor for London; that the Committee resolve that the Director of Environment be authorised to determine the application and grant permission up on the completion of a satisfactory legal agreement and subject to the condition(s) set out below:

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

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

- 2) The building development shall not be erected otherwise than in accordance with the following approved plans - (PL)002; (PL)100/01; (PL)101/01; (PL)104; (PL)105; (PL)106; (PL)107; (PL)108; (PL)109; (PL)111; (PL)200; (PL)201; (PL)202; (PL)203; (PL) 204; (PL)205; (PL)206; PL(300); PL(301); PL(302).

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 EN8 of the Unitary Development Plan, as amended 2007

- 3) Prior to commencement of the construction of the superstructure of each phase of the building works, details including samples of all materials to be used in the external elevations of the buildings and sections at a scale of no less than 1:20, shall be submitted to and approved in writing by the Council and the development shall be carried out in accordance with such details as approved.

In order to ensure a satisfactory external appearance and prevent harm to the street scene, in accordance with Policy EN8 of the Unitary Development Plan, as amended 2007.

- 4) Prior to commencement of the construction of the superstructure of each phase of the development, detailed plans, sections and elevations at a scale of 1:20 of the rooftop plant and plant screening, shall be submitted to and approved in writing by the Council. The development shall be carried out in accordance with the details as approved.

In order to ensure a satisfactory external appearance, in accordance with Policy EN8 of the Unitary Development Plan, as amended 2007.

- 5) Prior to commencement of the construction of the superstructure of either phase of the development, details of the window cleaning equipment including appearance, means of operation and storage shall be submitted to and approved in writing by the Council. The development shall be carried out in accordance with the details as approved.

In order to ensure a satisfactory external appearance, in accordance with Policy EN8 of the Unitary Development Plan, as amended 2007.

- 6) Prior to the occupation of any part of the development a scheme of hard and soft landscaping shall be implemented. Details of such a scheme including planting, paving, seating and other street furniture, shall have been previously submitted to and approved in writing by the Council. The approved scheme 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 building, whichever is the earlier.

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

- 7) Any tree or shrub planted pursuant to condition No. 6 being removed or severely damaged, dying or becoming seriously diseased within 5 years of planting shall be replaced with a tree or shrub of similar size and species to that originally required to be planted.

To ensure a satisfactory provision for planting, in accordance with Policy EN8 of the Unitary Development Plan, as amended 2007.

- 8) The development shall not be occupied or used until space for ten car parking spaces (including two spaces for use by disabled people which shall be demarcated as such) and the service area have been laid out, in accordance with drawing number PL001Rev01. The car parking spaces and servicing area shall thereafter be permanently retained and used for their intended purposes only.

To ensure satisfactory provision and retention of car parking spaces and servicing area so that the development does not result in additional on-street parking stress or obstruction on the highway, in accordance with Standards S18 and S21 of the Unitary Development Plan, as amended 2007.

- 9) Prior to the occupation of the development, a minimum of 257 bicycle parking spaces shall have been provided within the site, full details of which shall have been previously submitted to and agreed in writing by the council. The cycle parking facilities shall thereafter be permanently retained for users of the development.

In order to promote alternative, sustainable forms of transport, in accordance with Policy TN6 and Standard S20.1 of the Unitary Development Plan, as amended 2007.

- 10) No development shall commence until a desktop study, site investigation scheme, intrusive investigation and risk assessment have been submitted to and approved in writing by the Council. The desk study will identify all previous site uses, potential contaminants associated with those uses, a conceptual model of the site indicating sources, pathways and receptors and any potentially unacceptable risks arising from contamination at the site. The site investigation scheme will provide information for an assessment of the risk to all receptors that may be affected, including those off site. The risk assessment will assess the degree and nature of any contamination on site and to assess the risks posed by any contamination to human health, controlled waters and the wider environment. A detailed method statement for any required remediation works will need to be submitted to, and approved in writing, by the Council. All works must be carried out by a competent person conforming to CLR 11: Model Procedures for the Management of Land Contamination (DEFRA 2004).

To ensure that any contaminated land on the application site is identified and remediated in accordance with Policies G0, G3, EN20A and EN21 of the Unitary Development Plan, as amended 2007.

- 11) No development shall commence until any required remediation works have been completed and a validation report to verify these works has been submitted to, and approved in writing, by the Council unless otherwise authorised. 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 should be detailed and verified in an amendment to the remediation statement. All works must be carried out by a competent person conforming to CLR 11: Model Procedures for the Management of Land Contamination (DEFRA 2004).

To ensure that any contaminated land on the application site is identified and remediated in accordance with Policies G0, G3, EN20A and EN21 of the Unitary Development Plan, as amended 2007.

- 12) Before any part of the development hereby approved is occupied a Flood Risk Management Plan shall be submitted to and approved in writing by the Council. The approved plan shall be provided at suitable locations around the approved buildings and form part of training for all staff employed within it.

To minimise the flood risk to occupants, in accordance with Planning Policy Statement 25.

- 13) No extraction equipment, air conditioning units including fans and motors shall be installed on the buildings until details of such equipment have been submitted to and approved in writing by the Council. Such equipment and ducting as is approved shall be installed in accordance with such details as have been approved

To ensure a satisfactory external appearance and to ensure that neighbouring occupiers are not unduly affected by smell, noise and disturbance, in accordance with Policies EN8 and EN21 of the Unitary Development Plan, as amended 2007.

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

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

- 15) No customers shall be on the restaurant premises (Class A3) hereby approved between the hours of midnight and 0730.

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, in accordance with Policy SH11 of the Unitary Development Plan, as amended 2007.

- 16) No machinery or equipment operated in connection with the restaurant uses (Class A3) shall be used outside the hours during which customers are permitted to be on the premises.

In order that the machinery and equipment used in connection with the permitted use does not give rise to conditions that would be detrimental to the amenities of surrounding occupiers by reason of noise disturbance, in accordance with Policy SH11 of the Unitary Development Plan, as amended 2007.

- 17) No deliveries or any other servicing activities in connection with the development hereby approved shall take place between the hours of 2200 and 0700 the following day.

In order to ensure that noise and other disturbance caused by deliveries and/or servicing does not cause harm to surrounding residents, in accordance with Policy EN21 of the Unitary Development Plan, as amended 2007.

- 18) No organised delivery of food in connection with the restaurant uses (Class A3) shall take place from the premises using motor vehicles (which includes motor cycles, mopeds and motor scooters).

No provision has been made for the parking of vehicles off-street in connection with a delivery service. In the circumstances, any such vehicles would be likely to park on the public highway which would prejudice the free flow of traffic and public safety, contrary to Policies SH11 and TN7 of the Unitary Development Plan, as amended 2007.

- 19) No live or amplified music shall be performed in the open seating areas hereby approved.

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

- 20) The open seating areas associated with the development hereby approved shall not be used after 2300 Mondays to Fridays and 0800 the following day and shall not be used after 2300 on Saturdays, Sundays and Bank Holidays and 0900 hours the following day; and when not in use the chairs and tables shall be stored within the development hereby permitted.

To ensure that the amenities of surrounding occupiers are not unduly affected by noise and other disturbance, in accordance with Policies EN21 and SH11 of the Unitary Development Plan, as amended 2007.

- 21) The office use within each phase of the development shall not be occupied or used until a scheme for the control of the operation of internal lighting, during periods of limited or non-occupation, within the buildings is submitted and approved in writing by the Council. The internal lighting shall be operated only in accordance with such scheme as is approved.

In order to ensure that the office buildings do not cause excessive light pollution and in order to conserve energy when they are not occupied, in accordance with Policy EN20C of the Unitary Development Plan, as amended 2007.

- 22) Prior to occupation of each phase of the development proposals, details of the refuse storage, including provision for the storage of recyclable materials, shall be submitted to and approved in writing by the Council. The buildings shall not be occupied or used until the refuse and recycling storage arrangements are in place in accordance with such approval and all the storage arrangements as are approved shall thereafter be permanently retained and maintained in operational condition.

In order to ensure a satisfactory provision for refuse storage and recycling, in accordance with Policy EN17 of the Unitary Development Plan, as amended 2007.

- 23) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no aerials, antennas, satellite dishes or related

telecommunications equipment shall be erected on any external part of the approved buildings, without planning permission first being obtained.

In order to ensure that the Council can fully consider the effect of telecommunications equipment upon the appearance of the building, in accordance with Policies EN2, EN8 and EN33 of the Unitary Development Plan, as amended 2007.

- 24) Prior to commencement of the construction of the superstructure of either phase of the development, details of the proposed measures to ensure that the development achieves Secure by Design status shall be submitted to and approved in writing by the Council. No part of the development thereby affected shall be used or occupied prior to the implementation of the approved details.

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

- 25) The development hereby approved shall be carried out in complete accordance with the Energy Statement dated August 2010, and the sustainability section of the Environment Statement.

To ensure that the development is consistent with the Mayor's heating and cooling hierarchy, in accordance with policies 4A.7-9 of The London Plan, consolidated with alterations since 2004.

- 26) The restaurant units (Class A3) shall not commence trading until precise details of the mechanical ventilation and sound insulation for that particular unit have been submitted to and approved in writing by the Council and such equipment as approved has been fully installed and made operational. The development shall thereafter be permanently retained as approved.

In order to ensure that the mechanical ventilation does not give rise to conditions detrimental to the amenities of surrounding occupiers by reason of noise and disturbance and/or smell, contrary to Policy EN21 of the Unitary Development Plan, as amended 2007.

- 27) No external roller shutters shall be attached to the buildings at ground floor level.

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

- 28) The window glass in the ground floor of either phase of the development shall not be mirrored, painted or otherwise obscured.

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

- 29) No advertisements shall be displayed either on the external face of the development and /or inside faces of the buildings unless full details of the

proposed signage have been submitted to and approved in writing by the Council and they are carried out in accordance with the approved details.

To ensure a satisfactory external appearance and to preserve the integrity of the design of the building without details of the advertisements having first been submitted to and agreed in writing by the Council in accordance with Policy EN8 of the Unitary Development Plan, as amended 2007.

- 30) The development shall not commence until a drainage strategy detailing any on and/or off site drainage works 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 the drainage works referred to in the strategy have been completed.

The development may lead to sewage flooding; to ensure that sufficient capacity is made available to cope with the new development and in order to avoid adverse environmental impact upon the community, in accordance with policies G0, G3 and EN21 of the Unitary Development Plan, as amended 2007.

- 31) Prior to commencement of the development hereby approved, 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 systems and ducting are mounted with proprietary anti-vibration isolators and fan motors are vibration isolated from the casing and adequately silenced. Approved details shall be implemented prior to occupation of the development and thereafter be permanently retained.

To ensure that the amenity of occupiers of surrounding premises is not adversely affected by vibration, in accordance with Policies EN20A, EN20B and EN21 of the Unitary Development Plan, as amended 2007.

- 32) Prior to commencement of the use hereby approved, details shall be submitted to and approved in writing by the Council, of the installation, operation, and maintenance of the odour abatement equipment and extract system, including the height of the extract duct, 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 the commencement of the use and thereafter be permanently retained.

To ensure that the amenity of occupiers of surrounding premises is not adversely affected by cooking odour, in accordance with Policies EN20A and EN21 of the Unitary Development Plan, as amended 2007.

- 33) Prior to commencement of the development hereby approved, details shall be submitted to and approved in writing by the Council, of artificial lighting. Details shall demonstrate that the recommendations of the Institution of Lighting Professionals in the 'Guidance Notes For The Reduction Of Light Pollution 2005' will be met with regard to glare, sky glow and illuminance of neighbouring facades. Approved details shall be implemented prior to occupation of the development and thereafter be permanently retained.

To ensure that the amenity of occupiers of surrounding premises is not adversely affected by lighting, in accordance with Policies EN20A, EN20C and EN21 of the Unitary Development Plan, as amended 2007.

- 34) Prior to commencement of the development hereby approved a Construction Management Plan shall be submitted to and approved in writing by the Council. Details shall include control measures for dust, noise, vibration, lighting and working hours. Approved details shall be implemented throughout the project period.

To ensure that the amenity of occupiers of surrounding premises is not adversely affected by construction activities from the building development, in accordance with Policies EN20A, EN20B, EN20C and EN21 of the Unitary Development Plan, as amended 2007.

- 35) No construction above the first floor shall take place until the developer has secured:
- i) the completion of a Base-Line Airwaves Interference Study (the Base-Line Study) to assess airwave reception to/from the adjacent police station;
 - ii) the implementation of a Scheme of Mitigation Works for the purposes of ensuring nil detriment during the construction of the development identified by the Base-Line Study. Such Scheme of Mitigation Works shall be first submitted to and approved in writing by the Council.

To ensure that the existing airwaves reception at the adjacent police station is not adversely affected by the proposed development, in accordance with policy 3A.18 of The London Plan, as amended 2008 and policies EN21 and CS8 of the Unitary Development Plan, as amended 2007.

- 36) No occupation of the development shall take place until the developer has secured:
- i) the completion of a Post-Construction Airwaves Study (the Post-Construction Study) to ensure nil detriment to airwaves reception attributable to the development;
 - ii) the implementation of a Scheme of Mitigation Works for the purpose of ensuring nil detriment to the airwave reception attributable to the development identified by the Post-Construction Study. Such Scheme of Mitigation Works shall be first submitted to and approved in writing by the Council.

To ensure that the existing airwaves reception at the adjacent police station is not adversely affected by the proposed development, in accordance with policy 3A.18 of The London Plan, as amended 2008 and policies EN21 and CS8 of the Unitary Development Plan, as amended 2007.

- 37) The development hereby permitted shall not commence prior to the implementation of an archaeological field evaluation in accordance of a written scheme of investigation previously submitted to and approved in writing by the Council.

In order to ensure the preservation or protection of any archaeological interests that may be present on the site, in accordance with Policy EN7 of the Unitary Development Plan, as amended 2007.

- 38) In the event that the results of the field evaluation required by condition 37 reveal the presence of archaeological interests on the site, the development shall not commence prior to the implementation in full of a programme of works to ensure that the archaeology is either preserved or fully excavated, in accordance with a written scheme previously submitted to and approved in writing by the Council.

In order to ensure the preservation or protection of any archaeological interests on the site, in accordance with Policy EN7 of the Unitary Development Plan, as amended 2007.

- 39) The development shall not commence until impact studies of the existing water supply infrastructure have been submitted to, and approved in writing by, the council (in consultation with Thames Water). The studies should determine the magnitude of any new additional capacity required in the system and a suitable connection point.

To ensure that the water supply infrastructure has sufficient capacity to cope with the additional demand and in order to avoid adverse environmental impact upon the community, in accordance with policies G0, G3 and EN21 of the Unitary Development Plan, as amended 2007.

- 40) Prior to commencement of the development hereby approved details shall be submitted to and approved in writing by the council showing incorporation of flood proofing measures into the proposed development and including finished floor levels set no lower than 4.8 metres above Ordnance Datum (OD). The development shall be carried out in accordance with the approved details.

To minimise the flood risk to occupants, in accordance with Planning Policy Statement 25.

Summary of reasons for granting planning permission:

- 1) 1. Land Use: The use of the site as an office-led mixed-use development including four restaurant units (Class A3) is considered to be acceptable in the context of the land use policies for the site and area. The proposed development would achieve a sustainable development, whilst optimising the use of previously developed land. The proposal would co-ordinate land use and transportation. Policy TN13 of the UDP, as amended 2007, Policies 2A.1 and 3B.2 of The London Plan, consolidated with alterations since 2004 and PPS1 would thereby be satisfied.
2. Design: The proposal would be of a high standard of design and consistent with the scale and height of buildings in the town centre office quarter, complementing the character of the existing development and its setting. Policy EN8 of the UDP as amended 2007, Policy 4B.1 of The London Plan, consolidated with alterations since 2004 and PPS1 would thereby be satisfied.
- 3 Highways: The proposed alterations to the vehicular access arrangements to the site would not unacceptably impact on the existing highway layout or the safety of pedestrians. The impact of the proposals on the highway network and local parking conditions is considered acceptable, and the development accords with UDP Policies TN13, TN15 and TN15a. Policy TN13 requires all development

proposal be assessed for their contribution to traffic generation and their impact on congestion. Policy TN15 requires development to conform to parking standards S18, S19 and S20. Policy TN15a requires development proposals for off-street parking to be assessed against existing on-street parking stress, safety of pedestrians and cyclists and character of the streetscape,

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

5. Environmental: The Council is satisfied that the scheme represents the principles of good design and properly addresses environmental issues. The proposal, similarly, accords with UDP Policy EN17 in that it would incorporate suitable facilities for the storage and collection of segregated waste, and with Policies EN20A and EN20B because the development would not cause any undue pollution, with no significant worsening of air quality nor undue noise and with other pollution controls in place, which would also ensure compliance with UDP policy EN21, which requires that development does not cause undue detriment to the amenities of neighbours.

6. Residential amenity: The impact of the proposed development upon adjoining occupiers is considered acceptable. In this regard, the proposals accord with UDP Policy EN8, which requires developments to be of high quality design which, amongst other things, respects the principles of good neighbourliness.

LOCAL GOVERNMENT ACT 2000 LIST OF BACKGROUND PAPERS

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

Application form received: 27th August 2010
Drawing Nos: see above

Policy documents: The Revised London Plan 2008
Unitary Development Plan as amended September 2007.

Consultation Comments:

Comments from:	Dated:
Brackenbury Residents' Association	01.11.10
Hammersmith Community Trust	08.02.11
Greater London Authority - Planning Decisions Unit	31.01.11
Environment Agency - Planning Liaison	13.10.10
Thames Water - Development Control	23.09.10
Greater London Authority - Planning Decisions Unit	15.10.10
Natural England	12.10.10
The Hammersmith Society	25.10.10
Brackenbury Residents' Association	14.10.10

Cathnor Park Area Action Group	14.10.10
Commission For Architecture And The Built Environment	18.10.10
Commission For Architecture And The Built Environment	21.02.11

Neighbour Comments:

Letters from:	Dated:
6 Overstone Road London W6 0AA	11.10.10
8 Russell Court 108 - 112 Hammersmith Grove W6 7HB	25.09.10
10 Russell Court 108 - 112 Hammersmith Grove W6 7HB	25.01.11
112 Hammersmith Grove London W6 7HB	05.11.10
Flat A Basement 54 Hammersmith Grove London W6 7HA	29.11.10
Flat C First Floor 52 Hammersmith Grove London W6 7HA	09.12.10
Flat Second Floor 36 Hammersmith Grove London W6 7HA	09.12.10
78 Hammersmith Grove London W6 7HA	29.11.10
47 Hammersmith Grove London W6 0NE	09.12.10
45 Hammersmith Grove London W6 0NE	29.11.10
Flat A Basement And Ground Floor 58 Hammersmith Grove W6	29.11.10
58 Overstone Road London W6 0AB	09.11.10
84 Hammersmith Grove London W6 7HB	29.11.10
134 Hammersmith Grove London W6 7HB	29.11.10
124 Hammersmith Grove London W6 7HB	10.11.10
67 Hammersmith Grove London W6 0NE	29.11.10
93 Hammersmith Grove London W6 0NQ	29.11.10
Flat B First Floor 81 Hammersmith Grove London W6 0NE	29.11.10
Flat Second Floor 36 Hammersmith Grove London W6 7HA	01.02.11
Flat A 50 Hammersmith Grove London W6 7HA	10.11.10
8 Russell Court 108 - 112 Hammersmith Grove W6 7HB	29.11.10
Beacon House 83 Hammersmith Grove London W6 0NQ	26.01.11
Sandford House 10 Maynard Close Kings Road SW6	20.09.10
77c Hammersmith Grove London	24.09.10
10 Russell Court 108 - 112 Hammersmith Grove W6 7HB	25.01.11
T/A Avanta Hammersmith 1 Lyric Square London W6 0NB	05.10.10
Flat Ground Floor 94 Hammersmith Grove London W6 7HB	01.02.11
NAG	01.11.10
NAG	23.09.10
NAG	06.02.11
NAG	16.12.10
NAG	05.11.10
55 Tabor Road London W6 0BN	04.11.10
Flat A Basement 86 Hammersmith Grove London W6 7HB	21.01.11
NAG	28.01.11

OTHER POLICY DOCUMENTS

Energy Supplementary Planning Document
 Access For All Supplementary Planning Document

OTHER DOCUMENTS

Planning Statement
 A Design and Access Statement
 Transport Assessment

1.0 BACKGROUND

1.1 The application site is a surface level commercial car park with a capacity of 300 spaces, located adjacent to the Hammersmith and City Line Station. The site is surrounded by hoardings, and does not contribute positively to the appearance or vitality of the town centre. It is bounded by Beadon Road to the south, Hammersmith Grove to the west and the Hammersmith and City and Circle line tracks to the east. Immediately north of the site is a large office building, known as George House, which is predominantly 9 storeys in height, but which rises to 13 storeys at its highest point. The site is 5,952 square metres in area, with vehicular and pedestrian access off Hammersmith Grove.

1.2 The site is located within Hammersmith Town Centre, an Archaeological Priority Area and Flood Risk Zone 3. Whilst not situated in a conservation area itself, the boundary of the Hammersmith Broadway Conservation Area is immediately to the south and east of the site and the Hammersmith Grove Conservation Area is also close by.

1.3 Lyric Square is on the opposite side of Beadon Road, and Hammersmith Broadway is within 100m. The area in the immediate vicinity of the site varies in character. Hammersmith Grove, on which the site is located, is characterised by large office buildings at its southern end, with Grove House, a 5-storey office block on the western side which turns the corner into Glenthorne Road where it becomes known as Glen House and George House on its eastern side. The northern side of these buildings form the town centre boundary at this point. To the north of them, Hammersmith Grove is largely residential in character, with a parade of shops on its western side, approximately half way along. Although historically Hammersmith Grove continued down to what is now Lyric Square, the buildings on the eastern side of the square sit further forward than those to the north of the application site. The site is adjacent to the Hammersmith and City line and Circle line underground station, which is included on the local register as a Building of Merit.

1.4 A single storey portable building is currently located adjacent to the boundary of the site within the forecourt of the underground station. It is occupied by the Hammersmith Community Trust and was granted planning permission in June 2004 for a period of 5 years. This was provided as a temporary relocation of the community facilities (The Emerald Centre) that was previously located on land forming part of Phase 4 of the Hammersmith Island site. Both sites, at the time, were in the ownership of Transport for London, who committed to relocate the community facilities into the permanent development of Phase 4 once constructed. The Beadon Road car park passed into the ownership of Development Securities (the applicant) in November 2010, who have no obligation to provide continuing temporary facilities for Hammersmith Community Trust. However, it is anticipated that the Trust could be granted a new temporary lease to stay on site. Following this, it is anticipated that facilities could be available to use by the Trust in the proposed Hammersmith Community Hub, once completed.

1.5 The site has been vacant of buildings for many years, despite the Council's aspirations for development (the site has been identified for office development in the

UDP since 1981). On this basis, in 1998 an outline planning application was submitted for a 9-storey high building (including plant) plus basement providing an 18-screen cinema in the basement and first floors, a mix of retail and restaurant uses on the ground floor, with the remaining floors as office accommodation and a health club. The overall floor area of this building was 28,384 square metres. This application was not pursued.

1.6 Planning permission was granted for the erection of a 12-storey high building plus basement comprising a mix of uses including office (Class B1), cinema (Class D2), restaurant (Class A3), and retail (Class A1) in December 2007. The total floor area of the building, including the cinema and retail uses was 46,795 sq.m. appeal to the Planning Inspectorate against non-determination of an application seeking consent to extend the life of the 2007 consent was subsequently withdrawn. Piling works began on site in December 2010.

1.7 The current planning application was submitted in August 2010 and seeks planning permission for comprehensive redevelopment to create two mixed use buildings, one 11-storeys in height to the north of the site with rooftop plant and one 9-storeys in height to the south with rooftop plant, containing offices (B1), retail use (A1), restaurants (A3) and a library (D1), with associated on-site servicing and car park area, cycle parking and associated public realm. The proposal had been presented to a Planning Forum in March 2010 and a Design Review Panel in July 2010. In addition, the developers had met with amenity and interest groups on numerous occasions and held a public exhibition on site in July 2010.

1.8 The Library element of the proposal was to provide for a new, fully accessible facility, to replace the existing library in Shepherd's Bush Road. Following a public consultation regarding the closure of the existing facility, the majority of the public responses wished to see the existing Carnegie Library retained. As such, the application was revised in December 2010, by omitting the library and replacing it with offices.

1.9 There would be four restaurants at ground floor level in the development, two in the north building (75 sq metres and 60 sq metres respectively) and two larger restaurants in the southern building (214 sq metres and 320 sq metres respectively). The remainder of the building would be office accommodation, totalling 33,554 square metres accessed by foyers from a new landscaped public realm zone. Plant for the buildings would be located on the ground floor with the remainder on part of the roof of each building. The overall floor area of the two buildings proposed is 34,238 square metres.

1.10 The appearance of the buildings would be modern. Whilst the previously approved scheme used curved to provide variety and interest, the current proposal would use angles and projections. The buildings would be organised as rational office floor plates around a central core. The north block would be aligned with Hammersmith Grove and rise to 11 storeys in height, whilst the southern building, rising to 9 storeys would be rotated to allow for the creation of two public spaces, one addressing Hammersmith Grove and one addressing Beacon Road.

1.11 There would be vehicular access on the northern edge of the site to allow for servicing and access to the ten car parking spaces proposed for the development. Two of these would be for use by people with disabilities. 252 cycle parking spaces would be

located at various points around the buildings, with a covered enclosed area within the north building.

1.12 The buildings would sit back from the site boundary where they front Beadon Road and Hammersmith Grove to provide a new area of open space. This would be an outdoor eating area for the restaurants with an area of general public space. The landscaping of this zone would be subject to condition (Condition 6). Alterations to the pedestrian links between the site and Lyric Square are also proposed, although the detail of this is still under consideration. However, the basic concept would involve the re-location of the zebra crossing between Lyric Square and the western side of Hammersmith Grove further east. Developer funding for this would form part of the s106 agreement.

1.13 Due to the scale of the development, an Environmental Impact Assessment is also required and has been submitted. This report covers visual impact, traffic and transportation, ecology, ground conditions, archaeology, flooding (including Floor Risk Assessment), daylight and sunlight, construction impact and sustainability matters. The application is also accompanied by various supporting documents, including a Planning Statement, A Design and Access Statement, Transport Assessment and an Energy Statement.

2.0 PUBLICITY and CONSULTATIONS

2.1 The application was publicised by way of press and site notices around the site in September 2010 and letters were sent to individual properties in surrounding streets were posted (approximately 920). The following groups and statutory bodies were consulted: Ashcroft Square Tenant' and Residents' Association, Brackenbury Residents Association, Brook Green South Residents Association, Brook Green Association, Cathnor Park Area Action Group, English Heritage, Hammersmith Grove Society, Hammersmith Grove Group, Hammersmith Society, Hammersmith and Fulham Historic Buildings Group, Hammersmith Community Trust, Stamford Brook Residents Association, Crime Prevention Design Advisor, Environment Agency - Planning Liaison, CABE, GLA - Planning Decisions Unit, Thames Water, Transport for London, Greater London Archaeological Advisory Service and Natural England.

2.2 The following is a summary of comments that have been received from either local or statutory groups and organisations.

2.3 Environment Agency (EA):

The proposal would only be acceptable if conditions are imposed on a consent relating to improving the existing surface water disposal system, incorporating flood-proofing measures into the proposed development and ensuring that finished floor levels are set no lower than 4.8 metres above Ordnance Datum (AOD). (Officer comment: Conditions 30 and 40 relate and issues the EA raise with respect to contamination would be dealt with under conditions 10 and 11)

2.4 Greater London Authority:

Owing to the size of the development, the proposal is referable to the Mayor. In its Stage 1 report the GLA stated that the proposal would not comply with London Plan policy on the following grounds: urban design, energy, transport. Additional information has been submitted by the applicant to address these concerns.

2.5 The GLA have considered the further information submitted and also the proposed revision to the scheme ie replacing the library with offices. A subsequent letter was received from the GLA which states that:

- they are disappointed that the mix of uses has been diluted on the approved scheme, and that the local objective to deliver arts, cultural, entertainment or recreational uses is therefore no longer as strong as originally proposed; however, they acknowledge that the financial contribution would ensure future operations and upgrade to an existing facility and that, in this instance, the approach does not raise strategic policy concerns

- the architecture, whilst broadly acceptable, lacks the excitement and challenge of the previous permission; In particular, it is stated that the Deputy Mayor was keen that the use of colour be explored in the design. It is understood the applicant is intending to respond in this matter (Officer comment: conditions are proposed with regard to lighting and materials). The GLA further say that the applicant has provided further material of long distance views of the development, and that these are considered to be broadly acceptable.

- A number of technical matters were raised by the GLA at the consultation stage regarding energy matters. The applicant has responded; though there remains one outstanding technical matter; which the applicant has now provided a response on. The GLA is in the process of considering this technical note and will respond either before or at the final determination stage.

- Transport matters remain unresolved; however discussion is ongoing to resolve the outstanding issues set out in the GLA's consultation Stage 1 report.

2.6 Metropolitan Police Service - Crime Prevention Design:

The building should be built to Secured by Design standard and the car park to the Park Mark safer car park standard. The design of the building should include full blast mitigation measures so all glazing should be laminated glass. The blast mitigation must extend to any TfL bus stops in the area. There must be vehicle mitigation structures along the Beadon Road and southern Hammersmith Grove to stop uncontrolled access on to the piazza by vehicles. CCTV should be installed around the building and an extra town centre camera should be funded outside/near the Hammersmith and City line tube station.

2.7 Thames Water:

Following initial investigation, Thames Water has identified an inability of the existing waste water infrastructure to accommodate the needs of this application. Should the Local Planning Authority look to approve the application, Thames Water would like a condition imposed relating to a drainage strategy and impact on existing water strategy. (Officer comment: condition 30 relates). The existing water supply infrastructure has insufficient capacity to meet the additional demands for the proposed development. Thames Water therefore recommend a condition be imposed. (Officer comment: condition 39 relates). The development covers a large area, currently served by combined sewers. Impact will depend upon proposed points of connection. Overall flows to combined sewers should not exceed historic flows and this may often be achievable by agreed surface water retention.

2.8 Natural England:

No objection.

2.9 CABE:

Support the principle of developing the town centre car park site with a mixed scheme, improving the area and the way it works. Overall, the site layout and massing is appropriate but boxes and blades composition needs further consideration to ensure the proposals respond to the streetscape and public realm. CABE does not generally support all glass office buildings with singular fritted facade treatments potentially making the buildings monotonous and bland. The success of all glass buildings relies on high quality detailing and construction.

2.10 The following representations have been submitted by various residents and amenity groups, in response to the original proposal.

2.11 The Hammersmith Society:

- Proposed development is unsatisfactory and disappointing; the building needs to acknowledge the vista down Hammersmith Grove, listed buildings and BOM and not be overly dominant to them
- The scheme will fill every northern view from Lyric Square and doesn't go far enough in acknowledging its lower neighbours. There should be more definite scaling down as the building approaches Beadon Road
- The proposed scheme fails to meet EN2B's requirement of preserving or enhancing views into and out of conservation areas
- Walls of glass will be huge, flat and overbearing uniformity, out of scale with the surrounding buildings, failing EN8's requirement to integrate and the principles of good neighbourliness
- Hammersmith Grove would be framed by a massive glass facade which makes no acknowledgement of the conservation area
- Community space should be in addition to the library not instead of
- Conditions should be set as to the use of phase 2. It should not be used as a car park but landscaped with a constructive temporary use. Should not sit as a landbank
- Should committee accept the scheme despite objection a full size panel correct in terms of finish and colour should be put up for viewing by officers and amenity groups

2.12 Brackenbury Residents Association:

- The building is too large; the flat glass facade is out of scale with the surroundings and would spoil views in the area
- The application design pays no heed to its urban and conservation area context. It is an inarticulate mass of commercial accommodation
- The application site forms the top of Lyric Square and any building should respect the scale and eclectic mix of contemporary and historic buildings
 - The mass of buildings proposed will dominate Lyric Square
- Does not comply with EN2 or EN2B. It is too big and offers no concession to particular site circumstances
 - The design makes no visual concession to the scale or character of the adjacent conservation area, contrary to the Conservation Area Profile. The scheme will generate significant pressure on surrounding facilities from people dispersal, deliveries and refuse collection, lack of capacity of public transport etc
- The developer should develop detailed drawings to illustrate the proposals and a full size mock up of a cladding module
- Should provide community benefit

2.13 Hammersmith Grove Neighbours Group:

- The site adjoins two conservation areas. The proposed buildings are too big, dwarfing even the George Building to the north, out of keeping with the surroundings and spoiling views north and south
- The buildings are characterless out of place amongst the human architecture of Hammersmith
- This will be a 24/7 building with 24/7 problems of traffic, people, parking and air conditioning
- No benefit to the community - we already have a library
- Public transport facilities, delivery/service restrictions, road size, layout and crossings are not sufficient or appropriate to deal with traffic and pedestrians associated with a building of this size

2.14 29 letters of objection have been received from local residents in response to the original proposal, 17 of these are 'standard' letters where concerns have been listed and then the resident has signed the letter. The objections are summarised below:

- The proposed development is contrary to the UDP and Hammersmith Grove Conservation Area Profile
- The proposed development is too big in footprint, height and bulk, dwarfing other buildings around it
- The style of the building and the materials selected are at odds with the surrounding architecture
- There is insufficient infrastructure to support a development of this nature in Hammersmith, 24/7
- We do not need any more office space in Hammersmith; there are 4 developments within 5 minutes walk that are not full
- The community will bear the brunt of the construction and 24/7 operation without any benefits
- The site has been empty for a long time and deserves something better
- This may set a precedent and creep across Hammersmith Grove to Grove House
- Loss of skylight and daylight will be detrimental to gardens
- The buildings will provide light pollution which cannot be controlled
- Plant noise will be heard from the building
- Loss of the car park will result in surrounding roads taking the strain
- A lot more planting and a lot less paving would be a benefit
- Hammersmith Centre has no recent buildings of architectural merit with the exception of the Ark. Opportunity to do something great
- Community facilities are geared to serve the office users so no benefit to residents
- Traffic congestion will result in surrounding streets
- The development will block television reception
- The proposals will impact on airwaves equipment at Hammersmith Police Station (Conditions are suggested to ameliorate this)
- The development will block views of the London skyline and create noise and dust
- The building will impact on common law rights to light

2.15 Following the decision to remove the library from the proposed development, a further round of consultation has taken place, revised site and press notices were posted and revised notification letters were sent to local residents and businesses.

2.16 The following responses were received from amenity groups/groups, in response to the revised proposal.

2.17 The Hammersmith Society:

- Reiterated the earlier comments. New comments are:
- The community space has disappeared. Developers have informally suggested that it could be returned. The application should be delayed until such discussions are concluded
- Can funds in s106 be used by way of revenue for an existing facility?
- A number of conditions are proposed relating to traffic movement, parking restrictions, and noise attenuation of plant, lighting control, construction times and archaeology

2.18 Hammersmith Community Trust:

Seek interim lease for Emerald 2 until that part of the site is required, plus research/construction of a pavilion style structure the length of Beadon Road for retail and community units reinstating north side of Beadon Road.

2.19 HAFAD - The Disability Planning Forum:

- The raised crossing for Beadon Road should be fully DDA compliant
- Lifts should be usable in event of fire
- The restaurants should have access to onsite accessible toilets
- Consideration should be given of the navigation of the public realm by visual impaired and blind people

2.20 CABE:

Asking advice as to the scope of the changes since their earlier comments, to see whether they wished to respond further.

2.21 Two further letters have been received from the same resident of Hammersmith Grove. These reiterate many of the earlier points and raise the following new ones

- In some cases this proposal is likely to affect those in Hammersmith Grove less able to defend themselves against negative impact of the development such as the elderly and overseas residents
- Council should engage in dialogue with residents about what the community wants
- Conditions suggested in line with Hammersmith Society (comments above)
- Consultation has not been carried out responsively or responsibly

2.22 The Metropolitan Police have again raised interference with their radio system as a concern. Their operational property is located at 226 Shepherd's Bush Road, to the northeast of the application site in close proximity. There does not appear to be any demonstrable harm which would warrant a reason for refusal in this case. The developer is aware of the Met's concerns, however, and is willing to address this matter. It is recommended that conditions are attached to the planning permission to this effect to ensure that interference studies are carried out and a scheme of mitigation identified and carried out for the purposes of ensuring nil detriment to the Met's airwave reception attributable to the development. Such conditions were recently attached to the approval of the Hammersmith Palais scheme, a ten storey high building, which is located adjacent to the Police Station. Conditions 35 and 36 relate.

2.23 The issues raised in the consultation responses are addressed in the considerations below.

3.0 PLANNING CONSIDERATIONS

3.1 The main issues for consideration in relation to this application are:

- Whether the development would accord with the current policies in the Unitary Development Plan (UDP) and The London Plan and relevant Government guidance
- Whether the proposal is acceptable in land use planning terms
- The impact of the proposed development on the character and appearance of the Hammersmith Broadway Conservation Area and the surrounding townscape
- The scale and bulk of the proposed development
- Travel to the site and traffic and car parking demand generated by the proposed development
- The effect on the amenities of surrounding residential occupiers
- Energy efficiency and sustainability

LAND USE

3.2 There are no policies within the Unitary Development Plan requiring retention of the car park. The site has been earmarked for redevelopment since the 1981 District Plan and since this time it has always been the aspiration of the Council that a high quality development which enhances Hammersmith Town Centre could be achieved there. The loss of the car park would accord with site specific policies set down within the various local plans since 1981 and would accord with the general spirit of transport policies within the Unitary Development Plan (UDP) of traffic restraint.

3.3 The site is subject to UDP Policy HTC7 site proposal 'Site 27' which seeks 'a mixed use development including shopping, B1 offices and community services (including arts, cultural or entertainment or recreation activities)'. UDP policy HTC1 identifies Hammersmith Town Centre as the preferred location for major B Class developments recognising that Hammersmith has become a significant office location in the borough. The scheme, which is B1 office-led, but mixed use and would include restaurants, broadly complies with land use policy. The four proposed restaurants are considered to provide an active use that would add to the vitality of the town centre. Although no retail is proposed officers consider that given the location of the site, removed from King Street and so away from the main shopping fare, that it is a suitable location for A3 uses. This is reinforced by the redevelopment of Lyric Square and the café uses that surround it. Lyric Square is now a leisure destination within the town centre and the restaurant uses in this development would be a natural continuation of this. The inclusion of a community service use within the scheme needs further consideration, however.

3.4 The proposal had included a library which would have met the UDP site requirement for an arts, cultural or entertainment use (ACE). It would accord with the broad policy objectives in the UDP which regards these uses in a positive way, and favours their location in town centres. However, following public consultation regarding the relocation of the library from Shepherd's Bush Road to there development scheme, the decision was taken to retain the current facility in its present location; and in lieu of provision on site, a commuted payment would be made to contribute to the enhancement of the library service provision in Hammersmith, upgrading and improving the facilities that are currently provided. Independent Counsel opinion supported this provision as not being a departure from site policy.

3.5 A number of objectors have raised concern that there is a substantial amount of vacant office accommodation in Hammersmith and question the need for a large office

development. The applicants have submitted an overview of the Hammersmith office market. They contend that whilst there is vacant office space, this is largely due to the poor quality of the office space available. Officers acknowledge that there is limited Grade A office space within Hammersmith Town Centre and that potential office occupiers are therefore being lost to other locations such as Paddington Basin and Chiswick Park. The proposed development would therefore provide a substantial amount of much needed Grade A office accommodation that would contribute to the enhancement of the town centre. Furthermore, flexibility has been designed into the development so that it can cater for a variety of size of businesses. For example, footplates could be sub-divided on a floor by floor basis to provide smaller office units.

3.6 Policy 4B.3 of The London Plan states that 'boroughs should ensure that development proposals achieve the highest possible intensity of use compatible with local context and with public transport capacity'. The site is in the town centre, adjacent to four underground lines and a bus interchange. The site is in an area of the borough with the highest public transport accessibility level (PTAL 6B) and is considered to be compliant with this London Plan policy.

3.7 This is a large, prominent site in a prime location and its lengthy vacancy has had a negative impact on the commercial centre of Hammersmith. The proposal would help to regenerate Hammersmith with the potential to encourage improvements to outdated office accommodation currently on offer with positive spin-off effects for many other types of commercial uses such as shops, services etc.

3.8 The mix of office and restaurant uses would make a positive contribution to Hammersmith Town Centre, enhancing its vitality and viability by providing two new buildings of high quality design that would be an asset to Hammersmith. The commuted payment in lieu of library provision would ensure existing services are enhanced and improved, to accord with the Council's 'More than a library' branding. These proposals would comply with the site specific policy and the general spirit of Hammersmith Town Centre policies.

DESIGN

Siting and Design Analysis

3.9 The site is an unattractive surface level car park with no significant buildings and surrounded by hoardings; however, its immediate context is of commercial buildings many of which are 7/8 storeys, some of 13 storeys in height. An exception to this is the single storey London Underground station. The site is visually and physically separated from the residential hinterland to the north, outside of the town centre, which includes Hammersmith Grove, by tall commercial buildings.

3.10 The immediate surroundings no longer demonstrate the narrow plot widths and tight grain found in King Street, Hammersmith Grove beyond the commercial development, and in the wider residential area beyond. Lyric Square has been created from the southern most tip of Hammersmith Grove following its closure as a vehicular route to King Street, and it has been the Council's aspiration for Lyric Square to have a focal point at its northern end.

3.11 The area has demonstrably experienced considerable change. The development of this site presents an opportunity to continue this change through the creation of two well considered buildings and public space, while reinforcing the increasingly modern character of Hammersmith Centre.

3.12 UDP Policy EN8 states that 'development will not be permitted unless it is of a high standard of design, and compatible with the scale and character of existing development and its setting. The use of innovative and contemporary materials will be welcomed, provided these enable design to be sensitively integrated into the existing built form and landscape. All proposals must be formulated to respect:

- (a) the historical context of the area and its sense of place; and
- (b) the scale, mass, form and grain of surrounding development; and
- (c) the relationship of the proposed development to the existing townscape, including the local street pattern and landmarks and the skyline and skyspace; and
- (d) The prevailing rhythm and articulation of frontages; and
- (e) Local building materials and colour; and
- (f) Sustainability objectives; and
- (g) The principles of good neighbourliness'.

3.13 The site is a town centre site, on the edge of the Hammersmith Broadway Conservation Area, and close to others. While there are a number of listed and locally listed buildings nearby, there are also a number of less successful buildings. As well as Policy EN8, the London Plan is also relevant, which requires that 'developments should, amongst other things, maximise the potential of sites, create or enhance public realm, respect local context, character and communities'. National guidance (PPS 1, paragraphs 36 and 38) also say that 'while design which is inappropriate in its context or fails to take the opportunity available for improving the character and quality of an area and the way it functions should not be accepted'. It also advises that 'local planning authorities should not attempt to impose architectural styles or particular tastes and that they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain forms of development or styles'.

3.14 Officers have considered the proposed development against local, London-wide and national policies and in the context described above and take the view that the proposals would accord with these policies.

3.15 The historical context and the sense of place has evolved over time, and rapidly changed in the last two decades. The scale and grain of the immediate context has also changed. The site is in an increasingly modern context, and is itself currently unsightly. It is appropriate therefore, that a proposed redevelopment of the site provides a modern, well designed solution. The wider context of Hammersmith Town Centre and the Hammersmith Broadway Conservation Area demonstrate a variety of building typologies and materials. The proposed building would further develop this character.

3.16 To address the development's context, projecting elements would be used in the elevational treatment which would help to relate the proposed buildings to the main local features such as the plinth of the adjoining 'Wimpey Building' to the scale of the adjoining Hammersmith Station. These projecting elements would assist in reducing the bulk of the proposed scheme. A limited palette of materials would be used throughout the scheme. 'Blades' would be used to express the corners of the buildings on both the main facades and the projecting elements, so that all facades would have a common language and visual appearance.

3.17 The buildings' glazed elevations would be seen as a series of layers framed by bladed edges which float above a ground floor plinth. The use of glass would help to

reflect the sky, assisting in reducing the overall perception of height for the upper floors whilst capturing the outlines of the surrounding buildings at lower levels. The glazing would also permit passers-by to view activity within the buildings, enlivening their experience of the development. Colour would provide visual interest at ground floor level and subtle coloured lighting would illuminate the recesses beyond the blades, emphasising the layering of the elevation. Officers consider that rather than a flat, lifeless building in appearance, the elevations would be interesting and animated. Although a limited palette of materials has been chosen, the elegance and quality of the building would be defined by the detailing which would require further submissions to the Council to comply with conditions (Condition 3).

3.18 The design of the buildings has been considered to respond to the scale and context of the adjoining buildings, rising in the northern building where the context is larger, and stepping down in the southern building and turning to address the Beadon Road building line and in particular the historic station building. The overall composition is large, but is of smaller overall floor area (approximately 25% less office space than the consented scheme) and approximately 5 metres lower at its highest point than the consented scheme.

3.19 Additionally, as a result of the positioning of the buildings on the site, the development presents an opportunity for a significant piece of public realm to complement Lyric Square, thereby according with the requirement of UDP Policy EN8 that any proposals should be sensitively integrated with the existing built form and landscape. A raised pedestrian priority crossing linking the square to this new public realm would be financed by the developer allowing the two spaces to form a larger animated public space in the town centre.

Impact on Views Into and Out of the Conservation Area

3.20 Policy EN2B of the UDP states that 'development (including development outside conservation areas) will only be permitted if the character or appearance of the conservation areas in terms of their setting and views into or out of them is preserved or enhanced. Views are a key element of the townscape and setting of conservation areas, and in the definition of their special character. Development should not negatively impact upon the quality of important views by obscuring them, introducing inappropriate elements to the foreground or background or affecting the townscape composition within.'

3.21 In order to consider the impact of the proposals against policy EN2B, the applicants have provided a study of significant views of their proposal. As conservation areas surround the site, most of these views are from within one.

3.22 The buildings would be very noticeable from some of these viewpoints. However, that visibility in most views from the south east and west, in particular across Lyric Square and from Hammersmith Broadway, would benefit the town centre by reinforcing vitality, adding interest, and at the same time providing the missing northern enclosure of the square.

3.23 From the north, along Hammersmith Grove, close to Lyric Square, the present view is of the car park hoarding and a variety of buildings of mixed quality. This would be replaced with a new north building, following the building line of the adjoining George House building which would help to frame Lyric Square and the spire of St. Paul's Church beyond, together with the reinforcement of the street, with the existing buildings

potentially being reflected in the proposed glass elevation. From further north, the building would be seen in the context of the existing commercial buildings but otherwise would retain the qualities of the closer viewpoint.

3.24 In views from the south along Queen Caroline Street towards Hammersmith Broadway the building would just be seen beyond contemporary buildings and would not harm any views of nationally or locally listed buildings.

3.25 In response to the design objections, it is believed that the buildings' form and architectural response to the adjoining building heights through a series of projecting 'drawers' and the simple palette of materials chosen would not overwhelm the town centre context. The setting back of the building on Beadon Road would create an opportunity for some valuable public space. It is therefore considered that the Hammersmith Broadway Conservation Area would be enhanced by the proposals.

TRAFFIC GENERATION and CAR PARKING DEMAND

Loss of the existing car park

3.26 Loss of the existing car park would comply with the sustainability objectives of the Unitary Development Plan to reduce reliance on the car, and its retention is not required under UDP policy. Furthermore, officers do not consider the car park necessary to provide adequate off-street parking provision within Hammersmith Town Centre.

3.27 The existing car park provides approximately 300 short term car parking spaces and operates at approximately 85% capacity (100 of these spaces are reserved for Disney employees). The King's Mall car park has a capacity of 1,000 spaces and operates at approximately 50% capacity. For both of these car parks, peak capacity is during the day. Whilst there are some operational differences between the two car parks (Hammersmith Grove car park is 24 hours, the King's Mall car park operates from 6am to 8.30pm although cars can be left overnight), given the spare capacity in the Kings Mall car park, the loss of the Hammersmith Grove car park is not considered to have a significant harmful impact on the availability and operation of the town centre on street controlled parking zone.

Trip generation

3.28 UDP Policy TN13 requires that all development proposals will be assessed against their contribution to traffic generation and other impacts on congestion, particularly on bus routes and the primary road network, and against the present and potential availability of public transport and its capacity to meet increased demand.

3.29 The applicants have submitted a Transport Assessment with the application in which the local road network, transport modes and projected volume of vehicle trips to be generated are addressed, based on the estimated number of people working and visiting the site.

3.30 It is anticipated by the developers that the proposed development would have a significant reduction of on-site car parking provision compared to the existing lawful use. Given this, it is anticipated that the number of passenger vehicle trips associated with the site would decrease dramatically.

3.31 The number of trips overall is likely to increase to the site, as the 'population' of the proposed development will be significant. It is estimated that the office element would have capacity for approximately 1,883 workers. The restaurants' total a floor area

of 670 square metres, equating to approximately 340 seats. However, given the site's accessibility to public transport and the lack of car parking provision, officers consider that the majority of these trips would be by sustainable transport methods, including walking, cycling and public transport.

3.32 In the Transport Assessment the applicants indicate that there would be 778 trips to the site during the peak morning period and 550 during the evening peak period (people generally disperse over a longer period of time in the afternoons). Of these trips it is anticipated that only 20 peak morning trips would be by car and only 23 peak evening trips (as opposed to 99 and 68 currently).

3.33 The lack of car parking within the subject site would be a preventative factor in discouraging the number of passenger vehicle trips to/from the property as reflected in the above modal share. These trip generation figures are considered realistic by officers and, particularly in comparison to the existing use, are considered to be able to be accommodated within the existing networks without being significantly detrimental to the operation of the highway network.

3.34 The applicants have also agreed to produce a series of Travel Plans for the various different uses, to be co-ordinated across the whole site and subject to ongoing monitoring and review to encourage users of the site to travel by modes other than the car. As the site is in Hammersmith Town Centre, in PTAL zone 6b, it is considered that there is capacity within the existing public transport network to accommodate the additional trips.

3.35 Whilst the number of servicing vehicles to the site would increase, this would occur off the street, with a designated service bay at the rear of the buildings, and the majority of servicing would occur outside of peak vehicle travel periods. This accords with Standard S21 which requires off-street servicing in all new developments. The applicant has stated that they would have a Servicing Management Plan which would be secured via condition.

3.36 The proposal is therefore considered to accord with Policy TN13 of the Unitary Development Plan.

Car parking

3.37 With regard to car parking, Table 12.1 of the UDP allows a maximum of one car parking space per 600 square metres of net site area. With a site area of 5,952 square metres, a maximum of 10 car parking spaces could be allowable. In accordance with the Council's sustainable transport objectives and traffic restraint policies, a provision of ten car parking spaces for the offices is proposed (two of which are for users with disabilities). Given the site's town centre location and proximity to a large public transport node, this is considered acceptable.

3.38 For the proposed restaurant uses, the car parking standard states that each application would be taken on its own merits. No off-street parking is proposed in association with the restaurants. Officers consider that given the site's accessibility to public transport that most users of these facilities would travel by public transport. However, for those that do choose to arrive by car during the day, the King's Mall car park, which has spare capacity, is within walking distance of the site (approximately 200m). It is acknowledged that this car park shuts in the evening at 8.30pm and therefore drivers to the site might be encouraged to park on-street; but this is likely to be

only a small number of vehicles, given the site's excellent public transport accessibility level.

3.39 The neighbouring streets are in Controlled Parking Zone (CPZ) K where the hours of operation are 9am to 5pm. Although officers do not consider the development to be a significant traffic generator given that the King's Mall car park is not open in the evening, it was considered appropriate that a study be carried out to assess the impact of the 2007 consented scheme on evening on-street car parking demand in the vicinity of the site (largely due to the inclusion of a cinema within the development), once that building was operational, with a view to changing the hours of the CPZ should it be shown to be necessary. The applicants paid a contribution towards this survey. Given that the cinema use is no longer included within the proposal, officers do not consider that the proposed development would give rise to parking conditions that would warrant alteration to the CPZ hours of operation.

Highways Improvements

3.40 In conjunction with the public realm improvements, the developer has agreed to fund enhancements to the pedestrian linkages between Lyric Square and the development site. The works would involve the relocation of the existing zebra crossing at the junction of Hammersmith Grove and Beadon Road eastwards to connect Lyric Square to the site.

3.41 Improvements to the pedestrian links would be secured through a S106 agreement. This would include the developer paying the full cost including design, construction and legal expenses. This has been agreed by the applicants.

IMPACT on RESIDENTIAL AMENITY

3.42 The site has been vacant of buildings for many years and any development which fully utilises the site with a mix of uses would inevitably affect surrounding occupiers. The degree of impact must be addressed; having regard to the requirements of UDP Policy EN21, to ensure that there is no undue detriment to the general amenities at present enjoyed, particularly where commercial or service activities are close to residents.

3.43 The nearest residential accommodation is approximately 100m to the north, along Hammersmith Grove with an office building located between the site and this run of terrace properties. The Planning Use Classes Order demonstrates that B1 class office uses are generally considered to be compatible with residential use. The scheme would bring diversity and more active and vibrant uses to the area, than the existing car park. However, the scale of these additional uses, and their location with pedestrian linkages to the town centre to the south, is such that it is not considered that they would result in any significant impact on the current amenities of adjoining occupiers as a result of levels of activity or potential for noise generation, when taken as part of the overall development of the site.

3.44 UDP Policy SH11 states that in predominantly commercial areas (such as parts of town centres) premises shall not be open to customers later than midnight. The site is in the core of Hammersmith Town Centre and a closing time of midnight is considered acceptable. A condition has been attached to ensure that customers are not on the restaurant premises after this time (condition 15). This closing time would broadly correspond with the level of general activity in this part of the town centre.

3.45 It is acknowledged that external eating/drinking areas can often have potential for noise and disturbance, especially where they are sizeable. A condition is recommended preventing tables and chairs being placed outside before 8am on weekdays and 9am at weekends and bank holidays (condition 20). Furthermore, the tables and chairs must be removed by 11pm. These hours are considered appropriate for this busy town centre location where ambient noise levels are generally high. A condition is also recommended preventing the performance of live or amplified music in the external eating/drinking area (condition 19).

3.46 With regard to noise from plant and machinery within the building, much of the plant would be enclosed at ground level although some would be provided at roof level, surrounded by an extension of the glass elevation to assist in attenuation. By such positioning, the potential for noise and disturbance would be reduced. Given this fact, and the distance between the application site and residential properties in Hammersmith Grove, it is considered unlikely that plant and machinery from the building would result in noise and disturbance to residents. To secure this conditions are recommended to restrict noise levels from plant and machinery (conditions 14 and 26). Services and deliveries to the buildings would also be restricted to the hours of 7am and 10pm (condition 17).

3.47 For the reasons given above, and the conditions recommended relating to hours of use, noise from machinery/equipment and restrictions on live music in the open seating areas, it is not considered that the proposal would unacceptable cause harm to the living conditions of neighbouring occupiers by reason of noise or disturbance.

ENVIRONMENTAL/SUSTAINABILITY

3.48 London Plan policies 4A.3 and 4A.7 are relevant. The Council's Energy Supplementary Planning Document (SPD) is also relevant in considering environmental and sustainability issues. Both documents aspire to development's achieving energy efficiency that incorporates passive design and energy efficient measures, as well as renewable energy generation to help reduce energy use and reduce Co2 emissions.

3.49 The applicants have submitted an Energy Statement with the application, that includes information on the expected energy demand of the new building, planned energy efficiency measures and an assessment of renewable energy technologies.

3.50 For renewable energy it is proposed to incorporate photovoltaics on the roof of each building. With regard to carbon emission reductions, the energy hierarchy of heating and cooling was considered and it was established that an estimated predicted saving of 25% Co2 could be made compared to the Building Regulations Compliance emission figure. This would be achieved through fabric efficiency, implementing solar shading on the southern facades of the buildings and improvements in plant efficiency. Green roofs would be incorporated into the design and would provide an ecological habitat for certain species, providing rain water attenuation and helping mitigate the overheating risk. Other sustainable design and construction measures used in the development would include water saving devices such as low flow appliances (WC's, showers, basins) to help reduce water use and the use of a sustainable drainage system that incorporates an underground storage tank to help minimise impacts from surface water run off. The passive design measures, energy efficient improvements, use of efficient heating and cooling systems and integration of PV panels on the roof would all help to contribute to a reduction in energy use and associated Co2 emissions, in line with sustainable energy policies and Building Regulation requirements.

FLOOD RISK

3.51 Most of the site is in Flood Risk Zone 3 although a slither of the site is within zones 1 and 2. Flood Risk Zone 3 is the Environment Agency's high probability flood zone. However, based on the presence of well maintained flood defences that are in good condition, the actual flood risk posed to the site is less than 0.1% in any given year, and therefore very low.

3.52 In accordance with Paragraph D16 of PPS25 (Annex D) it is not considered that the proposal raises significant flood risk issues, that it would have an adverse effect on a watercourse, floodplain or its flood defences, would not impede access to flood defence and management facilities or add to the cumulative impact of such developments on local flood storage capacity or flood flows. A Flood Risk Management Plan is recommended (condition 12 relates). Also details would be required with regard to finished floor levels, as requested by the Environment Agency. Condition 40 relates.

CONTAMINATION

3.53 As the site was a coal depot from the late 1800s until the 1950s there is a risk of contamination. Although the applicants have carried out an initial assessment of ground conditions at the site, this is not considered of sufficient detail to ascertain contamination risk. It is therefore recommended that conditions be attached to the planning permission to ensure that a full desk top study, intrusive investigation and risk assessment are carried out along with a method statement for any required remediation and a validation report on these works (conditions 10 & 11).

ARCHAEOLOGY

3.54 The applicants have submitted a desk-based Archaeological Impact Assessment and have carried out a watching brief. From this work it has been concluded that archaeological survival of anything significant on the site is 'extremely poor' and that the proposal would not result in the loss or damage to any significant archaeological remains. As such it is considered that the proposal would accord with Policy EN7 of the Unitary Development Plan.

ACCESS

3.55 An Access Statement has been submitted by the applicants which identifies key issues relating to access for people with disabilities in relation to the proposed development, and sets out how the development would ensure access for all. Level access would be provided to the development and two car parking spaces are proposed for people with disabilities. Officers are satisfied that the development accords with the Council's Supplementary Planning Document 'Access for All'.

LEGAL AGREEMENT

3.56 The applicants have agreed to the following within the legal agreement:

- Library contribution

A financial contribution towards the enhancement and improvement of the existing library to the cost of £1.65 million in lieu of provision on site.

- Highways

Car parking spaces within the development only to be allocated on terms agreed through the travel plan process

A walkway agreement over the public realm areas to ensure access to the general public at all times

The implementation of a Service Management Plan approved by the Council

The implementation of Travel Plans approved by the Council

Improvements to the Beadon Road/Hammersmith Grove junction, including upgrading pedestrian facilities to link the subject site to Lyric Square

4.0 CONCLUSION and RECOMMENDATION

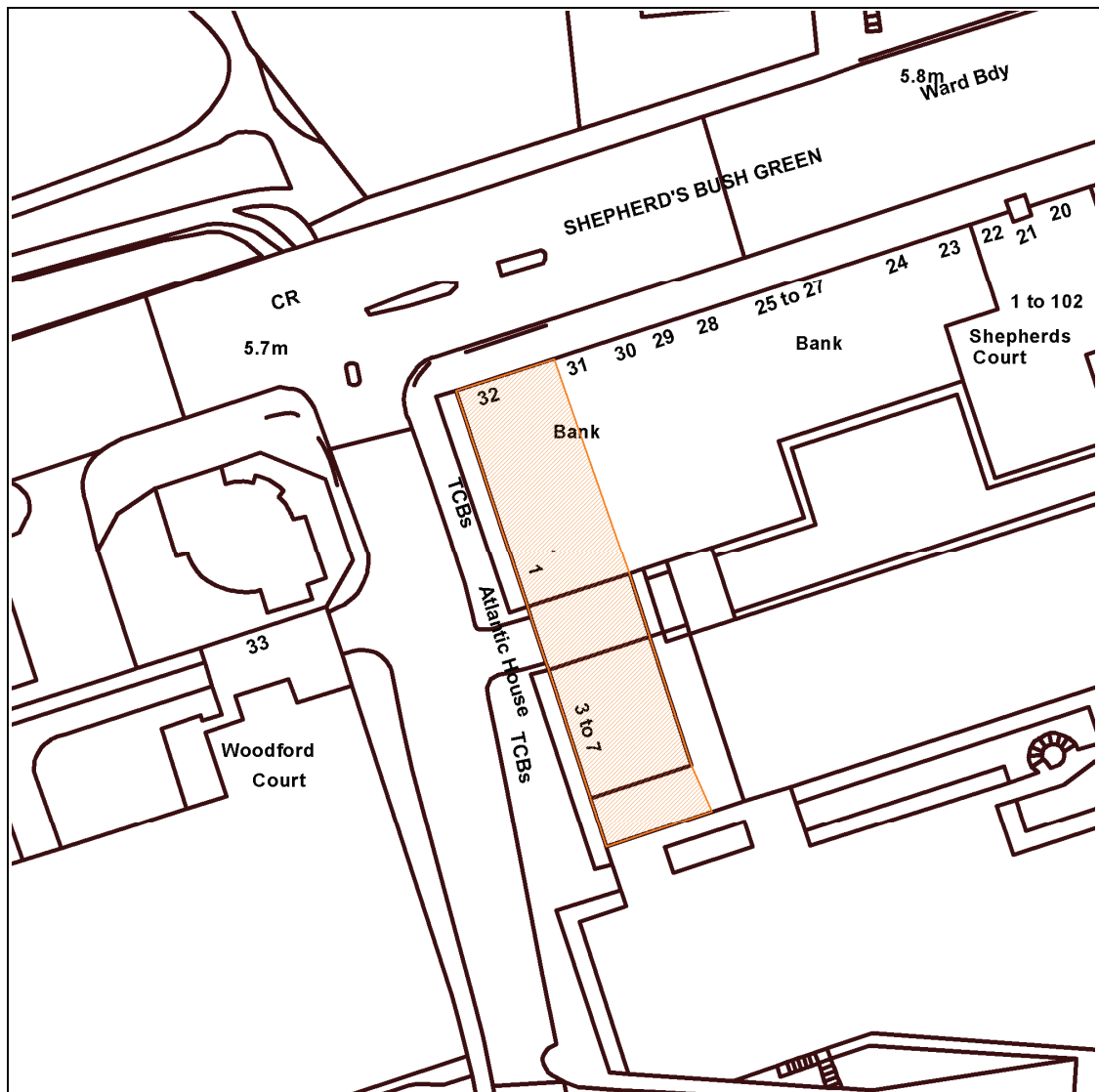
4.1 The proposal would result in the redevelopment of a long-standing under-utilised site within the town centre. The mix of office and restaurant land uses would accord with the site specific and town centre policies within the Unitary Development and it is considered that this mix would increase the vitality and viability of Hammersmith. Whilst the buildings would be large and tall, they would be of high quality design and would serve to 'frame' the northern end of Lyric Square. With regard to highways, with the loss of the car park, the minimal number of car parking spaces proposed within the development and the site's accessibility to public transport networks, it is not considered that the proposal would result in a significant increase in traffic generation or car parking demand. Given the site's distance from residential properties and through the use of conditions limiting hours of the various uses, it is not considered that the development would result in demonstrable noise and disturbance to local residents. The improvements proposed to the public realm in association with the development are welcomed; and, overall, it is considered that this development would bring substantial benefits to Hammersmith. Not only would it provide much needed Grade A office accommodation, but the occupiers of the building would bring custom to many local businesses and services. As such the development would provide an opportunity to encourage the continued regeneration of Hammersmith Town Centre.

4.2 For these reasons, approval is therefore recommended, subject to conditions and a legal agreement; and provided that there is no contrary direction from the Mayor of London.

Ward: Addison

Site Address:

Atlantic House 1 Rockley Road Units 3 - 7 Rockley Road And
Unit 11 The Links London W14 0DJ



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For identification purposes only - do not scale.

Reg. No:
2010/03190/FUL

Case Officer:
Neil Egerton

Date Valid:
11.10.2010

Conservation Area:

Committee Date:
09.03.2011

Applicant:

Tops Shop Centres Ltd
5 Strand London WC2N 5AF

Description:

Change of use of Atlantic House from offices (B1) to hotel (C1) and the change of use of units 3-7 Rockley Road and 11 The Links from retail (A1) to hotel use (C1); together with the erection of an additional floor at fourth floor level and a plant room above and the erection of extensions to the northern and southern ends of the building, recladding of the existing building, and related alterations

Drg Nos: L(00)13 D, L(00)14 B, L(00)30B, L(00)31 A, L(00)32 A, L(00)33 A, L(00)34 A, L(00)24 A, L(00)36 A, L(00)43

Application Type:

Full Detailed Planning Application

Officer Recommendation:

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

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

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

- 2) The development hereby permitted shall not be carried out other than in accordance with the following approved plans: L(00)13 D, L(00)14 B, L(00)30B, L(00)31 A, L(00)32 A, L(00)33 A, L(00)34 A, L(00)24 A, L(00)36 A and L(00)43.

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 EN2B and EN8 of the Unitary Development Plan, as amended 2007.

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

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

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

To ensure a satisfactory external appearance, in accordance with policies EN2B and EN8B of the Unitary Development Plan, as amended 2007.

- 5) No alterations shall be carried out to the external appearance of the building hereby approved not indicated on the approved drawings, including the installation of new windows or door openings in the building hereby approved, the installation of air conditioning units, ventilation fans or extraction equipment not shown on the approved drawings, without planning permission first being obtained.

To ensure a satisfactory external appearance and prevent harm to the streetscene, and to safeguard the amenities of neighbouring residential occupiers, in accordance with Policies EN2B, EN8B, EN20B and EN21 of the Unitary Development Plan, as amended 2007.

- 6) No advertisements shall be displayed on or within the development on the Shepherd's Bush Green or Rockley Road elevations of the building, without details of the advertisements having first been submitted to and agreed in writing by the Council.

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 EN2B, EN8B and EN14 of the Unitary Development Plan, as amended 2007.

- 7) 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 EN2B and EN8B of the Unitary Development Plan, as amended 2007.

- 8) No plumbing, extract flues or pipes, other than rainwater pipes, shall be fixed on the Shepherd's Bush Green or Rockley Road elevations of the building.

To ensure a satisfactory external appearance and to prevent harm to the street scene, in accordance with policies EN2B and EN8B of the Unitary Development Plan, as amended 2007.

- 9) All ground floor entrance doors shall be not less than 1000mm clear opening width of an automatic opening entrance door, and at least 800mm through one door at

least of a double door entrance, and the threshold shall be at the same level to the pavement fronting the entrance.

In order to ensure the development provides ease of access for all users, in accordance with Policy G3(e) of the UDP, as amended 2007 and the Council's adopted supplementary planning document 'Access for all'.

- 10) No tables and/or chairs shall be set outside the premises on the Rockley Road frontage for use in connection with the development hereby approved.

In order that the use of the commercial floorspace does not give rise to conditions detrimental to the amenities of the occupiers of neighbouring properties, in terms of noise and disturbance, and so as not to impede pedestrian flow, in accordance with policies TN5 and EN21 of the Unitary Development Plan, as amended 2007.

- 11) The development shall not commence prior to the submission and approval in writing by the Council of details of the provision of 4 safe and secure cycle parking spaces. No part of the development shall be used or occupied prior to the implementation of the approved details, which shall thereafter be permanently retained.

To ensure the satisfactory provision and retention of the cycle parking facilities, in accordance with Policy TN6 of the Unitary Development Plan, as amended 2007.

- 12) Notwithstanding the provisions of Part 1 of Schedule 2 to The Town and Country Planning (General Permitted Development) Order 1995 (or any order amending, revoking and re-enacting that Order no aeriels, antennas, satellite dishes or related telecommunications equipment shall be erected on any part of the development hereby permitted.

To ensure a satisfactory external appearance, in accordance with policies EN2B and EN8B of the Unitary Development Plan, as amended 2007.

- 13) The development shall not commence prior to the submission and approval in writing by the Council of details of the external noise level emitted from plant/machinery/equipment and mitigation measures. The measures shall ensure that the external noise level emitted from plant, machinery/equipment will be lower than the lowest existing background noise level by at least 10dBA, as assessed according to BS4142:1997 at the nearest and/or most affected noise sensitive premises, with all machinery operating together. No part of the development shall be used or occupied prior to the implementation of the approved details, which shall thereafter be permanently retained.

To ensure that the amenity of occupiers of the neighbouring residential properties is not harmed as a result of noise or vibration from any proposed plant or machinery, in accordance with Policies EN20A, EN20B and EN21 of the Unitary Development Plan, as amended 2007.

- 14) The development shall not commence prior to the submission and approval in writing by the Council of details of anti-vibration measures. The measures shall ensure that machinery/plant/equipment and/or extract/ventilation system and ducting are mounted with proprietary anti-vibration isolators and fan motors are

vibration isolated from the casing and adequately silenced. No part of the development shall be used or occupied prior to the implementation of the approved details, which shall thereafter be permanently retained.

To ensure that the amenity of occupiers of the development site and surrounding premises is not adversely affected by vibration, in accordance with Policies EN20A, EN20B and EN21 of the Unitary Development Plan, as amended 2007.

- 15) The development shall not commence prior to the submission and approval in writing by the Council of details of the sound insulation of the floor/ceiling/walls separating the commercial part(s) of the premises from habitable rooms. Details shall ensure that the sound insulation and any other mitigation measures are sufficiently enhanced in order that the standard specified in BS 8233:1999 is achieved within habitable rooms. No part of the development shall be used or occupied prior to the implementation of the approved details, which shall thereafter be permanently retained.

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

- 16) The development shall not commence prior to the submission and approval in writing by the Council of details of the installation, operation, and maintenance of the odour abatement equipment and extract system, including the height of the extract duct, 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 development shall be used or occupied prior to the implementation of the approved details, which shall thereafter be permanently retained.

To ensure that the amenity of occupiers of the development site and surrounding premises is not adversely affected by cooking odour, in accordance with Policies EN20A and EN21 of the Unitary Development Plan, as amended 2007.

- 17) The energy efficiency measures proposed in the Energy Statement shall be fully implemented prior to the first occupation of the development. These measures shall thereafter be permanently retained to serve the development and maintained in a working order.

To promote energy efficiency and to ensure the integration of energy generation from renewable sources, in accordance with Policies 4A.4 and 4A.7 of The London Plan and the Mayor of London's Energy Strategy.

- 18) The development hereby permitted shall not commence until further details of the proposed new entrance doors, approach gradients, lifts, stairs and facilities for users of the development including people with disabilities (including accessible bedrooms), have been submitted to and approved in writing by the Council. The development shall be carried out in accordance with the approved details.

To ensure ease of access for all people to the proposed development including those with disabilities, in accordance with Policy G4(4) of the Unitary Development Plan, as amended 2007.

- 19) The development shall not commence prior to the submission and approval in writing by the Council of details of all external lighting to be provided, including details of light intensity, spillage and any timing mechanisms, and no part of the development shall be used or occupied prior to the installation of the external lighting in accordance with the approved details. No external lighting shall be erected or installed other than in accordance with the approved details.

To ensure a satisfactory appearance and to avoid harm to the existing amenities of the occupiers of neighbouring properties, in accordance with policies EN2B, EN8, EN20C and EN21 of the Unitary Development Plan, as amended 2007.

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

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

- 21) The sustainable design and construction measures proposed in the Sustainability Statement shall be fully implemented prior to the first occupation of the development. These measures shall thereafter be permanently retained to serve the development and maintained in a working order.

To promote sustainable design and construction in accordance with Policy 4A.3 of The London Plan, consolidated with alterations since 2004.

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

- a) A typical bay of the Rockley Road elevation of the development;
- b) Details of the junction between the approved development and the adjoining properties

To ensure a satisfactory external appearance and to prevent harm to the streetscene, in accordance with Policies EN2B and EN8B of the Unitary Development Plan, as amended 2007.

Summary of reasons for granting planning permission:

- 1) 1. Land Use: The proposed hotel is considered to be acceptable in the context of the town centre and surrounding land uses. The loss of offices and some retail use is considered to be acceptable in this instance. The proposed development would achieve a sustainable development with efficient use of brownfield land. The proposal would co-ordinate land use and transportation. Policy G9A, SH1 and SH3A of the UDP as amended 2007, Policies 3B.4 and 3D.7 of The London Plan, as amended 2008 and PPS1 are thereby satisfied.

2. Design: The proposal would be of an appropriate standard of design, consistent with the scale and character of buildings in the area, complementing the character of the existing development and its setting. Policies EN2B and EN8B of the Unitary Development Plan as amended 2007, Policy 4B.1 of The London Plan as amended 2008 and PPS1 would thereby be satisfied.

3 Highways: The impact of the proposal on the highway network and local parking conditions is considered acceptable and adequate cycle parking would be provided. Legal agreement to ensure no coach trips to or from the hotel. The development is considered to accord with Unitary Development Plan Policies TN6, TN13 and TN15 and standard S20.

4. Access and Safety: The development would provide a safe and secure environment for all users in accordance with Policy EN10 of the UDP and an accessible development in accordance with Policy G3(e), of the UDP, as amended 2007 and the Council's adopted supplementary planning document 'Access for all'.

5. Environmental: The Council is satisfied that the scheme represents the principles of good design and properly addresses environmental issues. It considers that Unitary Development Plan Policy EN10, which requires a safe and secure environment, is complied with. The proposal, similarly, accords with Unitary Development Plan Policy EN17 in that it would incorporate suitable facilities for the storage and collection of segregated waste, and with Policies EN20A and EN20B because the development would not cause any undue pollution, with no significant worsening of air quality nor undue noise and, with other pollution controls in place, would also ensure compliance with EN21, which requires that development does not cause undue detriment to the amenities of neighbours.

6. Residential amenity: The impact of the proposed development upon adjoining occupiers is considered acceptable. In this regard, the proposal accords with UDP Policy EN8B and standard S13, which require developments to be of high quality design which, amongst other things, respects the principles of good neighbourliness.

LOCAL GOVERNMENT ACT 2000 LIST OF BACKGROUND PAPERS

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

Application form received: 8th October 2010
Drawing Nos: see above

Policy documents: The Revised London Plan 2008
Unitary Development Plan as amended September 2007.

Consultation Comments:

Comments from:

Dated:

Neighbour Comments:

Letters from:

Woodford Court 33 Shepherd's Bush Green London W12 8QY
Flat 64 Woodford Court 33 Shepherd's Bush Green W12 8QZ
70 Woodford Court 33 Shepherds Bush Green W12 8QZ

Dated:

21.11.10
12.11.10
09.11.10

OFFICER'S NOTES

1.0 BACKGROUND

1.1 The application comprises three ground floor retail units and three floors of office (B1) accommodation above, known as Atlantic House, 1 Rockley Road and units 3 - 7 Rockley Road and 11 The Links. The site forms part of the western boundary of the West 12 Shopping Centre and fronts Rockley Road. The site is not located within a conservation area but is situated within the prime retail frontage of Shepherd's Bush Town Centre. The site is predominantly situated within Flood Risk Zone 1, the area with the lowest flood risk.

1.2 The office accommodation has been vacant since early 2008. The retail accommodation is also vacant (over 12 months) and the units have a long history of vacancy. There has been a range of planning permissions granted for the West 12 Centre, but there is no specific relevant history for the application site.

1.3 The current proposal is for the change of use of Atlantic House from offices (B1) to hotel (C1) and the change of use of units 3-7 Rockley Road and 11 The Links from retail (A1) to hotel use (C1), the erection of an additional floor at fourth floor level and a plant room above, the erection of extensions to the northern and southern ends of the building, recladding of the existing building and related alterations.

1.4 In support of their application, the applicants have stated that:

- Atlantic House is a redundant 1960's office block, with a concrete frame construction with ribbon windows and white spandrel panels below. The block has exposed gables and parapet walls and exposed concrete escape stairs on both gables
- Site is extremely accessible, close to the Shepherds Bush transport hub, for underground, trains and bus station
- The proposal is for a 128-bedroom hotel, which would be run by Ibis
- The proposal would introduce an active frontage at ground floor level
- The existing building is currently vacant and is not being used, so the development is judged to be sustainable
- The existing building is not suitable for modern office use
- The existing building only has a single passenger lift (which is undersized for modern office and DDA requirements)
- The proposed hotel would have two lifts both compliant in DDA terms
- The ground floor retail units have long vacancy rates (due to being off the main shopping frontage), the proposal would replace some of the retail units with entrance, lobby, bar/restaurant for the hotel, and would result in a much more active frontage
- A contribution would be made towards local training

1.5 The scheme was presented to the Council's Design Review Panel on 11th January 2011. A number of recommendations were made in relation to the current scheme, summarised as follows: Suggested that the outline of the original building

would be enhanced by a simple projection forward of the main building line; another colour rather than white could be considered for the render banding, or an alternative material; investigate the possibility of putting windows in the Shepherd's Bush Green elevation; to attach conditions regarding detailing; re-examine the canopy design at the service entrance; re-examine canopy design at the southern end of site, where it turns vertically; investigate the potential for landscaping and pavement renewal to upgrade the street scene.

1.6 These matters have been considered by the applicant, and they have confirmed that: the design does reflect the outline of the existing building; they are content to provide a colour other than white for the colour of the render banding and a condition will be accepted in this matter; the introduction of windows to the Shepherd's Bush Green elevation would require the rooms to be realigned and that would result in a loss of room, also the structure would require additional work; agree that conditions would be attached re: the detailing; canopy breaks over the service yard entry to provide vehicular access, no changes proposed; the canopy is part of the existing building, and the applicants propose to sustainably re-use original elements of Atlantic House; A legal agreement is accepted to provide for street trees and some repaving.

2.0 PUBLICITY AND CONSULTATION

2.1 The application was publicised by means of site and press notices. Individual notification letters have also been sent to occupiers neighbouring the site. The following local groups were also consulted: Shepherd's Bush Community Association, Shepherd's Bush Residents Association and Rockley Court Management Ltd.

2.2 Three responses have been received. These objections (from 64 and 70 Woodford court and one other address in Woodford Court) can be summarised as follows:

- visual appearance
- too many hotels in the area, no more are required
- noise from plant room
- noise from development (Officers' Comment: noise from building works are not grounds to withhold planning permission)

2.3 Queries received (02/11/10) from the Disability Planning Forum on size and fit-out of the accessible bedrooms, lifts and stairways are covered in the further details required by condition 18.

3.0 PLANNING CONSIDERATIONS

Land Use

3.1 The property is situated within the Shepherd's Bush Town Centre as indicated on the proposals map of the UDP. The general aim as identified in Policy G9A of the UDP, is for the regeneration of the Town Centres by enhancing their vitality and viability as places for a wide range of shopping, services, entertainment and other facilities, together with employment and residential uses.

3.2 The proposal is for the use of the property currently in office and retail use to provide for a 128-bedroom hotel. There is also an extension proposed on the 4th floor, and at either end of the building to increase the potential capacity of the hotel and, officers are advised, to ensure a viable business. In support of the application an office assessment was provided that indicates that despite substantial marketing efforts since

2008 there has been little interest generated in the re-use of the property as offices. It is estimated by the applicant that to bring the offices up to current office market requirements would necessitate an outlay that could not be justified by the likely rental income that could be achieved in this location. The area is regarded as secondary to Hammersmith Town Centre and therefore expected rental income would be lower. In the absence of relevant UDP policy it is necessary to apply London Plan policy. Both national and regional policy specify that employment land and premises should be retained where needed and intensified where appropriate, but unwanted land or premises should be released. (London Plan policy 3B.2). This approach underlines our emerging LDF.

3.3 The information submitted reveals that the marketing of the property did generate interest from hotel providers who recognised the potential of this accessible town centre site for this type of use. The site is very well sited in relation to public transport, being situated in a public transport accessibility (PTAL) 6a location. The UDP seeks the location of new hotel accommodation in town centres, provided there is no loss of business accommodation for which there is still a need and that there is no detrimental affect on residential amenity (Policy E11), this is discussed below. London Plan policy also seeks new hotel provision in town centres and seeks an overall increase across London of 40,000 net additional hotel bedrooms (Policy 3D.7) especially outside of the existing central area. This policy also encourages an increase in the quality and quantity of fully accessible wheelchair accommodation. This proposal would contribute towards this policy aim. It is considered that the use as a hotel would comply UDP and London Plan policies.

3.4 The proposal would involve some loss of retail floorspace (400 sq.m) to provide for the hotel entrance/reception area/breakfast room. However, this loss would be at the southern end of Rockley Road, outside the designated Prime Retail Frontage and, given the quantum of retail floorspace available within West 12 and Shepherd's Bush Town Centre, officers consider that in this instance the relatively small loss would be acceptable and would not harm the viability of the town centre. As such it is considered that the development would comply with policies SH1 and SH3A of the UDP. The proposal would replace the outdated office accommodation with an alternative appropriate town centre use. The aspiration to regenerate this part of Shepherd's Bush Town Centre is welcomed, as complementary to the other initiatives within the town centre and the adjacent White City Opportunity Area.

Mass, Scale and Design

3.5 Government Guidance to local authorities in relation to design and conservation issues is set out in Planning Policy Statement 1: Delivering Sustainable Development (PPS 1). The proposal must therefore be considered against this document, as well as London Plan and UDP design policies.

3.6 PPS1, 'key principles', paragraph 13 (vi) states that 'Planning Policies should promote high quality inclusive design in the layout of new developments and individual buildings in terms of function and impact, not just for the short term but over the lifetime of the development. Design which fails to take the opportunities available for improving the character and quality of an area should not be accepted'. PPS1 states that 'Design Policies should avoid unnecessary prescription or detail and should concentrate on guiding the overall scale, density, massing, height, landscape, layout and access of new development in relation to neighbouring buildings and the local area more generally. Local planning authorities should not attempt to impose architectural styles or particular

tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles'.

3.7 In addition, Policy 4B.1 of The London Plan 'Design principles for a compact city' states that 'boroughs should seek to ensure that developments:

- Maximise the potential of sites
- Create or enhance the public realm
- Provide or enhance a mix of uses
- Are accessible, usable and permeable for all users
- Are sustainable, durable and adaptable
- Are safe for occupants and passers-by
- Respect local context, character and communities
- Are practical and legible
- Are attractive to look at and, where appropriate, inspire, excite and delight
- Respect the natural environment
- Respect London's built heritage'

3.8 Policy EN8B requires that extensions should be of a high standard of design that are compatible with the scale and character of existing development, its neighbours and its setting. Policy EN2B states that 'development will only be permitted if the character or appearance of the conservation areas in terms of their setting and views into or out of them is preserved or enhanced'.

3.9 Policy EN2B requires that development (including development outside conservation areas) will only be permitted if the character or appearance of the conservation areas in terms of their setting and views into or out of them is preserved or enhanced.

3.10 The current proposal would involve the erection of an additional floor at roof level, with a plant roof on the roof above, on top of the existing four storey building. The application site lies outside of, but immediately south of, Shepherd's Bush Conservation Area. The site encloses the open space, defining its southern edge, and currently enjoys an open aspect across the Green. Any proposal therefore has to be assessed with regard to the setting of the conservation area, and views into and out of it.

3.11 The site is located at the western edge of the West 12 development, a mixed use development based on the predominant retail use. The architectural expression of the West 12 development is typical of that period with the residential elements having an exposed concrete frame with brown brick infill panels. The lower part of the West 12 development has been clad in metal panels. The form of the existing building on the application site, Atlantic House, aligns Rockley Road and presents its narrower elevation, a flank wall, to the Green. The building sits in a prominent position on the south side of the open space. The existing building was in office use, but is currently vacant. Its façade is composed of continuous horizontal glazing and horizontal spandrel panels over a canopied ground floor. There are significant mature trees around the site both on the Green itself and planted as street trees.

3.12 Officers are advised by the applicant that the existing building, due to its outdated specification and in particular the low floor to ceiling heights, is no longer capable of sustaining a viable office use. It is therefore being reconsidered for an alternative use as part of the regeneration of West 12. The proposal is for a hotel use utilising the existing building. This use could work with the existing floor to ceiling heights and could thereby

retain the existing structure. It is proposed to extend the envelope of the existing building to enclose the fire escape stairs at each end of the facade, and to increase the height of the building by one floor. The existing fourth floor is primarily occupied by plant. The current footprint would be expanded to engage with the existing alignment. The increased massing and height would have most impact at the northern end where due to the proposal enclosing the stair, the mass of the new building would move towards the street frontage and increase in height. Given the surrounding built context of the building, it is considered that the proposed increase in massing could be satisfactorily accommodated on this site. The new plant room would be located at the southern end of the building and set back from the front elevation of the building.

3.13 The main entrance for the proposed hotel would be from Rockley Road where it would allow more readily for dropping off for those arriving by taxi. The ground floor would retain a canopy feature, and would be largely glazed which would follow the agreed design for the adjoining shopfronts at the base of West 12. The windows for the proposed hotel would fall within the same zone as the existing ribbon windows, but would be expressed as individual openings. The spandrel panel would be rendered and also follow the existing composition which would thereby maintain the sense of scale and proportion, and horizontal emphasis of the existing building. The facades would be enlivened by the use of coloured glazed ceramic panels laid irregularly in the horizontal band of the window zone. This treatment would wrap the corner onto the northern facade thereby giving interest to a flank facade which would otherwise be a blank wall enclosing the stair. The main entrance to the hotel and the main visual impact of the hotel would be on Rockley Road, which as stated above forms the western boundary of the W12 development. Officers consider that the paving to the southern part of the site is in poor condition and should be upgraded (as the northern end has already been done), which would improve the appearance of the immediate vicinity of the proposed hotel and benefit the development. Furthermore, it was judged that the introduction of some additional street trees (on the north end of the hotel site at ground floor level), would enhance the appearance of the area. This matter was raised by the Design Review Panel. On balance, it was considered that these elements (street trees and repaving) would enhance the character and appearance of the streetscene in relation to the proposed change of use. The applicants have indicated their willingness to fund these changes as part of the S106 legal agreement.

3.14 The alterations to the existing building in terms of the increased massing and the elevational changes would comply with the policy requirements of UDP EN8B, in that they would be sympathetic to the design and character of the building, and mindful of its setting. It is similarly considered that the proposal would not harm views into and out of the conservation area and as such the proposal would comply with policy EN2B. Furthermore officers consider the proposed extension promotes high quality inclusive design, increases the potential of this brownfield site, contributes to enhancing the mix of uses in the town centre whilst respecting London's built heritage, in accordance with the principles of PPS1 and Policy 4B.1 of The London Plan.

3.15 Notwithstanding the above, conditions are proposed to be attached to the permission with regard to reserve details of materials and details of the junctions between the new extensions and the existing buildings.

Residential Amenity

3.16 Policies EN8 and EN8B of the UDP requires developments to be neighbourly. Furthermore Standard S13 of the UDP seeks to protect the existing amenities of

residential occupiers. The potential impact of the development on the amenity of surrounding residential occupiers has been considered.

3.17 The proposed development is surrounded by a mixture of commercial and residential properties of varying height. The closest residential properties would be those on the opposite side of Rockley Road, Woodland Court, and two blocks to the east at Shepherd's Court. The development would involve the erection of an additional floor (and small plant room above) which would result in an increase in height of predominantly 3.2 m approximately. The closest residential block is Woodland Court, and this is situated some 23.6m away from the development. The nearest residential windows facing the development are located at some 5-6 metres from ground level. Given the distance between the site and the nearest windows and the increase in overall height, officers are satisfied that the development would not impact detrimentally in terms of loss of outlook or sunlight/daylight.

3.18 The proximity of a new development can sometimes result in potential for overlooking of existing neighbouring residential properties. Standard S13.2 of the UDP states that new windows should normally be positioned so that they are a minimum of 18 metres away from existing residential windows as measured by in arc of 60 degrees taken from the centre of the proposed window. Both existing and new windows in this instance would be over 23 metres away from the nearest residential window. Therefore it is considered that the development would not result in harm to existing residential amenity as a result of loss of privacy.

3.19 The hotel will generate pedestrian and vehicular activity throughout the day and night with guests arriving/leaving the hotel. Officers consider that given the busy nature of the area (even at night time) and the distance between the hotel and the nearest residential property, that it would be difficult to argue that any demonstrable harm in terms of noise nuisance and disturbance will arise for adjacent residential occupiers. In this respect the development is judged to comply with policy E11 of the UDP.

Parking, Traffic and Highways

3.20 Policy TN13 requires that developments are assessed for their contribution to traffic generation and their impact on congestion, particularly on bus routes and on the primary road network, and against the present and potential availability of public transport, and its capacity to meet increased demand. In this instance the current scheme does not propose any general parking. The UDP would normally require one car parking space for each ten bedrooms and one car parking space for each 25 sq. metres of conference facilities, which would equate to 13 spaces in this instance. However, the UDP also allows for flexibility in the supply of parking spaces in circumstances where the Council is satisfied that any lesser provision would not contribute to additional on-street parking stress or other problems for traffic management. This is a highly accessible town centre site, with a wide range of public transport facilities available close by. The site has a Public Transport Accessibility Level (PTAL) of 6a. The applicants have carried out a transport assessment and using data for similar sites in similar locations have determined that the proposed hotel use would generate around 21 vehicle movements a day, compared with an estimated 60 vehicle movements per day for offices in a similar location. Therefore the applicants state that the proposed development would result in traffic reduction.

3.21 The site is located within Controlled Parking Zone CC, which operates from 09:00 to 20:00 hours, Monday to Sunday. There is additional public parking available at West

12 Shopping Centre. Information was submitted by the applicants which indicates that there are 231 car parking spaces (including 9 dedicated spaces for drivers with disabilities), and that recent surveys found that peak occupancy rates for the parking spaces are approximately 47%. Therefore, it is submitted by the applicants that there is sufficient parking space available in the vicinity of the site for any visitors using private cars for their journeys. Officers are satisfied with the information provided and accept that there is sufficient capacity available in the adjacent car park for visitors to the hotel. Furthermore, the applicants have agreed to provide a travel plan (See section on legal agreement), which would generally encourage traffic restraint but would indicate where parking spaces are available in the area in the event that people choose to travel by car.

3.22 Whilst there is car parking available adjacent to the hotel, officers expect that the majority of visitors to the hotel would use public transport given the high PTAL level for the site. Taxis would be one form of transport used, and whilst there would be no designated zone for taxi drop-offs, these are likely to occur immediately in front of the building, as licensed taxis could legally pick up and drop off passengers from outside the hotel. The nearest taxi rank is located adjacent to Shepherd's Bush (Central line) underground station, whilst there is also a minicab office located adjacent to the Shepherd's Bush Empire. It is difficult to estimate the number of taxi trips that would be generated by the proposed hotel use, however officers consider that given the high level of public transport accessibility, that this number is unlikely to be significant. The hotel entrance is opposite Woodford Court, so the likely impact of traffic movements on the neighbouring residents needs to be assessed. The nearest residential units are located approximately 5/6 metres above ground level, and are located over 13m away on the opposite side of the road. Given this relationship, officers consider that the arrival of some customers by taxi would be unlikely to result in harm to neighbours amenities.

3.23 Table 12.1 of the UDP indicates that coach parking should be provided at the rate of one space per 100 bedrooms or part thereof. The proposed development should therefore require two coach parking spaces. The applicants have stated that the operation of their hotel is such that coach bookings are not taken. Bearing in mind the location of the hotel in an area of high public transport accessibility and the fact that the hotel would not have the capacity to hold conferences etc, it is considered, in this instance, that the non-provision of coach parking is acceptable. This would also be written into the legal agreement.

3.24 With regard to servicing and deliveries, the hotel would be adjacent to the entrance to the existing service yard for West 12 Shopping Centre. The hotel would be serviced from this existing service yard, and as such there should be no detrimental impact as a result of servicing/deliveries to the hotel. The applicants would be required to submit a Servicing Management Plan as part of the S106 legal agreement.

3.25 The scheme needs to make provision for safe and secure cycle parking for at least four bicycles, in accordance with Policy TN6 of the UDP. Officers are satisfied that satisfactory provision can be made and, accordingly, a condition is recommended requiring details to be submitted and agreed and then the facilities themselves to be installed prior to the occupation of the premises.

3.26 It is considered that the impact of the hotel on the capacity of the highway network and local parking conditions would not be significant. In the circumstances it is considered that the parking and servicing arrangements as proposed are acceptable and in accordance with UDP Policies TN4, TN6, TN13 and TN15 and Standard S20.

Access

3.27 Policy G3 (e) requires development to be accessible for all users, including disabled persons. The proposed hotel would be accessed via a level ground floor entrance on Rockley Road with automatic doors. The hotel would feature two fully accessible lifts, providing access to all floors, and there would also be an accessible toilet at ground floor level. The proposed hotel would provide eight fully accessible disabled person rooms. The hotel also includes the provision of a wheelchair refuge at the fire stairs ends of each of the bedroom corridors. Further details in respect of accessibility are to be secured by condition 18.

Noise and Disturbance

3.28 The development includes the provision of a plant room at roof level. The accompanying noise report confirms that the plant would not result in noise nuisance and disturbance for neighbouring residents, and as such would comply with the Council's normal standards. Notwithstanding this, planning conditions would secure appropriate noise levels being controlled. Overall in terms of noise and disturbance, officers consider that the proposal would be in accordance with the requirements of policies EN8B and EN21 of the UDP.

Renewable Energy and Sustainability

3.29 As required by London Plan policy 4A.4, an Energy Assessment has been submitted with the planning application which outlines the expected energy use and Co2 emissions of the development, explains the energy efficiency measures that are to be implemented and assesses renewables for their suitability. The Energy Assessment concludes that the 20% renewables target would be met.

3.30 A Sustainability Statement has been submitted which shows the approach to be taken on integrating sustainability measures into the development. An initial assessment shows that the design would meet the BREEAM standard of 'very good'. In addition to the Energy Strategy outlined above, the development benefits from being a refurbishment project including the re-use of an existing building. This helps reduce construction/demolition impacts and minimises the requirements to use new construction materials.

3.31 Overall, the proposals are acceptable from an energy and sustainability point of view. These matters would be conditioned as part of the permission. Condition nos. 17 and 21 relate.

Flood Risk

3.32 The site is situated within Flood Risk Zone 1, the lowest risk area. In accordance with Paragraph D16 of PPS25 (Annex D) it is not considered that the proposal would raise any significant flood risk issues, or that it would have an adverse effect on a watercourse, floodplain or its flood defences, would not impede access to flood defence and management facilities or add to the cumulative impact of such developments on local flood storage capacity or flood flows.

3.33 Policy EN10 of the UDP relates to the designing out crime. The proposal allows for an animated glazed frontage along Rockley Road with access controlled by the reception area. Whilst officers judge that given its siting in relation to public thoroughfares the proposal would not create an unsafe development in terms of

potential crime, it is proposed to attach a condition requiring that the development achieve secured by design status. Condition no.20 relates.

Legal Agreement

3.34 The applicant has agreed to enter into a legal agreement to ensure the following:

- £20,000 towards training initiatives
- Payment for planting of 2-3 street trees in Rockley Road (northern end of the footpath on the eastern side of the street)
- No coach party bookings
- Travel Plan to be submitted, agreed and implemented
- Servicing Management Plan to be submitted, agreed and implemented
- Payment to repave the highway outside the hotel (southern end of the development, eastern side of the footpath)

4.0 CONCLUSION and RECOMMENDATION

4.1 The proposal would result in the reuse of a currently vacant building. The provision of a hotel would accord with the site specific and town centre policies within the Unitary Development Plan and it is considered that this would increase the vitality and viability of Shepherd's Bush. The proposed extensions would complement the property's setting. With the site's accessibility to public transport networks, it is not considered that the proposal would result in a significant increase in traffic generation or car parking demand. Given the site's position in relation to residential properties and through the use of conditions, it is not considered that the development would result in demonstrable noise and disturbance to local residents. The improvements proposed to the public realm in association with the development are welcomed; and, overall, it is considered that this development would bring substantial benefits to the area. The development would provide additional accommodation for visitors to the borough and London generally, and these visitors would bring custom to many local businesses and services. As such the development would provide an opportunity to encourage the continued regeneration of Shepherd's Bush.

4.2 For these reasons, approval is therefore recommended, subject to conditions and a legal agreement.

Ward: Hammersmith Broadway

Site Address:

248 Hammersmith Grove/ 87-93 Goldhawk Road London



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For identification purposes only - do not scale.

Reg. No:
2010/03733/FUL

Case Officer:
Katherine Wood

Date Valid:
26.11.2010

Conservation Area:

Committee Date:
09.03.2011

Applicant:

Notting Hill Housing Group
C/o Agent

Description:

Demolition of existing buildings on site and erection of a part 4, part 5, part 6 storey building plus basement on Goldhawk Road and Hammersmith Grove, and detached single storey building to the rear, to comprise 63 residential units and 70sqm of commercial floorspace (Use Classes A1, A2 or B1) on the ground floor of the Goldhawk Road frontage; residents' car parking in the basement; landscaping to Hammersmith Grove frontage and communal courtyard

Drg Nos: AGA01; AGA02 Rev A; AGA03 Rev B; AGA04 Rev B; AGA05 Rev B; AGA06 Rev B; AGA07; AEL01 Rev A; AEL02 Rev A; AEL03; AEL04; AEL05; ASL01; ASX01; ASX02; ASX03;

Application Type:

Full Detailed Planning Application

Officer Recommendation:

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

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

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

- 2) The development shall not be erected otherwise than in accordance with the detailed drawings which have been approved, ref: AGA01; AGA02 Rev A; AGA03 Rev B; AGA04 Rev B; AGA05 Rev B; AGA06 Rev B; AGA07; AEL01 Rev A; AEL02 Rev A; AEL03; AEL04; AEL05; ASL01; ASX01; ASX02; ASX03.

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 EN8 of the Unitary Development Plan, as amended 2007.

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

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

- 4) The development shall not commence until detailed drawings of typical bays of the development at a scale no less than 1:20 in plan section and elevation have been submitted to and approved in writing by the Council to show in particular details of:
 - cladding
 - fenestration and balconies

- ground floor elevation to include shopfront, main entrance and boundary wall
- junctions with adjoining buildings

The development shall be implemented in accordance with the approved details.

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

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

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

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

To ensure a satisfactory provision for planting, in accordance with Policy EN26 of the Unitary Development Plan as amended 2007.

- 7) The development shall not be occupied before a landscape management plan, management responsibilities and maintenance schedules for all communal landscaped areas has been submitted to and approved in writing by the council. The landscape management plan shall be carried out in accordance with the approved details.

To ensure that the development provides an attractive natural environment in accordance with Policy EN29 of the Unitary Development Plan, as amended 2007.

- 8) A minimum of 10% of the dwellings shall be capable of meeting the needs of wheelchair users and shall be designed and capable of adaptation, in accordance with the Council's Supplementary Planning Guidance (Access for All). The remainder of the dwellings shall be designed to conform to Lifetime Homes standards and shall be constructed accordingly.

To ensure a satisfactory provision for dwellings, meeting the needs of people with disabilities, in accordance with the Council's Supplementary Planning Guidance (Access for All) and Policy 3A.5 of The London Plan, as revised February 2008.

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

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

- 10) The whole of the parking accommodation shown on approved drawing AGA01 shall be provided and retained thereafter for the accommodation of motor vehicles of the occupiers and users of the residential dwellings on the application site and shall not be used for any other purpose.

To ensure the provision and permanent retention of the parking spaces so as to ensure the development does not result in additional on street parking stress detrimental to the amenity of surrounding residents in accordance with Policy TN13 and standard S18 of the Unitary Development Plan, as amended 2007.

- 11) Prior to the occupation of the development, the 64 cycle parking spaces shown on drawing no. AGA01 shall be provided, and shall be permanently accessible for the storage of bicycles for all residents within the development.

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

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

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

- 13) The development shall not be occupied before details of the design and location of all external lighting have been submitted to and approved in writing by the council. Such details as approved shall be carried out prior to the use of the open spaces and shall be retained thereafter.

To ensure a safe and secure environment and a satisfactory external appearance, whilst maintaining the residential amenity of neighbouring properties in accordance with Policies EN8, EN10 and EN20C of the Unitary Development Plan, as amended 2007.

- 14) Development shall not commence until details shall be submitted to and approved in writing by the Council, of noise mitigation measures, including details of sound insulation measures for the building envelope, orientation of habitable rooms and silenced mechanical ventilation, in order that internal room and external amenity noise standards will be achieved, in accordance with BS8233:1999. Approved details shall be implemented prior to occupation of the development and thereafter be permanently retained.

To ensure that the amenity of occupiers of the development site is not adversely affected by noise / vibration from dominant transport and / or industrial / commercial noise sources, in accordance with Policies EN20B and EN21 of the Unitary Development Plan, as amended 2007.

- 15) Development shall not commence until details are submitted to and approved in writing by the Council, of an enhanced sound insulation value $D_{nT,w}$ for the floor / ceiling / wall structures separating different types of rooms / uses in adjoining dwellings, namely:
- between the Plant Room and Water Boiler Plant Room on Level -1 and the apartments above; and
 - between the Core C Refuse store on Level 0 and the apartment above; and
 - between the Roller Shutter Secure Gate Access to Basement Car Park on Level 0 and the apartments above; and
 - between the Commercial / Retail units on Level 0 and the apartments above; and
 - between apartments on all Levels where bedrooms of one apartment adjoin living rooms / kitchens / bathrooms of another apartment, either on the same Level or above / below.

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 EN20A, EN20B and EN21 of the Unitary Development Plan, as amended 2007.

- 16) Prior to commencement of the development hereby approved, details shall be submitted to and approved in writing by the Council, of the noise and vibration levels of the proposed industrial / commercial noise sources and building services plant / equipment including appropriate noise mitigation measures to ensure that the external noise level at the nearest noise sensitive premises is 10dBA Leq below background LA90, as assessed according to BS4142:1997, with all machinery / plant / equipment operating together, and internal room and external amenity noise standards will be achieved in accordance with BS 8233:1999. Approved details shall be implemented prior to occupation of the development and thereafter be permanently retained.

To ensure that the amenity of occupiers of the development site and surrounding premises is not adversely affected by noise / vibration from plant and equipment, in accordance with Policies EN20A, EN20B and EN21 of the Unitary Development Plan, as amended 2007.

- 17) No development shall commence until a desktop study, site investigation scheme, intrusive investigation and risk assessment have been submitted to and approved in writing by the Council. The desk study will identify all previous site uses, potential contaminants associated with those uses, a conceptual model of the site indicating sources, pathways and receptors and any potentially unacceptable risks arising from contamination at the site. The site investigation scheme will provide information for an assessment of the risk to all receptors that may be affected, including those off site. The risk assessment will assess the degree and nature of any contamination on site and to assess the risks posed by any contamination to human health, controlled waters and the wider environment. A detailed method statement for any required remediation works will need to be submitted to, and approved in writing, by the Council. All works must be carried out by a competent person conforming to CLR 11: Model Procedures for the Management of Land Contamination (DEFRA 2004).

To ensure that any contaminated land on the application site is identified and remediated in accordance with Policies G0, G3, EN20A and EN21 of the Unitary Development Plan, as amended 2007.

- 18) No development shall commence until any required remediation works have been completed and a validation report to verify these works has been submitted to, and approved in writing, by the Council unless otherwise authorised. 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 should be detailed and verified in an amendment to the remediation statement. All works must be carried out by a competent person conforming to CLR 11: Model Procedures for the Management of Land Contamination (DEFRA 2004).

To ensure that any contaminated land on the application site is identified and remediated in accordance with Policies G0, G3, EN20A and EN21 of the Unitary Development Plan, as amended 2007.

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

To ensure an energy efficient development that integrates on-site renewable energy generation to help reduce its carbon dioxide emissions, in accordance with Policies 4A.4, 4A.6 and 4A.7 relating to energy demand, energy efficiency and renewable energy of The London Plan, amended 2008.

- 20) The development hereby approved shall be constructed in accordance with the sustainable statement and construction measures outlined in the Sustainability and Energy Strategy Report and shall be constructed to meet Code for Sustainable Homes Level 3 and no part of the development shall be occupied until the approved measures have been implemented.

To ensure the construction of a sustainable development, in accordance with Policy 4A.3 of The London Plan, amended 2008.

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

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

- 22) The development shall not commence until a Demolition and Construction Management Plan has been submitted to and approved in writing by the Council. The details shall include any external illumination of the site during demolition and construction, contractors' method statements, waste classification and disposal procedures and locations, dust and noise monitoring and control, 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. All works shall be carried out in accordance with the approved plan.

To ensure no unacceptable adverse effect on the amenities of surrounding occupiers, in accordance with Policies EN21 and TN15 of the Unitary Development Plan, as amended 2007.

- 23) None of the development hereby permitted shall be undertaken before a scheme for temporary fencing and/or enclosure of the site has been submitted to and approved in writing by the Council, and such enclosure has been erected in accordance with the approved details and retained for the duration of the building works.

To ensure that the site remains in a tidy condition and to prevent harm to the street scene, in accordance with Policy EN8 of the Unitary Development Plan, as amended 2007.

- 24) No trees surrounding the site shall be topped, lopped, felled or wilfully destroyed without the prior approval in writing of the Council. Prior to the commencement of any works on site, details shall be provided of measures to be used to protect trees in gardens of properties adjoining the site. Such details as approved shall be implemented and retained during construction of the development.

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

- 25) The development shall not commence until a scheme is submitted to and approved by the Council, detailing the commissioning process for the artwork proposed at ground floor level on the Goldhawk Road elevation. The final design shall be submitted to the Council for approval, and the approved artwork shall be implemented within 3 months of the first occupation of the building.

To ensure a satisfactory standard of appearance in accordance with Policy EN8 of the Unitary Development Plan as amended 2007.

- 26) Prior to the occupation of the development, obscure-glazed screens at a height of 1.7m, a sample of which shall first have been submitted to the council and approved in writing, shall be erected on the southern elevations of the roof terraces to flat nos. 18, 31, 44, 54 and 55, as shown on drawing nos. AGA03 B; AGA04 B; AGA05 B; and AGA06 B. The screens shall be permanently maintained.

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

- 27) The windows on the south elevation to the corridors at first, second, third and fourth floor levels, shall be glazed with obscure glass and shall be permanently fixed shut or top-opening only. The windows shall be permanently maintained as such.

To prevent loss of privacy to a neighbouring property, in accordance with Standard S13.2 of the Unitary Development Plan as amended 2007.

Summary of reasons for granting planning permission:

- 1) 1. Land Use: The proposed development would involve the redevelopment of an unsightly and underused garage site close to the town centre. The redevelopment of the site for predominantly residential purposes, whilst retaining some employment floorspace appropriate to the site's context, is considered to be an appropriate use in this case. London Plan Policies 3A.2 and 3B.4, are thereby satisfied.
2. Housing mix: The proposed development would contribute to much needed additional housing, in accordance with London Plan Policies 3A.1 and 3A.3, and would help the borough meet its housing targets, in accordance with London Plan Policy 3A.2. The mixture of market housing and affordable housing in the form of shared ownership units is considered acceptable having regard to development plan policies particularly London Plan policies 3A.11, 3A.9 and 3A.10, and the results of the Three Dragons Assessment which shows that the scheme would be viable providing 29% shared ownership units on the basis of the Council's tiered affordability criteria. In the context of London Plan policies, the tenure mix is considered acceptable, taking into account the objectives of promoting an appropriate mixed and balanced community, with positive benefits for the area. In this respect no objection is raised under London Plan Policies 3A.3, 3A.9, 3A.10 and 3A.11. The housing brought forward by the development will also be an appropriate mix having regard to the objective of securing family and non family units in accordance with UDP policy H06. The internal design and layout of the new residential units are considered satisfactory having regard to Standard S7.A, and the amenity space provision is also considered satisfactory, having regard to the physical constraints of the site, judged against Standard S5.A of the Unitary Development Plan as amended 2007.
3. Design: The development is considered to comply with UDP Policy EN8, and London Plan policy 4.B1. The proposals are considered to represent a high quality scheme that would respect the local setting. Policy EN8 requires a high standard of design in all developments, compatible with the scale and character of existing development and its setting. London Plan policy 4B.1 also seeks to ensure that, within developments, which should maximise the potential of sites, design should, in all its aspects, be of high quality.
4. Residential amenity: The impact of the proposed development upon adjoining occupiers is considered acceptable. In this regard, the proposals accord with UDP Policy EN8, which requires developments to be of high quality design which, amongst other things, respects the principles of good neighbourliness, and with Standard S13 which states that there be no significant loss of amenity to neighbouring properties in terms of loss of outlook or privacy or the creation of additional noise and disturbance.

5. Safety and Access: The development would provide a safe and secure environment for all users in accordance with Policy EN10 of the UDP, and would provide easy access by disabled people in accordance with Policy G4(4) of the UDP and the Council's Adopted Supplementary Planning Document (SDP) 'Access for All'.

6. Highways matters: It has been demonstrated that the scheme would not have a significant further impact on the highway network or local parking conditions and is thus considered to be acceptable. Works to remove the crossovers at two existing site entrances are proposed which would enhance safety at the site. The scheme would be car permit free, details of which would be covered in a section 106 agreement. Adequate provision would be made for the storage of refuse and recycling. The development thereby accords with UDP Policies EN17, TN4, TN6, TN13 and TN15 and standards S18, S19 and S20.

7. Sustainability: The application proposes a number of measures to reduce Co2 emissions from the baseline, including renewable energy measures. The proposal would seek to reduce pollution and waste and minimise its environmental impact. Policies GO and G3 of the Unitary Development Plan as amended 2007 and Policies 4A.3 of The London Plan are thereby satisfied.

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

LOCAL GOVERNMENT ACT 2000 LIST OF BACKGROUND PAPERS

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

Application form received: 25th November 2010

Drawing Nos: see above

Policy documents: The Revised London Plan 2008
Unitary Development Plan as amended September 2007.

Consultation Comments:

Comments from:

Environment Agency - Planning Liaison
Brackenbury Residents' Association
Cathnor Park Area Action Group
Brackenbury Residents' Association

Dated:

04.01.11
04.01.11
24.01.11
05.01.11

Neighbour Comments:

Letters from:

209 Hammersmith Grove London W6 0NP
199 Hammersmith Grove London W6 0NP

Dated:

15.12.10
14.12.10

215 Hammersmith Grove London W6 0NP	15.12.10
Flat 8 248 Hammersmith Grove London W6 7EP	20.12.10
244 Hammersmith Grove London W6 7EP	25.12.10
12 Richford Street London W6 7HH	09.01.11
75 Goldhawk Road London W12 8EG	15.12.10
213 Hammersmith Grove London W6 0NP	14.12.10
Flat 8 248 Hammersmith Grove London W6 7EP	19.12.10
Flat 5 248 Hammersmith Grove London W6 7EP	12.12.10
213 Hammersmith Grove London W6 0NP	06.01.11
8 Richford Street London W6 7HH	20.12.10
4 Richford Street London W6 7HH	23.12.10

OFFICERS' REPORT

1.0 BACKGROUND

1.1 The application site is located on the corner of Hammersmith Grove and Goldhawk Road. The northern part of the site on Goldhawk Road comprises a now vacant petrol filling station with a canopy, which is currently used as a car wash and tyre dealer and a basement with an underground car repair garage. To the rear, fronting Hammersmith Grove is a four storey residential building comprising fifteen flats with associated basement parking. The site is not located in a conservation area, although the Hammersmith Grove Conservation Area is immediately adjacent to the south and east.

1.2 The four storey residential block on the site directly abuts the adjacent property, no. 244 Hammersmith Grove and rises one storey higher. No.244 marks the beginning of a terrace of Victorian villa buildings on the eastern side of Hammersmith Grove. On the opposite Hammersmith Grove/Goldhawk Road corner is an eight storey residential block built at a similar time to the block at 248 Hammersmith Grove (mid-1960s). On Goldhawk Road, the site adjoins a terrace of three storey buildings with projecting single storey commercial units and residential properties above.

1.3 The freehold of the site was acquired in 2005 by Notting Hill Housing Organisation (NHHO). Until 2010, LBHF controlled the head lease of the residential block. In January 2008 Cabinet Members approved the disposal of the head lease subject to the agreement of terms. Decant status was awarded to tenants and the principle of a compulsory purchase order (CPO) was agreed. Cabinet approved the sale of the head lease to NHHO in April 2010.

1.4 Proposals to redevelop the site were presented to a public exhibition held on 9th July 2010. The developers also took part in a planning forum on 20th July. The scheme was presented to the Council's Design Review Panel on 7th September.

1.5 The current proposal is to redevelop the site for 63 residential units and 70 sq.m. of commercial floorspace, comprising a part 4, part 5, part 6 storey building plus a basement car park, and a detached single storey building to the rear, including landscaping to Hammersmith Grove frontage and a communal courtyard.

2.0 PUBLICITY AND CONSULTATIONS

2.1 The application was advertised by way of site notice and a press advert, and individual notification letters were sent to 273 neighbouring residents.

2.2 11 letters from neighbouring residents were received; 9 objecting to the proposals and 2 in support or part support. The main grounds of objection expressed are as follows:

- Inappropriate height and scale of the building
- Design not in keeping with surrounding area. Redevelopment should be an opportunity to restore the architectural character of the area
- Elevational design is bland does not provide sufficient articulation to divide the building's mass into separate elements
- Windows should align with Hammersmith Grove terrace
- Building should be set back from the street frontage
- Development would result in noise, loss of light and loss of privacy to neighbours
- Insufficient arrangements have been made for the rehousing of existing tenants and leaseholders
- 70 sq.m. of commercial floorspace is too small to attract a supermarket which is what the area needs; usage should be limited to A1 (shop)

2.3 Andrew Slaughter MP has written to object on the grounds that the redevelopment would take homes from long term existing residents without suitable alternatives being found, and that the building is inappropriate in design and scale.

2.4 The following residents groups were consulted:

- Brackenbury Residents' Association
- Goldhawk Road Residents' Association
- Hammersmith Grove Group
- Hammersmith Grove Society
- Richford Street Residents' Association
- The Hammersmith Society
- Hammersmith and Fulham Historic Buildings Group

2.5 The Brackenbury Residents' Association have commented, raising objections as follows:

- On the Goldhawk Road frontage, the building fails to differentiate between elevational treatments at ground and upper floor levels which contributes to the existing vitality of the terrace. The building is designed as a single architectural entity which is out of character with the terrace
- The set back is only proposed to the eastern half of the Goldhawk Road frontage; to the eastern side the building would rise straight up from the street frontage and would be an overbearing presence
- Too much of the ground floor street elevation is windowless
- Ground level fenestration on the Hammersmith Grove frontage appears mean and institutional
- Concern that the whole building will be perceived as a singular mass of unacceptable scale and bulk

2.6 The Cathnor Park Residents' Action Group have responded in support of the principle and the design of the redevelopment scheme.

2.7 The Environment Agency has responded to consultation with no objections raised to the proposals.

2.8 The Design Review Panel (DRP), responding to the proposed scheme at a pre-application stage, had the following comments:

- The scale, bulk, height and mass of the building, and general design approach to the site, was considered acceptable
- Recommended adding more definition to the corner of the building, possibly by pulling it forward on the building line on Hammersmith Grove
- Main entrance and 'blank' wall on to Goldhawk Road needed enhancement
- Front doors to units on Hammersmith Grove should be considered
- The provision of defensible private garden space on Hammersmith Grove should be considered
- Details would be important, re. the landscaping, details of glazed elements, visual interest of elevations, treatment of refuse stores.

2.9 Following the comments from the DRP, the proposal has been developed in the following ways:

- The entrance has been defined with a splayed wall and artwork proposed to the blank wall
- Defensible garden space has been shown to the units along Hammersmith Grove
- The proposals have now included gated access from Hammersmith Grove to serve the defensible space and allow access into the dwellings;
- Windows have been enlarged and greater detail has been provided to illustrate the depth and detailing of the elevations;
- The design and entrances to the refuse stores have been reworked to ensure a more active frontage on Goldhawk Road;
- The prospect of moving the building line forward was assessed but was not considered appropriate in the context of Hammersmith Grove.

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

3.0 PLANNING CONSIDERATIONS

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

LAND USE and TENURE

3.2 PPS3 promotes the provision of good quality housing through mixed, inclusive and sustainable communities, in sustainable locations with access to jobs and services. Effective use of land is encouraged in this national guidance, with a priority for re-using brownfield sites. Policy 3A.2 of The London Plan states that UDPs should identify new

sources of housing supply having regard to 'change of use of surplus industrial / employment land to residential or mixed use development'.

3.3 The former petrol station site is currently in use for various car-related operations, including a car-wash, car mechanic and tyre centre. In total, 400 sq.m. of land is within this Class B2/sui generis use and around 7 people are employed here. It is proposed to replace this with a redevelopment scheme incorporating 70sqm of commercial floorspace. Whilst this involves a net loss of employment floorspace, it is considered that the nature of the present uses have led to an unsightly form of development which, although generally historic, and built up over a number of years, now sits uncomfortably within its context and especially if used to its full lawful capacity, has the potential for an inappropriate level of vehicle movements and noise. The proposed re-development would provide a continuation of the existing commercial parade with a more appropriate range of uses (Class A1 retail, Class A2 financial and professional services or Class B1 office use), to be used as a single unit or as two separate units. A similar number of people could be expected to be employed here. It is therefore considered that the proposed redevelopment would provide a more satisfactory relationship with the surrounding context, whilst retaining employment floorspace; and allowing compatible land uses to come forward.

3.4 Policy 3A.1 of the Mayor's London Plan states that 30,500 net additional homes should be delivered per annum in London. Of this, the London Borough of Hammersmith and Fulham has a target to deliver 450 net additional dwellings per annum. In the Core Strategy it is proposed that the target would increase to a target of 615 additional homes per annum. The proposed redevelopment to provide 63 residential units would contribute to these targets.

3.5 Policy 3A.10 of the Mayor's London Plan states that 'Boroughs should seek the maximum reasonable amount of affordable housing when negotiating on individual private residential and mixed use schemes, having regard to their affordable targets, the need to encourage rather than restrain residential development and the individual circumstances of the site'. The London Plan goes on to say that 'Targets should be applied flexibly, taking account of individual site costs, the availability of public subsidy and other scheme requirements'. Policy 3A.11 of the Mayor's London Plan states that 'boroughs should normally require affordable housing provision on a site which has capacity to provide 10 or more homes, applying the density guidance set out in Policy 3A.3 and Table 3A.2'. In this case the proposed development provides 63 flats (a net increase on site of 48 units) and the issue of affordable housing therefore needs to be addressed. Policy 3A.9 of The London Plan states that the 'Mayor's strategic target for affordable housing provision is 50% and within that, 70% social rented and 30% intermediate'. Paragraphs 3.52 and 3.53 of the Mayor's London Plan establish that 'the 50% target is not prescriptive and that some sites are more capable of achieving more (and some less) towards the 50% target than others'.

3.6 The tenure proposed is mixed, with 71% of the residential units proposed being private (23 x 1-bed and 22 x 2 bed) and 29% (18) of the residential units being affordable in the form of shared ownership units, provided on the basis of the Council's tiered affordability criteria (11 x 1-bed, 5 x 2-bed and 2 x 3-bed). The applicant has submitted a 3 Dragons toolkit appraisal to support the proposed housing mix. Whilst the proposed provision falls short of the London Plan targets, these are strategic targets for boroughs and may not be found appropriate or necessary for each and every redevelopment scheme. Officers have considered the viability assessment, and in

addition have sought independent advice on its content and findings. The assessment has presented three scenarios: Scenario 1 involving 50 per cent shared ownership units taking no account of the LBHF tiered affordability criteria, Scenario 2 involving 29% shared ownership units meeting LBHF tiered affordability criteria (the proposal), and Scenario 3 involving 13 shared ownership and 2 social rented units.

3.7 The external advice, which used a different financial model to the applicants to assess the viability of the proposal, concluded that Scenario 1 would not be financially viable, and that Scenario 3, whilst technically viable, or close to it, would present management difficulties because of the mix of tenures and small number of social rented units, and increasing the number of social rented units would reduce the viability. Scenario 2 was considered to be a viable option, or close to it. This is the applicant's proposed tenure mix. Officers agree with the findings and conclude that the development would still make a valuable contribution to meeting the continuing demand for housing in the borough. The proposal to adhere to the tiered affordability levels would ensure that the dwellings are affordable to a range of different income levels making them more accessible to those on lower incomes. This would also have an impact on the number of affordable units that can be provided within the scheme. Any affordable housing would need to be secured by appropriate Section 106 obligations (see below).

RESIDENTIAL DENSITY

3.8 Policy 4B.1 of The London Plan identifies design principles for a compact city and states that 'The Major will and boroughs should, seek to ensure that developments maximise the potential of sites, promote high quality inclusive design and create or enhance the public realm, contribute to adaptation to and mitigation of the effects of climate change, respect local context, history, built heritage, character and communities, provide for or enhance a mix of uses, be accessible, usable and permeable for all users, be sustainable, durable and adaptable in terms of design, construction and use, address security issues and provide safe, secure and sustainable environments and be practical and legible'.

3.9 The site is located in Public Transport Accessibility Level (PTAL) 6a which is considered to have excellent public transport access. In relation to the GLA density matrix, though the site is considered to be a 'central' site it exhibits characteristics of both 'central' and 'urban' areas. 'Central' areas are defined as areas with very dense development, a mix of different uses, buildings of four to six storeys, located within 800m walking distance of an International, Metropolitan or Major town centre. 'Urban' areas are defined as having a mixture of uses where the housing is terraced of two to four storeys, within 800m of a District centre. The site is located within 750m of Hammersmith Town Centre which is designated as a major town centre of sub-regional importance in London Plan A.1, and within 150m of Shepherd's Bush Town Centre which is designated as a Metropolitan Town Centre in the Draft Replacement London Plan. There is a mix of uses, surrounding the site with a predominant building height of 3-4 storeys, but with examples of 8-11 storey buildings in the vicinity. The GLA's density matrix gives an indicative range of 200-700 hrph for urban sites and 650-1100 hrph for central sites. The proposed development site comprises 0.19 hectares and would have a density of 785 hrph, which would be consistent with the site's characteristics of falling between the urban and central definitions.

3.10 More importantly, it should be noted that the proposed scheme has been designed to take account of its context in terms of appropriate scale and massing, as well as

compliance with the Council's standards on the size of residential units, aspect and amenity space. Policy 4B.3 of The London Plan recognises that the density matrix sets a strategic framework for appropriate densities in different locations aiming to enhance existing local character by relating the area's accessibility to appropriate development and the number of car parking spaces that should be provided. As such officers have considered the development not solely with regard to the indicative density ranges but a number of other relevant factors such as design, environmental quality, the amount and quality of open amenity space provision, the capacity of existing services and facilities to accommodate the development, the impact on on-street parking and access to the site from a range of transport modes and impact on the amenities of neighbouring residents. By satisfying these parameters the scheme may be considered acceptable, and this is analyzed and demonstrated below.

DESIGN

3.11 Policy EN8 of the UDP relates to the design of new development and states that 'Development will not be permitted unless it is of a high standard of design and compatible with the scale and character of the existing development and its setting. Schemes must be formulated to respect the historical context of the area and its sense of place, the scale, mass, form and grain of the surrounding development, relationship to the existing townscape, rhythm and articulation of frontages, local building materials, sustainability objectives and the principles of good neighbourliness'. UDP Policy EN2B states that 'Development, including development outside conservation areas, will only be permitted if the character or appearance of the conservation area in terms of their setting and views into and/or out of them is preserved or enhanced'.

3.12 The street frontages to the site have a differing character. The Goldhawk Road frontage has a commercial ground floor frontage set forward of the main building alignment of the upper levels. Goldhawk Road consists of a mix of building types and scales. Whilst Hammersmith Grove is predominantly residential, it is an early nineteenth century street of grander scale houses, lined by an avenue of mature trees, and is more consistent in its building form and height. The houses are generally three storeys with a semi-basement and are constructed in brick with render dressings. Verulam House, a tall slab block set back from the street frontages, occupies the opposite corner, and is the dominant building in this part of the conservation area.

3.13 The existing residential block on the site is of low architectural quality and in a poor state of repair. It breaks the street alignment and fails to contain and add definition to the corner. It has an awkward relationship to the existing conservation area terrace in Hammersmith Grove and a harmful impact of the street scene, and there is scope to repair the townscape with a suitably responsive design. It is considered that the design approach for a redevelopment scheme should aim to repair the corner element of the street block, be mindful of the differing scales and massing of the adjoining buildings on both Goldhawk Road and Hammersmith Grove, and use materials appropriate to the context.

3.14 The proposed building has responded to this design analysis with a corner building which rises from four storeys to five storeys and a set back lightweight top floor on the corner. The proposed massing therefore relates to the adjoining buildings and steps up to five storeys to command the corner. The built footprint would take a traditional L-shaped form wrapping the corner.

3.15 On Goldhawk Road, the proposed design has taken into account the unusual massing of the adjoining Goldhawk Road terrace, by continuing the form of the single storey 'extension' to the back edge of pavement, and aligns the upper levels with the main face of the adjacent terrace. Its parapet would rise slightly higher than the existing line, but not in any harmful way. Similarly on Hammersmith Grove, the building alignment would be set on the same plane as the general alignment along the street. Here the proposed parapet would align with the existing, giving a consistency of scale. The proposed building would respond to the key identifiable building lines and massing of the adjoining properties.

3.16 The Hammersmith Grove elevation has been developed to replicate the rhythm of the street as defined by the plot widths. This gives a series of vertical bays defined by columns and vertically proportioned windows which have a coherent composition and form and which would help break the scale of the building and enable it to sit sensitively with its neighbours. The relationship of the windows to the face of the brick wall would be of similar proportions to the relationship found on the existing buildings, and the rendered parapet line found on the neighbouring terrace would be reflected in contemporary brick detailing in the current proposal. The elevation includes a boundary wall and railing detail at the back edge of pavement which would reflect the pattern along the street.

3.17 The Goldhawk Road frontage would contain the main entrance to the residential apartments. The entrance would be generous and would be approached via a splayed wall which would be animated by a piece of artwork. The splayed form would be used on the upper levels on some of the windows to add variation and interest to the façade. The artwork has yet to be finalised. The applicants intend to commission a work via competition of local artists. A condition is recommended requiring the submission of a scheme detailing how the artwork would be commissioned and the submission of the final design. (Condition 25)

3.18 It is proposed that the building would be built in London Stock brickwork with glazing to the recessed balconies and the lightweight top storey. The fenestration would be varied, using both individual punched windows which have a vertical proportion and hierarchy of scale through the façade, and also grouped windows which are used to both divide the elevation into apparent plot widths as on the proposed Hammersmith Grove elevation, or to signal an important part of the elevation as on the Goldhawk Road elevation above the entrance. The windows would have deep reveals to create depth and visual interest to the building.

3.19 It is considered that the proposal has responded well to the context of the site. The quality of the detailing and materials would be key to the success of the design, and it is therefore intended to condition the development so that large scale sections through the proposed buildings at a scale of 1:20 would be provided for prior council agreement to ensure that depth and articulation would be achieved in the elevations of the buildings (Condition 4), as well as details and samples of materials (Condition 3). Subject to the submission of satisfactory details, it is considered that the development would comply with the policy 4B.1 of the London Plan and policy EN8 of the UDP. The proposal has been assessed in views from the neighbouring conservation area and it is concluded that it would preserve the character of the surrounding conservation area and would therefore comply with Policy EN2B of the UDP and Government guidance contained in PPS5.

ACCESSIBILITY

3.20 10% of the units (6 units) have been shown to be fully adaptable to wheelchair users, to accord with Policy HO6 of the UDP. The rest would meet Lifetime Home standards. The 6 wheelchair adaptable units would be located on the ground, first and second floors with lift access to the upper floors. Full disabled access would be provided to the main entrance of each building with pathways at appropriate gradients and level thresholds. Bin stores would also be wheelchair accessible. The mechanism for the marketing of the wheelchair units, to ensure that all the units will be offered to those in need of this accommodation, would be secured as part of the legal agreement (see below).

QUALITY OF PROPOSED RESIDENTIAL ACCOMMODATION

3.21 Each of the proposed units has been designed to exceed the space standards for unit sizes as outlined in Standard S7A of the UDP, and to comply with lifetime homes principles.

3.22 Policy EN23 of the UDP states that 'all new developments will be required to make provision for open space to meet the needs of the occupiers and users'. These will need to be in accordance with standards S5 and S7 of the Unitary Development Plan. Standard S5A.1 and S5A.2 of the UDP identify amenity space requirements for family and non-family units which are located at ground level and requires an area of private open amenity or garden space of not less than 36 square metres for family units and 14 square metres for non-family units.

3.23 All of the proposed ground floor units would have an area of private amenity space, either to the rear or to the front facing Hammersmith Grove. Of the 11 units at ground floor level, 10 are fully compliant with the Council's private amenity space standards, with the only shortfall being one of the three bedroom apartments at the rear (apartment 11), which would have two areas of private garden totalling approximately 22sqm. However, there is also a large communal amenity area to the rear of the blocks of 275sqm. This particular unit is positioned such that an enlargement of the rear garden would narrow the access to the communal area to an unworkable degree. On balance, it is considered that the provision of a more spacious communal garden would be of more value to the scheme and to the occupiers of the flats than a prescriptive application of the standards, especially as all units would have a reasonable amount of private amenity space and the provision of the communal space would adequately make up for the small amount of shortfall. Whilst there is no UDP requirement for the provision of amenity space above ground level, all flats on upper floors would have a private balcony or terrace of at least 5sqm.

3.24 As the site is less than 0.2 hectares, there is not a requirement within the Unitary Development Plan to provide a children's playground within the development. However, an area has been identified within the communal garden for informal play space, which would be well surveilled by the flats within the development. It is considered that the amount of amenity space proposed is acceptable in the context of the overall scheme. It would therefore comply with policies EN23 and EN23B in terms of amenity space requirements.

3.25 None of the new dwellings would have a single north facing aspect. The development therefore complies with standard S13.3 of the UDP. It is considered that the layout of the proposed units would enable adequate levels of daylight and sunlight to be received to rooms and amenity spaces.

3.26 The site is subject to traffic noise from Goldhawk Road. Most of the site is within a Noise Exposure Category (NEC) C as identified by PPG24, with some parts marginally within NEC D. A noise report has been submitted with the application which recommends remedial measures to ensure compliance with current noise and vibration standards. It has been confirmed by the applicant that acoustic glazing would be used which in itself would reduce internal noise levels within the flats to acceptable standards. Officers are satisfied that satisfactory noise levels could be achieved if the proposed acoustic glazing and sound insulation measures are implemented, and a condition is therefore recommended to confirm these measures are undertaken and that internal noise standards, in accordance with British Standard BS8233:1999, are achieved. (Condition 14)

3.27 The units would be stacked so as to place similar room types above one another and to avoid noise sensitive rooms such as bedrooms being constructed below noise generating rooms such as living rooms. Details of enhanced sound insulation between noise generating and noise sensitive parts of the building and neighbouring properties will be required by condition, to ensure compliance with British standards. (Condition 15)

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

HIGHWAYS MATTERS

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

3.30 The proposal would provide 63 residential units and provide 48 car parking spaces at basement level, which is a lower level of car parking than required by the UDP standard S18.1 (appliance of the standards, which is based on the habitable rooms provided by the units and makes provision for visitor parking spaces and affordable housing provision, would produce a requirement for 63.8 off-street parking spaces). No visitor parking would be provided. Notwithstanding the UDP requirement, provision of one parking space per dwelling has generally been adopted in residential developments across the borough. However it is considered that the lower level of car parking provision is acceptable in this location which is highly accessible to public transport networks. On-street parking in the area is subject to Controlled Parking Zones.

3.31 The section 106 would prohibit residents from applying for on street parking permits. It is not therefore considered that car parking demand arising from occupiers of the development would have an unacceptable impact on the existing on-street parking conditions in the surrounding streets. Cycle parking would be provided for the residential units in accordance with standard, with 64 spaces within a secure enclosure in the basement and an additional allocated area for motorcycles. The proposed vehicular and cycle parking layout is considered to be satisfactory and compliant with policies TN4, TN6 and TN15 and standards S17, S19 and S20 of the UDP.

3.32 The proposed development would remove two of the three existing vehicle access points to the site, with the existing access to the forecourt from Goldhawk Road and Hammersmith Grove close to the junction being omitted. The existing access beneath no.248 on to Hammersmith Grove would be retained and altered, and would serve as the only vehicle access to the site, into the basement car park. The removal of the two vehicle accesses would improve highway and pedestrian safety conditions.

3.33 Environmental improvement works are planned at Goldhawk Road, which would include the widening of the pavement in front of the proposed development, creation of two straight crossings instead of the existing staggered crossing, and improvements to the junction with Hammersmith Grove. The developer has agreed to contribute £100k to cover the cost of the highway improvement works outlined above and a contribution to the wider planned improvements to the pedestrian realm. This would be secured in the S106 legal agreement.

3.34 Policy TN13 of the UDP relates to traffic impact assessments and states that 'all development proposals will be assessed for their contribution to traffic generation and their impact on congestion, particularly on bus routes and the primary road network and against the present and potential availability of public transport, and its capacity to meet additional demands'.

3.35 A transport assessment was submitted with the application. The development proposal has been assessed in light of the lawful use and previous operation of the site as a petrol filling station. This established use could generate around 115 vehicle arrivals and departures a day. It is predicted that the proposed residential use, in this highly accessible location, would generate around 24 arrivals and departures by car every day. A significantly lower level of traffic generation would therefore result from the proposed development as compared with the existing and consented uses on site. The junction of Hammersmith Grove and Goldhawk Road is controlled by traffic lights. The remaining vehicle access point is set well away from this junction. It is not therefore considered that the proposal would have a significant further impact on traffic congestion and highway safety on the surrounding highway network, and could serve to improve on the existing situation in this regard. The proposal is thus considered to comply with Policy TN13 of the UDP.

REFUSE AND SERVICING

3.36 The limited amount of servicing that would be required by the 70sqm of commercial space would be from Goldhawk Road, in common with the existing units in the commercial parade. The commercial unit would have its own refuse store to the back of the unit. There would be two refuse stores for the residential units on either of the Goldhawk Road and Hammersmith Grove frontages at ground floor level. These would consist of 3 x 1100 litre Eurobins to core B on Goldhawk Road and 5 to Core C on Hammersmith Grove. It is considered that this arrangement would provide sufficient capacity for the storage of refuse and recycling, where 8 flats would share one Eurobin. The design of the refuse store on Goldhawk Road has been revised in order to create internal access, reducing the need for the external doors to be opened, and to create glazed doors with a view through to an internal landscaped courtyard rather than a blank door on the street frontage, which would create a more active frontage on this façade. Further confirmation regarding the number and type of bins at each location and the recycling facilities and method of collection would be covered by condition (condition 9). The proposal is therefore considered to satisfy policy EN17 of the UDP.

IMPACT on RESIDENTIAL AMENITY

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

3.38 The applicants have undertaken a comprehensive survey of the impact that the proposed development would have on all of the surrounding residents in terms of daylight and sunlight, measuring light levels to windows in the adjoining properties with reference to the Building Research Establishment's 'Site Layout Planning for daylight and sunlight, a guide to good practice'. The measurements have shown that the scheme is fully compliant with the Vertical Sky Component tests to all surrounding properties, and no neighbour would experience noticeable loss of daylight (defined as a greater than 20% reduction) as a result of the development. In some cases, due to the reduction of massing towards the centre of the site, neighbouring rooms would experience an improvement in daylight conditions. In conclusion, in officers' view all of the assessed habitable rooms would retain acceptable levels of daylight following the construction of the proposed development

3.39 In terms of sunlight, the scheme has been assessed with regard to any reduction in Annual Probable Sunlight Hours (APSH). In accordance with BRE guidance, only windows which face 90 degrees due south are required to be considered. The guide suggests that all main living rooms of dwellings and conservatories should be checked if they have a window facing within 90 degrees due south. In this case, the scheme has been found to be fully compliant with BRE guidance in relation to all affected properties, with any reduction in APSH within 20%, which is likely to be unnoticeable. In conclusion, officers consider that the amenities of neighbouring residents would not be significantly adversely affected by the proposed development in relation to sunlight.

3.40 Standard S13.1 of the UDP relates to loss of outlook and states that 'a building's proximity can have an overbearing and dominating effect, detrimental to the enjoyment by residential occupiers of their properties'. Although dependent upon the proximity and scale of the proposed development a general standard can be adopted by reference to a line produced at an angle of 45 degrees from a point 2 metres above the adjoining ground level of the boundaries of the site where it adjoins residential properties. Where any part of the proposed building extends beyond these lines the UDP allows on-site judgement to be a determining factor in assessing the effect which the development will have on the existing amenities of neighbouring properties. The proposed development would comply with this criteria in relation to the properties on Richford Street which back on to the development site. Outlook would in fact be improved due to the fact that the bulk of the existing building, which is set back into the site, would be demolished and replaced with a building which follows the building lines along Hammersmith Grove and Goldhawk Road.

3.41 Whilst the proposed development would be built on the boundaries with the two adjacent neighbours, no.244 Hammersmith Grove and no. 85 Goldhawk Road, the bulk of the building would be moved back on the building line and would thus improve the current aspect towards the bulky building in the centre of the site from the rear of no.85. The building would project a further 6.5m back from the rear building line of the recessed side extension to no.244, set off 1.5m from the boundary. The bulk of the building would thus impose itself to a greater degree along the side boundary with this property, but the open aspect to the east and south would be preserved, and it is not

considered that there is a significant loss of amenity to the windows to the side extension which are to a bathroom, kitchen and upper floor bedroom to a self contained maisonette. The limited loss of amenity is borne out by the fact that improvements to the daylighting conditions at no.85 can be demonstrated and minor improvements or no noticeable differences are shown to the windows at no.244.

3.42 Standard S13.2 of the UDP relates to privacy and overlooking. Normally a distance of 18m should be achieved between windows in a new development and existing residential windows. None of the windows or balconies within the proposed development would be less than 18m from the rear elevations of the properties on Richford Street, or the front of the properties across the road on Hammersmith Grove and Goldhawk Road. No new windows would be within an 18m/60 degree splay of existing windows to the adjacent properties on Hammersmith Grove and Goldhawk Road, apart from windows at the end of the corridors at each level on the south elevation, which would be obscurely glazed and fixed shut (Condition 27). Where the edges of the proposed roof terraces would be within this splay, it has been indicated on the drawings that 1.7m high obscure glazed screens would be erected to the affected side, and this would be a condition of an approval (Condition 26). It is not considered that the development would result in loss of privacy to any of these neighbours.

3.43 The rear of the site would have residential balconies and a communal garden area. Whilst it is to be expected that these areas would be used as external amenity space and would lead to some increase in noise, the size of the balconies facing into the site (18 in total, plus the ground floor gardens and amenity space) are small and large numbers would not be able to gather on each individual balcony. The use of the communal area would be used in a similar way to individual residential gardens, and noise levels would be restricted by the fact that occupiers within the development itself would expect to be able to enjoy a quiet environment. It should be considered that the development replaces a number of flats with balconies, a car park and a garage/workshop, and the site is subject to considerable external noise from Goldhawk Road. It is not therefore considered that the proposal would have an unacceptable further impact on the creation of noise and disturbance for surrounding residents.

ENERGY

3.44 London Plan Policy 4A.3 relates to sustainable design and construction and states that '...the Mayor will and boroughs should ensure future developments meet the highest standard of sustainable design and construction and reflect this principle in policies including making most efficient use of land and existing buildings, reducing carbon dioxide and other emissions that contribute to climate change, design buildings for flexible use throughout their lifetime, avoiding internal overheating and excessive heat generation, making effective and sustainable use of water, aggregates and other resources, minimising energy use by passive solar design, supplying energy efficiently and using renewable energy where feasible, reducing air and water pollution and managing flood risk'. Policy 4A.7 of The London Plan assumes that developments would aim to achieve a reduction in carbon dioxide emissions of 20% from on site renewable energy generation, unless this provision is not feasible.

3.45 The applicants have submitted an Energy and Sustainability Statement to show how the development would comply with the London Plan policies on sustainable design and construction, including energy.

3.46 An assessment of expected energy use and associated Co2 emissions has been carried out and the Mayor's energy hierarchy then followed to reduce energy use and Co2. Building the development to the minimum requirements of the Building Regulations is calculated to result in gas and electricity use that generates 155 tonnes of Co2 a year (90% associated with the residential units, the remainder from the proposed commercial space).

3.47 To reduce energy use and Co2 emissions, a number of energy efficiency measures are proposed. Passive measures would be integrated, for example, allowing good levels of natural daylight, which would help minimise the requirement for artificial lighting. There would also be shading to allow solar gain to be used without overheating in summer. High levels of thermal insulation and reduced air permeability would be used to reduce heat loss. The ventilation system would also help by including heat recovery. Energy efficient lighting would be installed and integral appliances such as washing machines would be high efficiency models (e.g. A-rated). A communal heating system is proposed to be installed with each residential unit having their own local controls and meters. This is an efficient approach to heating which will help to reduce energy use and CO2 emissions. The energy efficiency measures would help reduce CO2 emissions by just under 20% from the baseline figure (i.e. by 31 tonnes).

3.48 Renewable energy technologies have also been assessed for their feasibility to further increase the Co2 emission reductions with the aim of meeting London Plan policy 4A.7's target of reducing emissions by 20%. Due to space limitations of the site, a roof mounted system is deemed to be the most feasible, with solar PV panels being the preferred solution. 539m² of roof space is available for PV panels across the level 5 roof, the south facing level 4 roof and smaller terraces on levels 4 and 3 to the east. The PV panels are calculated to reduce emissions by about 17 tonnes a year, which represents a further reduction of about 14%. This is below the 20% target, but given that the available space has been maximised, this is accepted as a feasible and reasonable contribution to the overall CO2 reduction strategy for the development.

3.49 In terms of wider sustainability measures in addition to energy, other issues have been assessed including sustainable use of materials, water conservation, waste and recycling, biodiversity and transport issues. The aim is to design and construct the new development to meet level 3 of the Code for Sustainable Homes. This would entail the installation of water efficient appliances such as low water use showers, basins and dual-flush toilets, provision of waste/ recycling storage areas, the inclusion of green space, including an aspiration to provide green roofs and the use of materials with low environmental impacts.

3.50 At the moment, the whole site is covered with impermeable surfaces, which means that surface water drains into the main sewer system. The proposed significant reduction in hard-standing and increase in soft landscaping will help reduce the surface water run-off.

3.51 Conditions are recommended to secure the implementation of the measures proposed in the Energy Assessment and to ensure that the sustainable design and construction measures, including energy efficiency and renewable energy, are achieved. (Conditions 19 and 20).

OTHER CONSIDERATIONS

TREES

3.52 Two trees within neighbouring properties overhang the site: a large mature London Plane tree which is subject to a Tree Preservation Order to the south, and a mature Ailanthus in the rear garden of 4 Richford Street. The outermost part of the canopies of these trees would overhang the edge of the site where the single storey dwellings are proposed. However the roof level of this proposed building would not exceed the height of existing development, and it is evident that there is at least a 2m clearance of the trees' crowns above the proposed development. In the case of the Ailanthus which is the closer tree, there is evidence of previous crown lifts to contain its growth, which would further increase the clearance above the development. It is not therefore considered that the development would affect the long term health of the trees. It is recommended that a condition is attached to secure the protection of the trees during development. (Condition 24)

CONTAMINATED LAND

3.53 Potentially contaminative uses at the site (past and present) include a petrol filling station, car repair garage, tyre dealer and hand car wash. Following review of environmental reports submitted under the application, it is considered necessary for more contemporary assessments of the site to be carried out. This should be based on current guidance and within the context of the proposed development scheme. Conditions have therefore been added to the permission requiring a revised desk study, site investigation scheme, further investigative works, a remediation method statement and the validation of these works. These requirements have been placed in order to ensure that no unacceptable risks are caused to humans, controlled waters or the wider environment during and following the development works, and in accordance with UDP policies G0, G3, EN20A and EN21.

FLOOD RISK

3.54 The site is within Flood Risk Zones 2 and 3, and the applicants have submitted a flood risk assessment in accordance with Planning Policy Statement (PPS) 25. The Flood Risk Assessment (FRA) submitted has considered all possible risks of flooding to the site with the greatest risk coming from a tidal surge event associated with the River Thames. The residential parts of the site would be classified as a 'more vulnerable' use, whereas the commercial part would be 'less vulnerable'. However, the FRA has found that the site would be suitable for residential development for the following reasons: there would be an improvement in terms of the surface run-off from the site as more soft landscaping is proposed; the site benefits from flood defences which offer protection up to the a 1 in 1000 year flood event; the analysis shows that in the event of a breach in flood defences the site is unlikely to be significantly affected; the finished floor levels would be above the 1 in 200 year flood level. Redevelopment of the site for residential accommodation should therefore be possible, in officers' view, with careful consideration of the surface water and foul drainage. The Environment Agency raises no objection to the redevelopment of the site for residential purposes.

LEGAL AGREEMENT

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

- Contribution for (i) highway/environmental works to improve the site's vehicular and pedestrian accessibility, including the removal of crossovers and re-instatement of the

footway in the vicinity of the site in accordance with the council's street smart guidance (ii) towards the cost of planned improvements to Goldhawk Road.

- 29% of the residential units i.e. 18 flats to be 'affordable' in the form of shared ownership, in accordance with the Council's tiered affordability levels
- LBHF nomination rights to the affordable units
- Marketing of wheelchair adaptable units
- The entire residential development to be Car Permit Free

4.0 CONCLUSION AND RECOMMENDATION

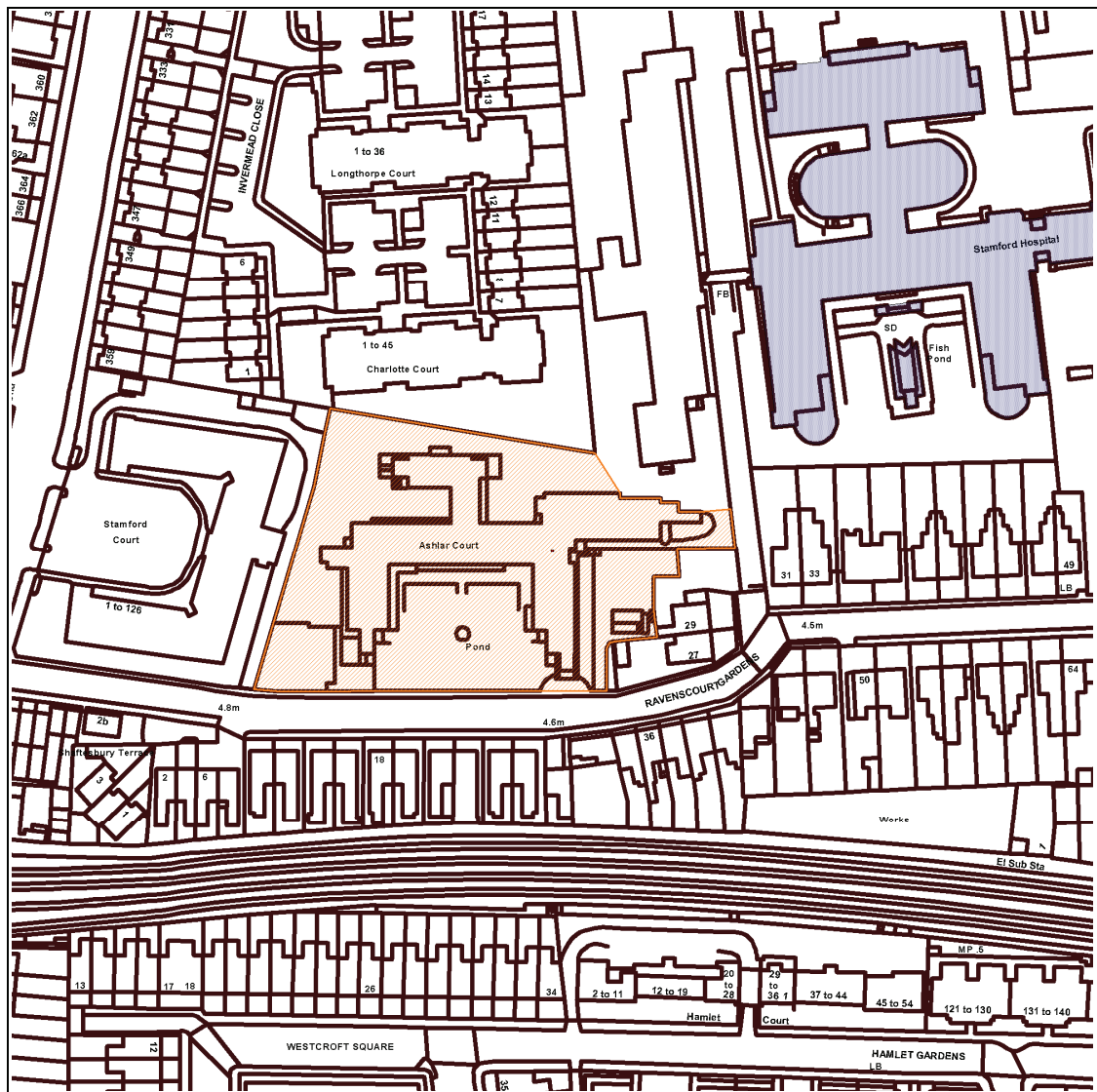
4.1 The proposed development accords with Council's Unitary Development Plan, London Plan policies and Government guidance, which seeks to maximise the potential of sites. The residential tenure split is considered to be acceptable and would provide a balanced community, meeting local needs. The standard of proposed accommodation is acceptable. The scheme would have minimal impact on adjoining residents or on local traffic conditions and parking stress. The design and layout of the development is considered acceptable, and it would not harm views into or out of the adjoining conservation area.

4.2 On balance officers consider that planning permission should be granted subject to the conditions appearing in this report and following the completion of a satisfactory 106 agreement.

Ward: Ravenscourt Park

Site Address:

Ashlar Court Ravenscourt Gardens London W6 0TU



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Reg. No:
2010/02917/FUL

Case Officer:
Neil Button

Date Valid:
29.11.2010

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

Committee Date:
09.03.2011

Applicant:

Marcol Group PLC
10 Upper Berkeley Street London W1H 7PE

Description:

Refurbishment and change of use of former Royal Masonic nurses accommodation to Class C3 (residential use) to provide 66 residential units including provision of 6 affordable units, alterations to elevations, internal works to the building, extensions at roof level, four storey side extensions, provision of basement level car park, new lower ground floor level, surface level car park (total scheme parking provision: 36 spaces), refuse and bin storage enclosures, landscaping and alterations to boundary treatment, plus erection of two detached dwellinghouses (Revised Description)

Drg Nos: APL01_99, APL01_100 Rev 01, APL01_101, APL01_102APL01_103, APL01_104, APL01_105, APL02_99APL02_100, APL02_101, APL02_102, APL02_103APL02_104, APL02_105, APL03_99, APL03_100APL03_101, APL01_102, APL03_103, APL03_104APL03_105, APL03_300, APL03_301, APL03_302APL03_303, APL03_304, APL03_305, APL03_306APL03_307, APL03_311, 25,11,10 Scope of Works Design and Access Statement by Robin Partington Architects Planning Statement by Jones Lang LaSalle Daylight and Sunlight Report and Addendum by GIA Heritage Assessment by KM Heritage Statement of Community Involvement by Bell Pottinger Sustainability and Energy Statement by PHA Consult Tree Report by Landmark Trees, Transport Statement by Motion Flood Risk Assessment by AMEC

Application Type:

Full Detailed Planning Application

Officer Recommendation:

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

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

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

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

To ensure a satisfactory external appearance and to prevent harm to the street scene, in accordance with policy EN2 and EN8B of the Unitary Development Plan, as amended 2007, and the Council's supplementary design guidelines for lightwells.

- 3) A method statement of the structural survey should be submitted to the Local Planning Authority and approved in writing, before any intrusive survey works commence.

To ensure that the Local Planning Authority have the requisite level of information about the extent of the work necessary to repair/replace original parts of the building fabric in the interests of safeguarding the special architectural or historic interest of the building, in accordance with Policy EN3 of the Unitary Development Plan, as amended 2007.

- 4) The development hereby permitted shall not commence until particulars and samples of materials to be used in all external faces of the buildings including the extensions, detached dwellinghouses and bin enclosures, including glass have been submitted to and approved in writing by the Council. The development shall be carried out in accordance with such details as have been approved.

To ensure a satisfactory external appearance, in accordance with Policies EN2, EN3 and EN8B of the Unitary Development Plan, as amended 2007.

- 5) Detailed drawings of the extensions to the main building at a scale of 1:20 in plan, section and elevation shall be submitted to the Local Planning Authority for approval and implemented in accordance with approved details, prior to commencement of works.

To ensure a satisfactory external appearance, in accordance with Policies EN2, EN3 and EN8B of the Unitary Development Plan, as amended 2007.

- 6) Details including material samples of American walnut panelling to be applied to both sides of new wall subdividing the Elford Room shall be submitted for the Council's approval prior to the commencement of the relevant part of the development. The details shall be implemented in accordance with the approved samples and thereafter permanently retained.

In order to safeguard the special architectural or historic interest of the building, in accordance with Policy EN3 of the Unitary Development Plan, as amended 2007.

- 7) Detailed drawings of new houses and bin stores at a scale of 1:20 in plan and elevation shall be submitted to the Local Planning Authority for approval and implemented in accordance with approved details, prior to commencement of the relevant part of the development.

To ensure a satisfactory external appearance, in accordance with Policies EN2, EN3 and EN8B of the Unitary Development Plan, as amended 2007.

- 8) The brickwork, colour, texture, bond, pointing and mortar mix of the proposed extensions and the two detached dwellings hereby approved shall match the existing building.

To ensure a satisfactory external appearance and to prevent harm to the listed building, in accordance with Policy EN3 of the Unitary Development Plan as amended 2007.

- 9) Detailed drawings of soft and hard landscaping including boundary treatment at a scale of 1:20 in plan, section and elevation, samples of boundary treatment materials and hard landscaping including a method statement for dismantling and reinstatement of the fountain and paving shall be submitted to the Local Planning

Authority for approval and implemented in accordance with approved details, prior to the commencement of the relevant part of the development.

To ensure a satisfactory external appearance of the building and the surrounding external spaces, in accordance with Policies EN2, EN3 and EN8B of the Unitary Development Plan, as amended 2007.

- 10) The development hereby permitted shall not commence until details including samples of all surface materials and landscaping, including planting schedules and details of the new trees to be planted within the grounds of the building have been submitted to and approved in writing by the Council. The development shall be carried out in accordance with such details as have been approved. The approved landscaping scheme 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, whichever is the earlier.

To ensure a satisfactory external appearance, in accordance with Policies EN2, EN3 and EN8B of the Unitary Development Plan, as amended 2007.

- 11) Any landscaping planted hereby approved in accordance with submitted drawings required by condition being removed or severely damaged, dying or becoming seriously diseased within 5 years of planting shall be replaced with a tree or shrub of similar size and species to that originally required to be planted.

To ensure a satisfactory external appearance and to prevent harm to the street scene, in accordance with policies EN2, EN3, EN8 and EN26 of the Unitary Development Plan, as amended 2007.

- 12) The development hereby permitted shall not commence until an internal and external photographic survey with locations marked on plan to be submitted for approval and a copy to be submitted to the Local Archives.

In order to safeguard the special architectural or historic interest of the building, in accordance with Policy EN3 of the Unitary Development Plan, as amended 2007.

- 13) Details of all works to external windows and doors including any replacement of glass together with window samples and detailed drawings at a scale of 1:20 of all new and replacement external windows and doors shall be submitted to the Local Planning Authority for approval prior to the commencement of works. The details shall be implemented in accordance with approved details.

To ensure a satisfactory external appearance, in accordance with Policies EN2, EN3, EN8B and EN8F of the Unitary Development Plan, as amended 2007.

- 14) A Method statement for the salvage, secure storage and reuse of items of historic interest including commemorative masonic plaques, clocks, lighting, fireplaces, bas relief and telephone box within the building shall be submitted to the Local Planning Authority for approval prior to commencement of works. Such work shall be implemented in accordance with approved details.

In order to safeguard the special architectural or historic interest of the building, in accordance with Policy EN3 of the Unitary Development Plan, as amended 2007.

- 15) A detailed schedule of works shall be submitted to the Local Planning Authority for approval prior to commencement of work. The work shall be carried out in accordance with approved details.

In order to safeguard the special architectural or historic interest of the building, in accordance with Policy EN3 of the Unitary Development Plan, as amended 2007.

- 16) Detailed drawings of typical internal elevations at a scale of 1:20 in plan and elevation to be submitted for approval and implemented in accordance with approved details.

In order to safeguard the special architectural or historic interest of the building, in accordance with Policy EN3 of the Unitary Development Plan, as amended 2007.

- 17) Details of a local history plaque shall be submitted to the Local Planning Authority for approval, prior to the commencement of the relevant part of the development, and implemented in accordance with approved details.

In order to safeguard the special architectural or historic interest of the building, in accordance with Policy EN3 of the Unitary Development Plan, as amended 2007.

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

To ensure a satisfactory external appearance and to prevent harm to the amenities of the occupiers of neighbouring residential properties, in accordance with Policies EN2, EN3, EN8, EN8B and EN21 of the Unitary Development Plan, as amended 2007.

- 19) No part of the development hereby approved shall be used or occupied until the detailed design, number and location of cycle storage facilities for residents and visitors have been submitted to and approved by the Local Planning Authority. The cycle storage facilities shall be provided prior to first occupation of the development and thereafter permanently retained, in accordance with the approved details.

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

- 20) Details of those windows to be fitted with opaque glass shall be submitted for the Council's approval prior to commencement of works of relevant part of the development. The details shall be implemented in accordance with the approved details and thereafter permanently retained.

In order to safeguard the special architectural or historic interest of the building and to ensure that no overlooking occurs between facing windows within adjacent flats in the development, in accordance with Policies EN2 and EN3 and Standard S13.2 of the Unitary Development Plan, as amended 2007.

- 21) Details of IRS system (integrated reception system) shall be submitted for the Council's approval, prior to first occupation and implemented in accordance with the approved details

To reduce the need to install individual satellite dishes and antennae on the building, in the interests of safeguarding the special architectural or historic interest of the building, in accordance with Policy EN3 of the Unitary Development Plan, as amended 2007.

- 22) Notwithstanding the provisions of Part 1 Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995, or any order amending, revoking and re-enacting that Order no extensions, external alterations, satellite dishes or outbuildings shall be erected on any part of or within the curtilage of the two new detached houses.

To ensure a satisfactory external appearance in accordance with Policies EN2, EN3, EN8 and EN8B of the Unitary Development Plan, as amended 2007

- 23) The sustainable design and construction measures proposed in the Sustainability Strategy shall be fully implemented prior to the first occupation of the development. These measures shall thereafter be permanently retained to serve the development and maintained in a working order.

To promote sustainable design and construction in accordance with Policy 4A.3 of The London Plan.

- 24) The development hereby permitted shall not commence until a detailed Energy Strategy has been submitted to and approved in writing by the Council. The Strategy should include an assessment of energy demand and associated CO2 emissions, outline proposed energy efficiency measures and assess CHP and renewable energy technologies for their feasibility. The development shall be carried out in accordance with the approved details and the proposed measures shall be fully implemented prior to the first occupation of the development. These measures shall thereafter be permanently retained to serve the development and be maintained in a working order.

To promote energy efficiency, communal heating systems and to ensure the integration of energy generation from renewable sources where feasible, in accordance with Policies 4A.3, 4A.4, 4A.6 and 4A.7 of The London Plan.

- 25) The development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment (FRA) produced by AMEC dated April 2010 ref: 578800192/R2 and plan ref APL03_100 and the following mitigation measures detailed within the FRA:
- Limiting the surface water run-off generated by the 1 in 100 critical storm so that it will provide a minimum of 50% reduction in run off rates from the undeveloped site and not increase the risk of flooding off-site.

To prevent flooding by ensuring the satisfactory storage/disposal of surface water from the site in accordance with PPS25.

- 26) The wheelchair accessible units as shown in the drawings APL03_100 Rev 01 shall be implemented in full accordance with the plans prior to first occupation of the development and permanently retained thereafter.

To ensure that the proposal provides an inclusive and accessible environment in accordance with the Council's 'Access for All' Supplementary Planning Document and London Plan Policy 4B.5.

- 27) Details of any ramps or slopes within any part of the development shall be submitted to the Local Planning Authority and approved in writing, prior to the commencement of the relevant part of the development. The details shall be carried out in accordance with the approved plans prior to first occupation and permanently retained thereafter.

To ensure that the proposal provides an inclusive and accessible environment in accordance with the Council's 'Access for All' Supplementary Planning Document and London Plan Policy 4B.5.

- 28) The development hereby permitted shall not commence until full details of how the proposed new detached dwellings would accord with Lifetime Homes standards (taking account of general guidance in the Council's adopted Supplementary Planning Guidance (Access for All) and, as relevant to this development, the Mayor's Interim Edition Housing Design Guide 2010), have first been submitted to and approved in writing by the Council. The development shall thereafter be implemented in accordance with the approved details.

To ensure that the proposal provides an inclusive and accessible environment in accordance with the Council's 'Access for All' Supplementary Planning Document and London Plan Policy 4B.5.

- 29) Level access shall be provided at the main entrances to all residential units in the development, including level accesses to the main communal entrances at ground floor level prior to first occupation of the relevant part of the development.

To ensure that the proposal provides an inclusive and accessible environment in accordance with the Council's 'Access for All' Supplementary Planning Document and London Plan Policy 4B.5.

- 30) Notwithstanding the information shown in the approved ground floor plans, a second opening to the central lift core shall be provided in the return wall adjacent to the lobby to create a new entrance to the lift prior to first occupation of the relevant part of the development, unless the structural survey of the wall reveals the wall should be retained for structural reasons. The findings of the survey shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of works on the relevant part of the development.

To ensure that the proposal provides an inclusive and accessible environment in accordance with the Council's 'Access for All' Supplementary Planning Document and London Plan Policy 4B.5.

- 31) The development hereby permitted shall not be occupied until the allocated parking bays for persons with impaired mobility and cycle parking spaces as indicated on the approved drawings are provided. The parking bays for persons with impaired mobility shall be clearly identifiable to users. Once provided, the spaces shall be permanently retained for this purpose unless otherwise agreed in writing with the Council.

To ensure adequate access for people with disabilities or mobility difficulties and in order to promote alternative, sustainable forms of transport, in accordance with standards S19.3 and S20.1 of the Unitary Development Plan as amended September 2007.

- 32) No works shall commence on site, until the details of the design and location of bat boxes are submitted to the Local Planning Authority and approved in writing. The bat boxes, once installed shall be permanently retained thereafter.

To safeguard statutory protected species (Bats) to ensure the biodiversity value of the site is preserved and enhanced in accordance with policy EN28A of the adopted Unitary Development Plan as amended 2007.

- 33) The works to the tree(s) shall be carried out only in the following manner, in accordance with British Standard 3998:1989 - Recommendations for Tree Work:

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 EN26 of the Unitary Development Plan as amended 2007.

- 34) Prior to the commencement of the development hereby approved, an Arboricultural method statement setting out the method(s) of tree protection during construction, shall be submitted to the Local Planning Authority and approved in writing. The methods of tree protection shall be implemented as approved.

To ensure that the retained trees are protected during the construction processes to prevent their unnecessary damage or loss, in accordance with Policy EN26 of the Unitary Development Plan as amended 2007.

- 35) 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 or use of the development hereby approved and permanently maintained thereafter.

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

- 36) No development shall commence until a desktop study, site investigation scheme, intrusive investigation and risk assessment have been submitted to and approved in writing by the Council. The desk study will identify all previous site uses, potential contaminants associated with those uses, a conceptual model of the site indicating sources, pathways and receptors and any potentially unacceptable risks arising from contamination at the site. The site investigation scheme will provide information for an assessment of the risk to all receptors that may be affected,

including those off site. The risk assessment will assess the degree and nature of any contamination on site and to assess the risks posed by any contamination to human health, controlled waters and the wider environment. A detailed method statement for any required remediation works will need to be submitted to, and approved in writing, by the Council. All works must be carried out by a competent person conforming to CLR 11: Model Procedures for the Management of Land Contamination (DEFRA 2004).

In order to ensure that no unacceptable risks are caused to humans, controlled waters or the wider environment during and following the development works, and in accordance with G0, G3, EN20A and EN21 of the Unitary Development Plan, as amended 2007.

- 37) No development shall commence until any required remediation works have been completed and a validation report to verify these works has been submitted to, and approved in writing, by the Council unless otherwise authorised. 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 should be detailed and verified in an amendment to the remediation statement. All works must be carried out by a competent person conforming to CLR 11: Model Procedures for the Management of Land Contamination (DEFRA 2004).

In order to ensure that no unacceptable risks are caused to humans, controlled waters or the wider environment during and following the development works, and in accordance with G0, G3, EN20A and EN21 of the Unitary Development Plan, as amended 2007.

- 38) Prior to first occupation of the relevant part of the development hereby approved, waste and recycling facilities shall be provided in accordance with APL03 100 Rev 01 and thereafter permanently retained.

In order to ensure that satisfactory provision is made for refuse storage and collection, in accordance with Policy EN17 of the Unitary Development Plan, as amended 2007, and the supplementary planning document 'Storage of Refuse and Recyclables'

- 39) Details of all proposed external lighting, including security lights shall be submitted to and approved in writing by the local planning authority before any works thereby affected are begun, and the use shall not commence until the lighting has been installed in full accordance with the approved details. Such details shall include the number, exact location, height, design and appearance of the lights, together with data concerning the levels of illumination and light spillage and the specific measures, having regard to the recommendations of the Institution of Lighting Engineers in the 'Guidance Notes For The Reduction Of Light Pollution 2005' to ensure that any lighting proposed does not harm the existing amenities of the occupiers of neighbouring properties.

To ensure a satisfactory external appearance and to prevent harm to the occupiers of neighbouring properties, in accordance with Policies EN2B, EN3,

EN8, EN20A, EN20C and EN21 of the Unitary Development Plan, as amended 2007.

- 40) No demolition or construction works for the development hereby permitted shall commence until a demolition method statement and Construction Logistics Management Plan has been submitted to and approved in writing by the Council. The demolition method statement shall include details of the steps to be taken to re-use and re-cycle demolition waste and measures proposed to minimise the impact of the demolition processes on the existing amenities of neighbouring occupiers, including monitoring and control measures for dust, noise, vibration, lighting and working hours, waste classification and disposal procedures and locations. A Construction Logistics Management Plan shall include details on waste classification, dust and noise monitoring and control, 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. All works to be carried out in accordance with approved details.

To ensure that no unacceptable adverse effect on the amenity of surrounding occupiers in accordance with policies EN20A, EN20B, EN21 and TN15 of the Unitary Development Plan, as amended 2007.

Summary of reasons for granting planning permission:

- 1) 1. Land Use: The proposed development would bring back into use a Grade II Listed building for much needed residential use which is compatible with the character of the property. The proposal would optimise the potential of the site and would be compatible with the local context and with public transport capacity; and with the design principles for a compact city. The dwelling mix, tenure split and level of affordable housing would be in accordance with adopted and emerging policies in the London Plan. The development would therefore be acceptable in accordance with Policies EN2 and EN3 of the Unitary Development Plan as amended 2007, Policies 3A.4, 3A.7, 3A.8, 4B.1 of the London Plan (consolidated with alterations since 2004) and PPS1.
2. Design: The proposed extensions and alterations to the listed building would be of a high standard of design and consistent with the scale and height of the host building, complementing the character of the existing development and its setting. The proposal preserves and enhances the character and appearance of the conservation area and the adjacent conservation area. The historic and architectural interest of the listed buildings, adjacent buildings and its setting would be preserved and enhanced. The development would therefore be acceptable in accordance with Policies EN2, EN2B EN3, EN8 and EN8B of the Unitary Development Plan as amended 2007, Policies 4A.3 and 4B.1 of the London Plan (consolidated with alterations since 2004) and PPS1 and PPS 5.
3. Highways: Subject to a satisfactory legal agreement there would be no adverse impact on traffic generation and the scheme would not result in congestion of bus routes or the road network. The proposed vehicular access arrangements to the site, which would improve the existing accesses, would not unacceptably impact on the existing highway layout and satisfactory provision would be made for the segregation of vehicles and pedestrians. Satisfactory provision would be made for

car and cycle parking. The accessibility level of the site is very good, and 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 would therefore be acceptable in accordance with Policies EN17, TN4, TN6, TN13, TN15 and Standards S18.1 S20.1, S23 of the Unitary Development Plan, as amended 2007.

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

5. Sustainability: The proposed development has been designed to meet the highest standards of sustainable design and construction whilst striking a balance between preserving the significance of the listed building. The proposal would thereby seek to reduce pollution and waste and minimise its environmental impact. The development would therefore be acceptable in accordance with Policies GO and G3 of the Unitary Development Plan as amended 2007 and Policy 4A.3 and 4A.7 of the London Plan (consolidated with alterations since 2004).

6. Flood Risk: A Flood Risk Assessment (FRA) has been submitted and has considered risks of flooding to the site and has identified adequate preventative measures. The development would therefore be acceptable in accordance with Planning Policy Statement (PPS) 25 and Policy 4A.14 of the London Plan (consolidated with alterations since 2004).

7. Residential Amenity: The impact of the proposed development upon adjoining occupiers is considered acceptable. In this regard, the development would be of high quality design which, amongst other things, respects the principles of good neighbourliness. The development would therefore be acceptable in accordance with Policies EN8, EN21 and standard S13 of the Unitary Development Plan, as amended 2007.

LOCAL GOVERNMENT ACT 2000 LIST OF BACKGROUND PAPERS

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

Application form received: 9th September 2010
Drawing Nos: see above

Policy documents: The Revised London Plan 2008
Unitary Development Plan as amended September 2007.

Consultation Comments:

Comments from:

Stamford Court Residents' Association
Thames Water - Development Control
Environment Agency - Planning Liaison

Dated:

21.12.10
20.12.10
22.12.10

London Borough Of Hounslow	31.12.10
Metropolitan Police Licensing Officer	06.01.10
London Fire And Emergency Planning Authority	13.01.11
Hammersmith & Fulham Historic Buildings Group	31.12.10
The Hammersmith Society	05.01.11
Stamford Court Residents' Association	20.12.10
Hammersmith And Fulham Disability Forum	04.02.11
The Hammersmith Society	04.02.11
London Borough Of Hounslow	13.01.11
Environment Agency - Planning Liaison	13.01.11
Twentieth Century Society	17.02.11

Neighbour Comments:

Letters from:

Dated:

27 Ravenscourt Gardens London W6 0TU	31.12.10
44 Ravenscourt Gardens London W6 0TU	30.12.10
39 Ravenscourt Gardens London W6 0TU	29.12.10
27 Ravenscourt Gardens London W6 0TU	05.01.11
12 Ravenscourt Gardens London W6 0TU	29.12.10
64 Ravenscourt Gardens London W6 0TU	10.01.11
54 Ravenscourt Gardens London W6 0TU	20.12.10
48 Ravenscourt Gardens London W6 0TU	22.12.10
19 Stamford Court Goldhawk Road London W6 0XD	18.12.10
Flat 1 Westside Ravenscourt Park London W6 0TY	15.12.10
44 Ravenscourt Gardens London W6 0TU	30.12.10
Flat 25 Charlotte Court Invermead Close W6 0WW	23.12.10
64 Ravenscourt Gardens London W6 0TU	10.01.11
NAG	24.11.10
Flat 38 Charlotte Court Invermead Close W6 0WW	24.12.10
Flat 43 Charlotte Court Invermead Close W6 0WW	01.01.11
36 Ravenscourt Gardens London W6 0TU	29.12.10
32 Ravenscourt Gardens London W6 0TU	29.12.10
26 Ravenscourt Gardens London W6 0TU	29.12.10
38 Charlotte Court Invermead Close London W6 0WW	19.10.10
12 Ravenscourt Gardens London W6 0TU	05.01.11
12 Ravenscourt Gardens	29.12.10
Flat 42 Charlotte Court Invermead Close W6 0WW	26.12.10

OFFICER REPORT

FULL PLANNING APPLICATION: 2010/02917/FUL
LISTED BUILDING CONSENT: 2010/02918/LBC

1.0 BACKGROUND

1.1 The application site relates Ashlar Court which comprises a Grade II listed building, originally built as nursing accommodation (sui generis use) for staff working at the Royal Masonic Hospital located to the north of the site.

1.2 Ashlar Court was constructed in 1938 and is sited on an irregular shaped plot of land located on the northern side of Ravenscourt Gardens. The site has an area of approximately 0.6 hectares and is occupied by a part three part four-storey building with a basement (under the north eastern wing) and storage accommodation within the roof space. There is also an existing single storey building (The Elford dining room) adjacent to the northern boundary, which is linked to the main building by a three-storey toilet block.

1.3 The site is located within the Ravenscourt and Starch Green Conservation Area and is situated within Flood Risk Zone 3. Existing vehicular and pedestrian access to the site is from Ravenscourt Gardens.

1.4 The surrounding properties are predominantly Victorian and Edwardian residential buildings (flats and single dwellings). To the south are two-storey terraced dwellings along Ravenscourt Gardens; to the west Ashlar Court adjoins the grounds of Stamford Court; to the east, dwellings on Ravenscourt Gardens; and to the north, Charlotte Court. To the north east the site adjoins the grounds of the West London Clinic. It is noted that planning permission has recently been granted for the erection of a new two-storey (over basement) dwelling house on land adjacent to 29 Ravenscourt Gardens (ref. 2008/01846/FUL). This dwelling has been built but is currently unoccupied.

1.5 The site was recently used as an unauthorised (Class C1) budget hotel (Globetrotter's Inn) which was subject to an enforcement investigation. In March 2007, the Planning Applications Committee resolved that enforcement action and/or legal proceedings be undertaken to ensure that this use of the premises ceased. Globetrotter's closed down in April 2009 and the property has remained vacant since this time.

1.6 The current proposals relate to the conversion of the property into residential with associated extension works and parking. The applicant has engaged with the local community and Borough officers over a long period of time including with English Heritage. A Planning Forum was held in December 2009 where there was general support expressed by residents towards the principle of the proposal but questions raised over in particular the potential parking impacts, the need for the extensions and the potential for general disturbance and loss of privacy.

CURRENT APPLICATIONS

1.7 This is a joint report covering an accompanying application for Listed Building Consent (2010/02918/LBC) for all internal and external alterations to the Grade II Listed Building. The planning application and listed building consent are seeking permission for the change of use from sui-generis (nurse's accommodation) to Class C3 (residential) and external and internal alterations. The works involve the erection of a four storey side extension, roof top pavilion extensions on the two southern wings and eastern wing (at roof level), enlargement of existing dormer windows on the front and rear roof slopes and enlargement of the basement level to create an underground car and cycle park. The development incorporates the erection of two detached dwellings within the grounds of the main Ashlar Court building. The proposed alterations and extensions to the listed building would facilitate the conversion of the existing building to provide 66 residential units.

1.8 The proposals also include the erection of a two storey detached dwelling (incorporating bin stores) to the western corner of the site, a single storey dwelling to the east of the south eastern wing and provision of hard and soft landscaping within the external grounds. Conservation Area Consent is not required for the demolition of the existing toilet block at the rear of the building due to the extent of work falling under the scope of the listed building consent.

1.9 The underground car park would be served by an access ramp located to the east of the westernmost entrance gates and makes provision for 21 car parking spaces, in addition to the 15 off-street spaces provided elsewhere within the grounds.

1.10 The Listed Building Consent relates to the internal and external alterations to the building. In addition to the extensions, the works to the building include the removal of internal walls, doorways and parts of the building slab to facilitate the conversion to residential use. There are a number of original features within the building, many of which would be retained. These include the walnut veneer panelling, the travertine and bronze fireplace (in the Elford Room), the clocks and lighting boxes (encased in bronze) within the hallways and the existing stone staircases and balustrades. New lift shafts are proposed within the east and west parts of the main building.

1.11 The schedule of works to the building confirms that all original timber and metal windows would be repaired and refurbished, unless it is necessary to replace the window in totality. A number of window openings on the ground floor would be enlarged to accommodate new doors opening onto the central courtyard.

1.12 The central corridor, which serves the existing bedrooms, forms an integral part of the existing building. The new residential floor layout would incorporate the central corridor within the design of the building. The proposals include the retention of the door openings and part of the corridor walls as set out within the drawings. The corridors within the first and third floors would be kept largely intact as the flats have been designed to be single aspect. The layout incorporates dual aspect units on the ground and second floors therefore the alterations to the corridors would be more extensive. The fourth floor would contain a mixture of dual aspect and single aspect flats and studios.

1.13 The proposals include the provision of 6 affordable units which comprise New Build Homebuy units (shared ownership). The applicant's affordable housing consultant confirms that the accommodation would be aimed at first time buyers. The mix of accommodation would be 7 x studios; 16 x one beds; 36 x two beds and 9 x three beds.

2.0 PUBLICITY AND CONSULTATIONS

2.1 Publicity of the applications included site and press notices.

2.2 Neighbour Responses. 18 letters were received in response to the neighbour notification exercise. 14 letters raised objection to the proposed application on the following grounds:

- The site is being over-developed and is over-dense; four storey side extension is too large; fifth storey roof pavilion extensions will spoil the skyline and detract from the elevations; New house is out-of-keeping with existing building; Four storey extension will obscure view of curved windows to the sun lounges on the eastern elevation.

- Dormer window extensions will increase amount of overlooking; extensions individually and collectively will create overlooking and cause a loss of privacy to neighbouring properties

Increased noise will be generated from roof terraces which will cause disturbance to adjoining residents; Light pollution from roof extensions

- Lack of car parking; new residents will park their cars on the surrounding streets adding further demand for additional car parking; increased traffic noise from cars entering/leaving the site and from refuse vehicles reversing; No need to widen the vehicular access

- Dormer windows, four storey side extension, roof level pavilion extensions, two detached dwellings will individually and collectively harm the setting of the Grade II Listed Building and the character and appearance of the conservation area

- Development will result in loss of green space; Loss of trees is unacceptable; insufficient amount of bin storage provided; - Development will prejudice future extensions at adjoining buildings

- Harmful impact on already over-stretched schools and medical services; Concerned about construction operations, such as piling, drilling and demolition

2.3 Local Residents Associations and Conservation Groups

Stamford Court Resident's Association

- Ashlar Court is only suitable for internal refurbishment; two storey dwelling to the west of the site will impinge ancient rights of light

- Development will result in an Increase in traffic and noise pollution

- All trees on the site should be preserved to retain noise/light barrier to adjoining buildings and for wildlife/ecological purposes; Boundary fence should be preserved and upgraded

Hammersmith and Fulham Historic Buildings Group

- Concerned about loss and subsequent reinstatement of garden areas; Existing trees should be retained. Magnolia to be felled to be replaced with new tree; All elements of garden and formal hard landscaping to be reinstated including pond, paving, steps and dwarf walls

- Original detailing and features of the building should be retained; Four storey extension will cause substantial harm to the Grade II listed Ashlar Court, and adjoining listed buildings (27 and 29 Ravenscourt Gardens) and setting of Grade II* Listed Hospital. Object to loss of garden area, loss of vertical strip window and obscuring the curved windows on the eastern wing.

- Object to glazed pavilion extensions on south wings as they would be too dominant; less objection to glazed north pavilion

- Object to the two storey dwelling which is unnecessary. The space would be better of used as parking area or landscaping

Hammersmith Society

Object to the proposed development on the following grounds:

- Four storey extension would cause substantial harm to the listed building and historic setting of the Grade II* Listed Hospital

- Vertical window on staircase tower would be obscured; four storey extension would obscure view of curved window; Object to building over the garden

- Glazed pavilion buildings would be over-dominant and cause noise and overlooking towards neighbouring properties

- Western house is unnecessary and looks to be forcing in too many units to the site. Will look incongruous in amongst 2 large blocks; as many original features as possible should be retained and preserved

The Ravenscourt Gardens Residents

- Support conversion of the site but have a number of concerns; the density is too high; six affordable units should remain.
 - Object to all rooftop extensions and four storey extension due to harmful impact on listed building/conservation area, impact on sky line, light pollution and overlooking caused to adjoining occupiers; New house on west boundary would be out of keeping with area;
- Increased demand for on-street car parking spaces - assurances sought that parking situation would be controlled/enforced; Is 22 bins for 68 residents enough to avoid overflowing?
- Object to widening access at west corner due to listed status of wall and due to noise from reversing refuse vehicles; Trees adjacent to Stamford Court should be retained; Construction should be strictly controlled.

Twentieth Century Building Society

- Support residential use of the site; Support the two storey detached dwelling, single storey dwelling, four storey side extension and eastern roof pavilion
- Object to southern pavilion extensions, enlargement of dormer windows, conversion of Elford Room, amount of proposed hard landscaping, to loss of steps on northern elevation and consider these changes excessive and harm the listed building

Devonport Road Residents Society

No response

2.4 External Consultations

Environment Agency

Raise no objections, but recommend a condition is imposed to ensure the surface water attenuation is carried out in accordance with FRA.

Metropolitan Police

The Crime Prevention Officer raises no objections to the proposals subject to compliance with Secure by Design principles. The Windows and Doors should be fully SBD compliant however, given the historic nature of the listed building, the CPO has agreed to a number of the following which can be included as informatives: CCTV to be incorporated at controlled vehicular and pedestrian accesses; Specific Lighting to courtyard; Ceiling and walls in basement painted white to be reflective; and Locks/Fob system;

Disability Forum

The forum raised a number of access questions which are addressed within the body of this report.

Thames Water

Thames Water raise no objection to the proposals in terms of waste or surface water drainage. It is advised that the developer make provision for drainage to ground water courses or a suitable sewer and that storm flows are attenuated/regulated. An

informative is recommended to advise the developer to contact Thames Water in order to properly authorise diversion of the main crossing if necessary.

London Borough of Hounslow

LBH consider that the proposed development would not adversely affect on the setting of the Stamford Brook Conservation Area or any properties of residents within LBH and accordingly raise no objections to the proposals.

London Fire Brigade

Raise no objection subject to further details of automatic fire detection and emergency lighting.

English Heritage

Yet to provide full written comments. EH support in-principle the proposed change of use, internal conversion works and the various extensions. EH have requested further detailed information relating to the replacement windows and doors, materials to be used in the rooftop extensions and other specific details relating to internal works. EH consider that, on balance the conversion of the Elford Room is acceptable due to the wider benefits that will accrue from the restoration works and other enhancements to the Elford Room and as part of the overall scheme for Ashlar Court.

British Waterways

No response

2.5 In addition to the Borough's Consultation exercise, the applicant carried out their own community consultation prior to submission of the applications. The consultation carried out included newsletter distributions (posted 01/12/09), planning forums (03/12/09), public exhibitions (10/12/09 & 12/12/09) and presentations (27/05/10). The actions were carried out between December 2009 till May 2010.

3.0 PLANNING CONSIDERATIONS

3.1 The proposed development would result in the provision of 68 new residential units in total and would bring back into use a Grade II Listed Building. The provision of such residential accommodation would be achieved through a number of internal and external alterations to the listed building in addition to provision of rooftop pavilion extensions, enlargement to the existing dormer windows and the erection of a four storey side extension. In addition, the proposal includes the erection of two detached buildings within the grounds of the site and a basement enlargement for additional lower ground floor residential use and an underground car/cycle park.

3.2 Officers acknowledge that the work required to facilitate the proposed restoration and refurbishment will be more costly than that associated with a non-listed building. In particular, specialist architectural and conservation construction skills will be required to ensure the repair work is carried out to the requisite standard. A financial viability appraisal submitted as part of the application presents the build costs and other significant extraneous costs associated with the development. The developer is therefore proposing the extensions as part of the conversion to ensure that the resulting scheme is financially viable.

3.3 The development proposals have been considered with due regard for the relevant local and national policies relating to conservation and listed buildings, alongside the

other planning issues set out below. The applicant has put forward proposals that they consider find the right balance between preserving a significant historical asset whilst ensuring the development meets current planning and design standards. This report will consider whether this balance has been met in light of current planning policies and planning guidance.

Principle of Development

3.4 Officers view is that the former nurse's accommodation is 'sui generis' use and therefore does not fall within a specific Use Class. The accommodation was formerly occupied by nurses/staff employed at the Royal Masonic Hospital located to the north east of the site. The hospital closed in 1996 and has been used for various healthcare uses ever since but Ashlar Court has not been required to accommodate any staff since the hospital closure. The property remained in unauthorised use some years later as a budget hotel. Subsequent enforcement action led to the hotel closing in 2009.

3.5 In land use terms, residential use is similar to the nature of the previous use as accommodation for nurses (at the Masonic Hospital). Notwithstanding the material change from medium term 'communal style' accommodation to more permanent 'private' accommodation, it is considered that the proposed use would be within the spirit intended for the building when it was built. Therefore, the overall character of the building would be preserved in land use terms, subject to the physical alterations retaining a significant amount of the fabric of the existing building and the proposal fulfilling other relevant planning requirements.

3.6 The applicant's historic building report states that the proposals constitute minimalist interventions to the building as opposed to wholesale change. The extent of the works are thus considered to preserve as much of the existing fabric of the building as possible, particularly the more significant historical assets such as the windows, doors, walls, clocks, staircases, panelling and fireplaces.

3.7 The degree to which the alterations and extensions would affect the character of the building are considered in detail in following sections of this report. The proposals are assessed against Planning Policy Statement 5 (Heritage) in addition to UDP policies EN2, EN3 and EN8 which require development, amongst other considerations, to protect and safeguard the special character and integrity of the listed building. In summary, officers welcome the proposals to bring back into a positive use one of the borough's historically significant assets for residential use which would be compatible with the original intended purpose for the building.

Housing Mix

3.8 The proposed mix of units would comprise 7 x studio units (10%), 16 x 1 bed units (24%), 36 x 2 bed units (53%) and 9 x 3 bed units (13%). The proposed units within Ashlar Court would be laid out in duplex units, single aspect units and maisonettes. The detached dwellings would comprise a one bedroom concierge unit and a two bedroom dwellinghouse. The proposal would make provision for six intermediate affordable housing units comprising 5 x 2 bed units and 1 x 1 bed unit.

3.9 In the absence of an adopted UDP policy for affordable housing, officers have had regard to the provisions set out in London plan policies 3A.7 and 3A.8. The London Plan (Consolidated 2008) requires 50% of all new dwellings to be affordable, but that regard

should be had to development economic feasibility when determining the maximum reasonable amount of affordable housing to be secured as part of developments. Emerging affordable housing policy 3.12 in the Draft Replacement London Plan advises Boroughs to set their own affordable housing targets based on local need. Hence, the Borough's emerging Core Strategy requires 40% of all new homes to be affordable and that the majority of new housing should be intermediate.

3.10 The applicant has submitted a Three Dragons Financial Feasibility Appraisal to justify the level of affordable housing provided which amounts to six units. This appraisal has been independently assessed by an independent firm of valuers. The independent valuation confirms that the three dragons appraisal adequately demonstrates the financial feasibility of the development which includes verifiable building costs, sale prices and development overheads (professional fees/s106 etc). The report factors in the specialist building techniques and conservation methods that would be necessary to ensure the works to the listed building are carried out to the requisite level of care.

3.11 The independent report concludes that the provision of six affordable housing units is the maximum level which could be provided. In light of these findings, it is considered that the level of affordable housing proposed would constitute the maximum reasonable in line with London Plan (Consolidated 2008) policies 3A.7 and 3A.8.

3.12 To ensure the development is financially viable, the intermediate affordable units would comprise 'New Build Home-buy' which are shared ownership. The developer has considered the provision of units for Discounted Market Sale (DMS), as the Council's preferred method of affordable housing. However, the appraisal confirms that the development would not be financially viable should this method of affordable housing be incorporated. Officers consider that the overriding need to restore the listed building coupled with the lack of financial viability to incorporate additional affordable housing and/or other forms is convincing justification.

3.13 It is considered that the development would provide a reasonable mix of dwelling types with 13% of the units comprising three bed units and 53% of the units comprising two bed units which would be able to accommodate families. The range of accommodation would include a number of studio units (10%) and one bed flats (24%) which would support a defined local need for such dwelling types. In conclusion, it is considered that the range of dwelling sizes would be in accordance with London Plan policy 3A.4 which encourages provision of a wide range of dwelling sizes in new developments.

3.14 The adoption of the Borough's minimum space standards S7.A (S8.A for residential conversions) have been applied flexibly, in light of the overriding need to preserve the original internal layout of the listed building. All flats and maisonettes within the new build extensions would significantly exceed the minimum space and flat/room standards set out in S7.A for new dwellings. The majority of one, two and three bed units in the converted parts of the building would exceed the minimum standard for new flats.

3.15 The minimum flat size for studio flats in the UDP standard S8.1B (for conversions) is 25sqm and for one bed flats is 32.5sqm. All of the one-bed flats would exceed the minimum flat sizes and all but one of the studio units would exceed the minimum size for a studio flat. The studio flat which would fall under the minimum standard for studio

units would be located on the third floor (unit A_3_7). This unit would be heavily compromised due to its position next to the corridor, between the eastern stair core and the adjoining linear unit A_3_6. As such, there is limited scope of combining the unit with A_3_6 given the long width of the flat and its limited depth. On balance, creating a self contained studio is considered to be the most appropriate usage of this compromised part of the building.

3.16 In conclusion, the mix of dwelling sizes, tenures and level of affordable housing is considered to be acceptable in accordance with adopted Borough and London Plan policies.

Design and Appearance

3.17 Officers are advised by English Heritage and the Borough's Conservation and Design Officer that they have no objections in principle to a change of use of Ashlar Court to residential use. Given the constraints of the site and the listed building status, residential use is considered the most appropriate use to secure a viable future for the building. If a viable use for the listed building is not found then there is the risk of it remaining vacant and becoming a Building at Risk.

3.18 The proposal requires a number of internal alterations to the main building which would result in some significant changes to the original layout and floor plan. The existing cellular plan form of small bedrooms with communal dining, recreation and laundry facilities in the main building would be altered to allow for the creation of self contained residential units and new stair cores. However this would be done within the structural walls of the building by removing non-structural partitions and combining adjacent rooms and corridors, so that the intervention in the historic fabric of the building is considered by officers to be kept to a minimum.

3.19 The grand entrance foyer in the centre of the building would be retained. At first and third floor levels significant lengths of the original corridors would be retained which would preserve the plan form and the institutional character of these parts of the building. The sun lounges with their distinctive curved glass windows on the east side of the building would each be incorporated into a flat through the removal of the internal partition. The glazed screens to the corridors in these apartments would be retained.

3.20 The proposal includes the subdivision of the Elford Room which comprises a large dining room at the rear of the building. The room itself is lined with American walnut panels and is considered to be of significant heritage value. The proposals would subdivide the room at a natural point into two flats and the partition wall would be lined with American walnut on both sides to retain the characteristic material palette in each part of the room. A free standing pod would be inserted into the larger flat to provide a bathroom, but the grand proportions of the original room would still be discernable. The works to the Elford Room meet with both English Heritage and the Conservation and Design Officers approval.

3.21 The major extensions to the building relate to the pavilion roof extensions and the four storey side extension. The roof extensions over the flat roofs are considered to be acceptable in principle as they would be compatible with the character and appearance of the building and subservient to the main building. Notwithstanding this, conditions 4 and 5 are proposed to provide detailed drawings of the proposed extensions and the proposed materials, in particular of the solid elements and the raised rooflights which do

not appear on the elevations. The proposals also involve the conversion and refurbishment of the roof spaces within the existing attic areas.

3.22 The proposed four storey extension has been added to the eastern side of the building and would comprise a brick built structure with fenestration to match the lines and proportions in the main building. The four storey would be connected to the building via a link block which allows a clear visual gap between the main building and the extension. The gap would also ensure that the curved glass bay window on the eastern elevation retains its visual prominence. The proposed extension would project in front of the adjoining modern new build dwellinghouse at 29A Ravenscourt Gardens which is in line with the pair of dwellings at 27 and 29 Ravenscourt Gardens.

3.23 There is no established building line further north of 29A Ravenscourt Gardens. The view looking north from Ravenscourt Gardens looks up a private lane which leads to the hospital campus and office buildings which are set behind gates. The eastern extension is considered to respond well in scale and character to the existing building. It is not within a prominent position within the conservation area, which derives its character from the tight-knit buildings and streets to the south of Ashlar Court. Therefore, it is considered that the four storey extension does not result in any demonstrable harm to the overall character or appearance of the Ravenscourt and Starch Green Conservation Area.

3.24 In addition to the main extensions, it is proposed to enlarge the size of the dormer windows on the roof slopes to improve the level of natural lighting within the rooms. The alterations to the dormer windows include removing the area of roofing under the dormers and extending the window down to create a bigger window plane. The bottom of the dormers would sit in line with the existing parapet wall on the front wall and therefore the extended section would not be visible. It is considered that the proposed creation of residential accommodation within the existing attic space including the enlargement of the dormer windows would be acceptable in design terms, subject to detailed drawings (Condition 5).

3.25 The alterations to the building are considered to be visually appropriate in terms of siting and scale and would not result in the loss of any significant features of the building. The resulting dormer windows are considered to be proportionate to the unrelieved part of the roof and would preserve the integrity of the listed building. Conditions 4 and 5 are recommended to ensure that detailed drawings of the extensions, windows, doors and openings within the main building at a scale of 1:20 in plan and elevation are submitted to the council for approval.

3.26 The western toilet block would comprise a more functional design and its loss is not considered to affect the overall character of the listed building. The replacement block would have a more refined elevational treatment to reflect the function as a stair core. The fenestration pattern is considered to be sympathetic to the host building and would be an improvement to the existing block. Condition 8 is recommended to ensure that the brickwork, colour, texture, bond, pointing and mortar mix of the proposed four storey extension, the replacement toilet block structure and the two detached dwellings matches the main building.

3.27 The proposed basement level works involve excavating an area underneath the Elford Room and underneath the eastern wing to provide additional residential floorspace. Additional area underneath the eastern wing is proposed to be used as plant spaces. Additional excavation works comprise digging out a further area in front of the

north facing aspects of units B.08, B.09, A.05 and A.06 to create lightwells for the basement rooms. Officers consider the works to the basement to create lightwells and new openings to the elevations to be acceptable and sympathetic to the listed building given that much of the original building fabric is to be retained.

3.28 Officers consider that the proposed detached dwellings would neither detract from the setting of the listed building or harm the character of the conservation area by reason of their siting, scale, bulk or materials. The new houses would utilise a similar design and materials as the main building and would be subservient to it in the form of lodges. Condition 7 requires detailed drawings of new houses and bin stores at a scale of 1:20 in plan and elevation to be submitted for approval and implemented in accordance with approved details.

3.29 The alterations to the boundary treatment would involve the widening of the western access to allow sufficient width for refuse vehicles to enter and exit the site safely. It is considered that the alterations to the front boundary wall are minor and would not result in the reduction of the loss of a historic asset, or reduction in its significance. Detailed drawings of soft and hard landscaping including boundary treatment at a scale of 1:20 in plan, section and elevation, samples of boundary treatment materials and hard landscaping including a method statement for dismantling and reinstatement of the fountain and paving shall be submitted for approval and implemented in accordance with approved details as part of conditions 9 and 10.

3.30 Condition 4 is recommended to ensure that details including samples of all external materials to be used in the works are submitted for approval and implemented in accordance with approved details. Further internal and external photographic surveys are required with locations marked on plan to be submitted for approval and a copy to be submitted to the Local Archives (Condition 12). Further conditions are required relating to the details of window works and detailed drawings at a scale of 1:20 of all new and replacement windows and doors to be submitted for approval and implemented in accordance with approved details (Conditions 3 and 13).

3.31 There are a number of internal features which collectively contribute to the special character and importance of the building. Hence, it is considered necessary to require a method statement for the salvage, secure storage and reuse of items of historic interest including commemorative masonic plaques, clocks, lighting, fireplaces, bas relief and telephone box within the building to be submitted for approval and implemented in accordance with approved details (Condition 14).

3.32 The following detailed information is also required by way of conditions (15 to 17); the schedule of works, detailed drawings of typical internal elevations at a scale of 1:20 in plan and elevation and details of a local history plaque shall be submitted to the local planning authority for approval.

Transport and Car Parking

3.33 In support of this application a transport assessment (TA) including swept path information (for refuse vehicles) was submitted that was subject to pre application discussions both with the council and the applicants Highways consultants. The TA is considered to meet the requirements of policy TN13, and relevant regional and national guidance, and is sufficiently detailed to fully assess the transport implications of the application.

3.34 The application site is located in an area of high public transport accessibility (PTAL 4 close to PTAL 5) in close proximity to numerous bus routes on King Street and Stamford Brook Road and the underground network (Stamford Brook and Ravenscourt Park Stations are located within 5mins walk). In terms of trip generation, officers have been advised by the Borough's Transport Officer that the public transport networks in the area have been shown to have sufficient capacity to accommodate the forecasted trips from the residential units.

3.35 S18 and Table 12.1 set out car parking standards for residential developments based on the number of habitable rooms and including provision for visitor parking. Table 12.1 states that in certain circumstances a lower level of parking provision may be accepted subject to the availability of public transport and local services, provided that the developer is willing to enter into a legal agreement excluding future occupiers from obtaining on-street parking permits.

3.36 The development would provide a total of 38 parking spaces, 3 of which would be for disabled motorists and 3no of which have been identified for visitors, according to the Transport Statement. 21no parking spaces would be within the basement car park, accessed via ramp, and the remaining number of parking spaces would remain on surface level.

3.37 Officers raise no objections in relation to the proposed car parking provision, and the developer is agreeable to the whole development being `car permit free. This is supported by excellent transport accessibility of the area.

3.38 Cycle parking on the site should be provided at a rate of one safe and secure space per dwelling, in accordance with Table 12.2 Cycle Parking Standards of the UDP. Therefore the developer is required to provide 68 safe, secured and weatherproof cycle parking spaces. The developer has indicated in its statement that 51 cycle spaces have been secured within the secured basement level, and that remaining spaces would be located within ground floor units. The full details of cycle parking and storage are subject condition 19.

3.39 The existing access points on to Ravenscourt Gardens are narrow. The proposal seeks to widen the existing eastern and western entrances to ensure sufficient space for emerging vehicles. Officers consider that the widened gates would ensure that pedestrian routes are safe and well designed so as not to bring pedestrians into conflict with vehicles. Cobbled areas are located on both sides of an unobstructed area of 3.0m,

3.40 The Transport statement indicates that two on-street car parking spaces will have to be removed and relocated eastwards, to increase visibility for the service vehicle entering and exiting the site. The developer will pay for the relocation of the spaces as is shown in drawing APL_03 100 Rev 01. Such work is to be secured via the s106 agreement which would also tie in all necessary work to make good the footway, adjacent to the amended vehicular entrances.

Amenity

3.41 The planning application is accompanied by a comprehensive sunlight and daylight report (in line with the BRE Guide) to assess the impact upon adjacent

properties and whether the effect of the development would cause harm to the amenities of the occupiers. It is recognised in the BRE guide that a noticeable reduction in sunlight or daylight would occur if the tests demonstrate 20% (or more) reduction from the existing level of daylight or sunlight. In this case, the most relevant tests are considered to be the Vertical Sky Component, which measures the amount of daylight received to a window and the Average Daylight Factor which takes into account the size of the room and window/opening.

3.42 The Daylight and Sunlight Report identifies the properties that might potentially be affected are nos. 27, 29 and 29A Ravenscourt Gardens and lower floor flats within 1-126 Stamford Court which are located directly adjacent to Ashlar Court. The proposals result in minor increases to the height (above the southern and eastern wings) and from the presence of the four storey side extension at the rear of 27, 29 and 29A Ravenscourt Gardens. The impact of the proposed detached single and two storey cartilage dwellings has also been examined in the report.

3.43 The report concludes that there would remain good levels of sunlight and the daylight analysis concluded that resulting daylight levels within any rooms within adjoining buildings would not be reduced to a noticeable degree. The very worst case scenario resulted in a 15% reduction of VSC to a habitable room window which is well under the minimum 20% (advocated in the BRE).

3.44 Officers have had regard for Standard S13.2 (Loss of Privacy) within the UDP which states that new windows should normally be positioned so that the distance to any residential windows is not less than 18 metres as measured by an arc of 60 degrees taken from the centre of the proposed new window. The south-eastern pavilion roof extension would be located over 18m from the rear of 27, 29 and 29A Ravenscourt Gardens. The eastern pavilion would be located at a right angle to the adjoining properties. Therefore, the new windows would all be at an oblique angle and are non-facing windows.

3.45 Notwithstanding the indirect relationship between buildings, Officers consider that the new windows (in the extension) would not fall within the 60 degree arc as stipulated in the policy. Hence, it is considered that the additional windows to the rooftop extensions, rebuilt western W/C block, detached dwellings and four storey rear extension would not result in any significant overlooking to adjoining residential buildings.

3.46 Condition 20 is required to ensure that the windows in the western flank elevation of the proposed four storey extension are opaque or obscure glazed to prevent overlooking between the proposed residential units in the new build and the converted units within the existing building.

3.47 In conclusion, Officers consider the impact of the development upon adjoining properties to be satisfactory and would not result in adverse effects being caused to detriment of residential amenity in accordance with policy.

Sustainable Design & Construction

3.48 The proposal has been considered against policies 4A.4, 4A.5, 4A.7, 4A.9 and 4A.11 of the London Plan which promote sustainable design, adaption to climate change and the increased use of renewable energy technologies to reduce carbon

emissions. Compliance with these policies will be weighed up against the need to consider the various heritage and design policies which apply in the case of the alterations to the listed building. Therefore, officers have sought to ensure the proposals strike a balance between meeting higher standards of sustainable construction whilst ensuring alterations to the building and the listed fabric are kept to a minimum.

3.49 The proposed housing has been assessed against the Code for Sustainable Homes as Level 3. Notwithstanding the various energy efficient measures which would be incorporated, it is considered that there may be scope to incorporate further design measures to increase the sustainability rating of the residential flats. Officers recommend that a planning condition 23 is imposed to secure the developer carries out the building work in accordance with the Sustainability Assessment. A s106 clause will also be included which confirms the developer will use reasonable endeavours to meet and exceed where possible Code for Sustainable Homes 4.

3.50 In terms of wider sustainability issues, information has been supplied on how the development will comply with London Plan policy 4A.3 across a range of issues including use of environmentally sound construction materials (including recycled materials where feasible), inclusion of water efficient appliances to reduce water use, minimisation of waste and encouragement of recycling by providing dedicated recycling space in the residential units, encouraging cycling by providing on-site bike storage/parking, enhancing the site's ecological value with a landscaped area that incorporates a water detention pond which will take surface water run-off for temporary storage during times of heavy rainfall.

3.51 Permeable surfaces will also be used to reduce rainwater run-off into sewers. A Considerate Constructors Scheme will be used to manage the construction process to reduce the impacts on neighbours and the local environment. An assessment of the proposals against the GLA's Sustainable Design and Construction SPG shows that, taking account of the site constraints, most of the requirements of the SPG and London Plan policy 4A.3 can be met. The integration of sustainability measures will be ensured through an appropriate condition.

Energy

3.52 An outline Energy Strategy has been submitted which describes the proposed approach to improving the energy performance of Ashlar Court, particularly in terms of the issues relating to refurbishing a Grade II listed building without causing unacceptable impacts for its appearance and character. Information is also provided on measures intended for the new build aspects of the development.

3.53 Options for improving the existing building include improving the insulation performance of the building fabric and have already been given some consideration, although potential improvements cannot yet be quantified and firm proposals have not yet been put forward in some areas.

3.54 The existing heating system will be replaced for a more efficient system, although as yet the suitability of installing a Combined Heat and Power (CHP) has not been checked. Renewable energy generation options have been broadly assessed, although due to site constraints options are limited. Ground Source Heat Pumps may be feasible, although further details of the refurbishment are required to clarify their suitability.

3.55 The Strategy concludes that at this stage of the development design, it is not possible to specify the detail of energy efficiency measures to be implemented on the scheme, as further site investigations are needed to determine the performance of the existing building. It has also not yet been possible to quantify the expected energy use and associated CO2 emissions of the refurbished development. Therefore, condition 24 has been included requiring the submission of a follow-up and detailed Energy Strategy to include this and supporting information on energy efficiency measures and renewable energy options for the site to ensure the development is acceptable on energy grounds in accordance with London Plan policy 4A.4.

Access

3.56 The application has been considered in light of the London Plan policies 3A.5 Access for All and the Council's SPD; Access for All. The proposal includes the provision of 3 units that are wheelchair accessible but there are a further 9 units which could be easily adaptable to be wheelchair accessible. The three wheelchair units are to be secured via condition 26. It is recommended that a further condition is secured which includes the full details of any ramps and slopes to be submitted to the LPA for approval (Condition 27). The new detached dwellings should be designed to lifetime homes (Condition 28).

3.57 Condition 29 is recommended to secure level access to the main entrances to the residential flats. A further condition (Condition 30) is recommended which requires the creation of a new lift doorway to be located within the ground floor entrance lobby in the centre of the building. This access is necessary to ensure that people who cannot use the steps down leading down to the existing lift access have level access to the lift at ground floor level. The condition is to be worded to require the partial demolition of the wall and installation of a doorway to the lift. Such work would be required unless the results of the structural survey dictate that the wall should be retained as a support wall for structural reasons. The structural survey should be submitted to the LPA for approval by way of this condition.

3.58 Six car parking spaces are set aside for wheelchair users (3 in the basement and 3 at ground floor level) and people with impaired mobility. These spaces are located close to the entrances of the building at ground floor level and close to the exit/entrances within the basement. It is considered that the spaces have been located to ensure safe and convenient access for users. The car parking spaces shall be laid out in accordance with the plans, which is to be secured by condition 31.

3.59 Conditions 10 and 11 are recommended to ensure that the communal landscaped areas are fully accessible to disabled residents and visitors (including wheelchair users) and that there is a level threshold to these spaces.

Arboriculture, Ecology and Biodiversity

3.60 UDP Policies EN25, EN28A and EN29 set out the Council's policies with regards to nature conservation, biodiversity of species and tree protection. The Council's Biodiversity Officer advises that the site has potential for bats roosting, although there is no evidence of this on site. Given the record bat activity levels in Ravenscourt Park nearby, it is considered necessary to secure provision of bat boxes on building facades which can be achieved via planning condition 32.

3.61 It is proposed to enhance the biodiversity value of the site by increasing the planting and landscaping on the site. A full hard and soft landscaping scheme including all ground and external materials, planting schedules and details of how the communal area is to be accessed for all would be secured through planning conditions 9, 10 and 11. The Conditions would ensure no adverse ecological impacts as a result of the development and would increase the biodiversity value of the site.

3.62 There are a number of trees located within the grounds of the building which have the potential to be significantly affected during and after construction work. The Trees are all located within the Conservation Area; therefore permission to carry out any work to the trees (including any removal of) would require planning consent. The works to the trees form part of this application.

3.63 The proposed works to the basement include the creation of a ramp leading down to the car parking area underneath the garden. Due to the extent of this work, removal of the Magnolia (T8) and the Poplar (T13) trees would be necessary. Both trees are classified as category B trees (of moderate quality) within the Arboricultural Report submitted by the applicant. 15 out of the 17 Category B trees surveyed would be retained.

3.64 Officers acknowledge the justification for the removal of the two Category B trees within the Arboricultural Report. The report states that the Magnolia tree is largely screened by the existing large Sycamore (T9) tree and that the Poplar Tree forms part of a cluster of 5 trees. As such, the trees individually do not contribute significantly to the visual amenity of the streetscene and their removal would have limited impact on the wider amenity value. The Borough's tree officer has accepted the loss of trees and as such it is considered the removal, as part of the overall development proposals would be acceptable, subject to replanting new trees elsewhere on the site. The remaining trees would be protected by the imposition of planning conditions 33 and 34.

Crime Prevention

3.65 The council would secure a safe and secure environment by ensuring that new development adheres to UDP policy EN10. Further guidance is outlined in the best practice guide Secured by Design which the development would be expected to meet to an adequate level. The proposals include the provision of controlled entrances, safe and secure car parking areas and CCTV cameras at the entrances. In addition, the CPO has recommended provision of safety locks on the doors and windows. The proposals are generally considered to be compliant with Secured by Design as officers have been advised by the Crime Prevention officer. However, condition 35 is recommended to ensure the Council have full control in securing adequate compliance with the principles of Secured by Design.

Flood Risk

3.66 The site lies within Flood Risk Zone 3, which is considered to be an area of high flood risk. The Environment Agency has not required a sequential test for the development. However, the proposals are considered in light of PPS25: Development and Flood Risk, which advises where development is acceptable within Flood Zone 3. In particular, development may be permitted if the site falls on previously developed land, or if the wider benefits of the proposal outweigh the flood risk, or whether the FRA demonstrates that the development will be safe without increasing flood risk elsewhere.

3.67 It is recognised that the proposal falls on previously developed land and will bring an existing building back into use. The Flood Risk Assessment submitted by the applicant demonstrates that development would not be at risk of flooding in the event of a breach of flood defences. It also demonstrates that flood risk would not be increased as a result of the development. Notwithstanding this, it is considered that the development would provide wider sustainability and conservation benefits to the community that outweighs the potential for flood risk. Consequently, the proposals are considered to be compliant with PPS25: Development and Flood Risk.

3.68 The Environment Agency raise no objection to the proposals subject to adequate mitigation measures which limit the surface water run-off generated by the 1 in 100 critical storm so that it will provide a minimum of 50% reduction in run off rates from the undeveloped site and not increase the risk of flooding off-site. The proposals include provision of an attenuation bowl located at the north-western corner of the site. Condition 25 is recommended to ensure that the development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment (FRA) produced by AMEC dated April 2010 ref: 578800192/R2 and plan ref APL03_100.

Contamination

3.69 The Borough's Land Contamination confirms, that potentially contaminative land uses (past or present) are understood to occur at, or near to, this site. In accordance with UDP policies G0, G3, EN20A and EN21, conditions 36 and 37 are recommended to ensure that a site investigation would take place, and any contaminants found would be treated by appropriate remediation measures. Such details would need to be approved in writing by the Local Planning Authority prior commencement of works.

Waste Management

3.70 UDP Policies EN17 and H14 sets out the Council's Waste Management guidance. The refuse stores would be located within safe and secure storage enclosures on the east and western boundaries of the site. It is considered that the bin stores are conveniently located for the residents and for refuse collection. Full details of the design, capacity and layout would be secured by way of a planning condition 38. The condition would also confirm that the refuse stores would be fully accessible for wheelchair users and people with impaired mobility and that at least one bin would be usable for such residents. The Council's Waste Management section raises no objections to the proposals.

3.71 It is considered that the refuse provision across the development is satisfactorily located to allow for safe and convenient access for residents and collection vehicles in accordance with UDP policies EN17 and H14.

Section 106

3.72 In accordance with Section 106 of the Town and Country Planning Act 1990 (As Amended) and Office of Deputy Prime Minister's Circular 05/05, the applicant has agreed to enter into a section 106 legal agreement.

The developer has committed to provide the following commuted sum payments:

- £70,000 towards improvements to the provision of Healthcare within the Borough;
- £75,000 towards public open space improvements, including enhancement to Ravenscourt Park;

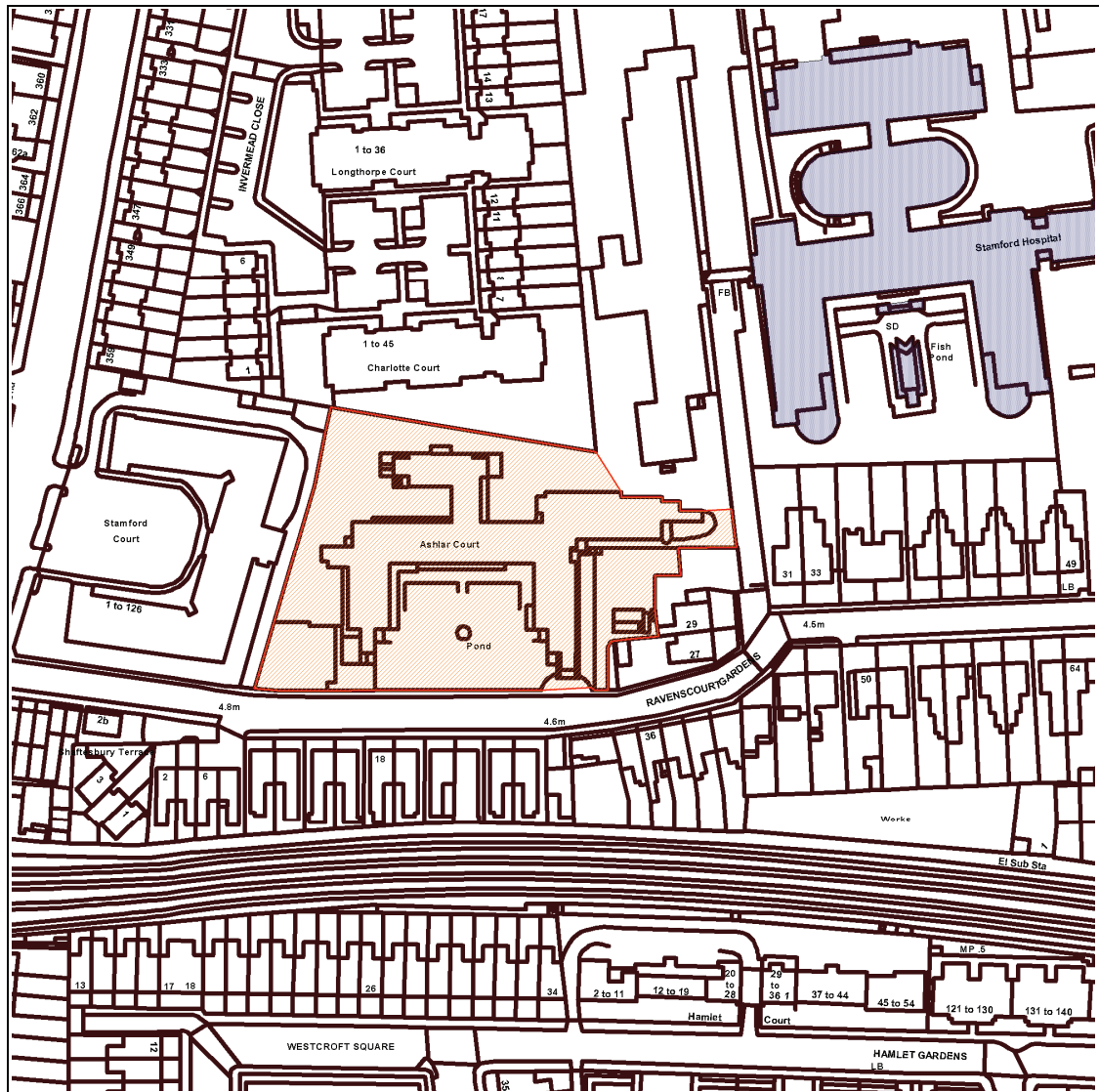
The development has also agreed to the following provisions as part of the S106 agreement:

- All necessary costs involved in relocating the two parking bays to new locations within Ravenscourt Gardens as identified in drawing APL03_100 Rev 01 and all costs required to make good the existing footway at the altered vehicular access;
- The development will achieve at least Code for Sustainable Homes Level 3, unless otherwise agreed in writing by the Local Planning Authority. The developer will use reasonable endeavours to ensure the residential units achieve a Code for Sustainable Homes rating of 4 with regards to achieving and where possible exceeding sustainable design and construction standards;
- With the exception of disabled residents/occupiers who have impaired mobility whom may apply for Blue Badges, no occupiers are eligible to obtain residents' parking permits to park on-street in the controlled parking zone;
- 9% of the residential units i.e. 6 flats to be Intermediate Housing 'New Build Homebuy'. LBHF retain nomination rights to the affordable units

Ward: Ravenscourt Park

Site Address:

Ashlar Court Ravenscourt Gardens London W6 0TU



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Reg. No:
2010/02918/LBC

Case Officer:
Neil Button

Date Valid:
29.11.2010

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

Committee Date:
09.03.2011

Applicant:

Marcol Group PLC
10 Upper Berkeley Street London W1H 7PE

Description:

Refurbishment of former Royal Masonic nurses accommodation to facilitate change of use to Class C3 (residential) incorporating alterations and extensions to the external and internal fabric of the listed building, excavation and enlargement of basement/lower ground floor and alterations to the boundary wall and demolition of existing wc block
Drg Nos: APL01_99, APL01_100 Rev 01, APL01_101, APL01_102, APL01_103, APL01_104, APL01_105, APL02_99, APL02_100, APL02_101, APL02_102, APL02_103, APL02_104, APL02_105, APL03_99, APL03_100, APL03_101, APL01_102, APL03_103, APL03_104, APL03_105, APL03_300, APL03_301, APL03_302, APL03_303, APL03_304, APL03_305, APL03_306, APL03_307, APL03_311, 25,11,10 Scope of Works Heritage Assessment by KM Heritage

Application Type:

Listed Building Consent

Officer Recommendation:

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

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

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

- 2) The works hereby approved are only those specifically stated in the written description and indicated on the approved drawing numbers outlined above.

In order to safeguard the special architectural or historic interest of the building, in accordance with policy EN3 of the Unitary Development Plan as amended 2007.

- 3) The development hereby permitted shall not commence before details showing the treatment of areas of hard and soft landscaping, boundary wall, the rooftop extensions, side extensions, detached dwellings, windows and doors have been submitted to and approved in writing by the council. The development works shall be implemented in accordance with the approved details.

To ensure a satisfactory external relationship with the property's surroundings and to provide a satisfactory setting for the listed building, in accordance with Policy EN3 of the Unitary Development Plan, as amended 2007.

- 4) The brickwork, colour, texture, bond, pointing and mortar mix of the proposed extensions, the two detached dwellings and bin enclosures hereby approved shall match the existing building.

To ensure a satisfactory external appearance and to prevent harm to the listed building, in accordance with Policy EN3 of the Unitary Development Plan as amended 2007.

- 5) Prior to the commencement of the works hereby approved an internal and external photographic survey of the property shall be undertaken (incorporating location plan showing location of each photograph). A copy of the photographic survey shall be deposited to the Borough Archives at Lila Husset prior to works commencing on site.

In order to safeguard the special architectural or historic interest of the building, in accordance with Policy EN3 of the Unitary Development Plan, as amended 2007.

- 6) No plumbing, extract flues or pipes, other than rainwater pipes shall be fixed on any elevation of the building unless details have first been submitted to and approved in writing by the Council. All new rainwater goods shall be cast iron and painted black.

In order to safeguard the special architectural or historic interest of the building, in accordance with Policy EN3 of the Unitary Development Plan, as amended 2007.

- 7) Detailed drawings of typical internal elevations at a scale of 1:20 in plan and elevation shall be submitted for approval prior to commencement of the relevant part of the development and implemented in accordance with approved details. Such details shall include the internal elevations of the proposed kitchen and bathroom pod within the Elford Room.

In order to safeguard the special architectural or historic interest of the building, in accordance with Policy EN3 of the Unitary Development Plan, as amended 2007.

- 8) All existing fireplaces shall be retained either in their original location or to a new location within the building. Details of any fireplaces to be removed and then reinstalled shall be submitted to and approved by the Council prior to installation. The development shall thereafter be carried out in accordance with the agreed details.

In order to safeguard the special architectural or historic interest of the building, in accordance with Policy EN3 of the Unitary Development Plan, as amended 2007.

- 9) Details including material samples of American walnut panelling to be applied to both sides of new wall subdividing the Elford Room shall be submitted for the Council's approval prior to the commencement of the relevant part of the development. The details shall be implemented in accordance with the approved samples and thereafter permanently retained.

In order to safeguard the special architectural or historic interest of the building, in accordance with Policy EN3 of the Unitary Development Plan, as amended 2007.

- 10) A Method statement for the salvage, secure storage and reuse of items of historic interest including commemorative masonic plaques, clocks, lighting, fireplaces, bas relief and telephone box within the building shall be submitted to the Local

Planning Authority for approval prior to commencement of works. Such work shall be implemented in accordance with approved details.

In order to safeguard the special architectural or historic interest of the building, in accordance with Policy EN3 of the Unitary Development Plan, as amended 2007.

- 11) A detailed schedule of works shall be submitted to the Local Planning Authority for approval prior to commencement of work. The work shall be carried out in accordance with approved details.

In order to safeguard the special architectural or historic interest of the building, in accordance with Policy EN3 of the Unitary Development Plan, as amended 2007.

- 12) Details of a local history plaque shall be submitted to the Local Planning Authority for approval, prior to the commencement of the relevant part of the development, and implemented in accordance with approved details.

In order to safeguard the special architectural or historic interest of the building, in accordance with Policy EN3 of the Unitary Development Plan, as amended 2007.

- 13) The demolition of those parts of the building hereby permitted shall not be undertaken unless: (i) planning permission re: 2010/02917/FUL remains valid for the redevelopment of the site, and (ii) a building contract for the extension and conversion of the building has been entered into in accordance with that planning permission, and (iii) notice of demolition in writing and a copy of the aforementioned building contract has been submitted to the Council, and (iv) details of all conditions of the aforementioned planning permission which require prior approval before commencement of the development have been submitted to and approved by the Council.

In order to ensure that parts of buildings on the site are not demolished before a replacement is scheduled to be built which would otherwise result in a partially demolished building which would harm the appearance of the area, in accordance with Policy EN3 of the Unitary Development Plan, as amended 2007.

Summary of reasons for granting listed building consent:

- 1) It is considered that the proposals would constitute sensitive internal and external refurbishment and extensions of this listed building. The external appearance of the extensions and scope of internal refurbishment, subject to detailed conditions would complement the existing building and would preserve the appearance and character of the property. The development would therefore be acceptable in accordance with Policy EN3 of the Unitary Development Plan, as amended 2007; Policies 4B.11 and 4B.13 of the London Plan (consolidated with alterations since 2004) and PPS5.

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

Application form received: 9th September 2010

Drawing Nos: see above

Policy documents: The Revised London Plan 2008
Unitary Development Plan as amended September 2007.

Consultation Comments:

Comments from:

Hammersmith & Fulham Historic Buildings Group

The Hammersmith Society

Dated:

31.12.10

04.02.11

Neighbour Comments:

Letters from:

Dated:

See Report 2010/02917/FUL