
DEVELOPMENT MANAGEMENT SERVICE PLANNING APPLICATION DETERMINED UNDER DELEGATED POWERS

Ward: Shepherd's Bush Green

Expiry Date: 23rd May 2017

Site Address:

124A St Stephen's Avenue London W12 8JD



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For identification purposes only - do not scale.

Reg. No:
2017/01176/FUL

Date valid:
28.03.2017

Recommendation Date:
24.07.2017

Case Officer;
Barry Valentine

Conservation Area:

Applicant:

Mr GIULIARI
124A St Stephen's Avenue London W12 8JD

Description:

Demolition of existing single storey light industrial building (B1(c)) and erection of a replacement three storey plus-basement level property comprising of 2 x one bedroom self-contained (C3) flats.

Drg. Nos: 02_PR Ground Floor, 03_PR Lower ground floor, 04_PR First Floor, 05_PR Second floor, 06_PR Roof Plan, 10_Proposed Front Elevation, 14_Proposed Rear Elevation, 15_Existing and Proposed Section AA.

Application type:

Full Detailed Planning Application

Officer Recommendation:

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

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

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

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

To ensure that the proposal accords with the Council's policies as outlined in the Core Strategy (2011) and the Development Management Local Plan (2013).

- 3) The development hereby permitted shall not commence until particulars, details and samples of materials as appropriate to be used in the external faces of the buildings, has been submitted to and approved in writing by the Council. The development shall be carried out in accordance with such details as have been approved prior to first use, and thereafter permanently retained in this form.

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

- 4) None of the residential units hereby permitted shall be occupied until the highway works (removal of part of the dropped kerb to the front of the site) have been completed in accordance with a scheme (under S278 of the Highways Act) which shall have first been submitted to and approved in writing by the Council.

To ensure that the proposal has an acceptable impact on pedestrian safety and on the operation of the highway and in the interest of visual amenity, in accordance with Core Strategy Policy T1 (2011) and Policies G1 and G3 of the Development Management Local Plan (2013).

- 5) No part of the basement shall be occupied or used until a metal grille is installed over the approved front lightwell, and the grille shall be permanently retained in place. At no time shall railings or any other vertical element be constructed around the lightwell.

To ensure a satisfactory external appearance and to prevent harm to the street scene, in accordance with policies DM G3 and DM G7 of the Development Management Local Plan (2013), Policy BE1 of the Core Strategy (2011), and SPD Design Guidelines for Lightwells and SPD Design Policy 35 of the Planning Guidance Supplementary Planning Document (2013).

- 6) Prior to commencement of the development hereby approved, a Demolition Logistics Plan shall be submitted to, and approved in writing by, the Council. The details shall include the numbers, size and routes of demolition vehicles, provisions to ensure that all vehicles associated with the demolition works are properly washed and cleaned to prevent the passage of mud and dirt onto the highway, and other matters relating to traffic management to be agreed. Approved details shall be implemented throughout the project period.

To ensure that demolition works do not adversely impact on the operation of the public highway, in accordance with policies DM J1 and DM J6 of the Development Management Local Plan (2013).

- 7) Prior to the commencement of the development hereby permitted, a Demolition Management Plan (including a Demolition Method Statement) shall be submitted to, and approved in writing by, the Council. Details shall include control measures for dust, emission, noise, vibration, lighting, delivery locations, restriction of hours of work and all associated activities audible beyond the site boundary to 0800-1800hrs Mondays to Fridays and 0800-1300hrs on Saturdays, advance notification to neighbours and other interested parties of proposed works and public display of contact details including accessible phone contact to persons responsible for the site works for the duration of the works. Approved details shall be implemented throughout the project period.

To appropriately mitigate the impact of the development during demolition in terms of noise, vibration, dust, lighting or other emissions from the building site, in accordance with policies DM H5, DM H8, DM H9, DM H10 and DM H11 of the

Development Management Local Plan (2013), Core Strategy 2011 Policy CC4 and London Plan (2015) Policy 7.14.

- 8) Prior to the commencement of the development hereby permitted, a Construction Logistics Plan shall be submitted to, and approved in writing by, the Council. The details shall include the numbers, size and routes of construction vehicles, provisions 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. Approved details shall be implemented throughout the project period.

To ensure that construction works do not adversely impact on the operation of the public highway, in accordance with policies DM J1 and DM J6 of the Development Management Local Plan (2013).

- 9) Prior to the commencement of the development hereby permitted, a Construction Management Plan shall be submitted to, and approved in writing by, the Council. Details shall include control measures for dust, emission, noise, vibration, lighting, delivery locations, restriction of hours of work and all associated activities audible beyond the site boundary to 0800-1800hrs Mondays to Fridays and 0800-1300hrs on Saturdays, advance notification to neighbours and other interested parties of proposed works and public display of contact details including accessible phone contact to persons responsible for the site works for the duration of the works. Approved details shall be implemented throughout the project period.

To appropriately mitigate the impact of the development during construction in terms of noise, vibration, dust, lighting or other emissions from the building site, in accordance with policies DM H5, DM H8, DM H9, DM H10 and DM H11 of the Development Management Local Plan (2013), Core Strategy 2011 Policy CC4 and London Plan (2015) Policy 7.14.

- 10) No development shall commence until an Air Quality Dust Management Plan (AQDMP) is submitted to and approved in writing by the Council. The AQDMP must include an Air Quality Dust Risk Assessment (AQDRA) that considers residential receptors on-site and off-site of the development and is undertaken in compliance with the methodology contained within Chapter 4 of the Mayor's of London 'The Control of Dust and Emissions during Construction and Demolition', SPG, July 2014 and the identified measures recommended for inclusion into the site specific AQDMP. The AQDMP submitted must comply with and follow the chapter order (4-7) and appendices (5,7,8,9) of the Majors SPG and should include an Inventory and Timetable of dust generating activities during demolition and construction; Dust and Emission control measures including on-road construction traffic e.g. use of Low Emission Vehicles; Non-Road Mobile Machinery (NRMM). Details of all the NRMM that will be used on the development site will be required and the NRMM should meet as minimum the Stage IIIB emission criteria of Directive 97/68/EC and its subsequent amendments. This will apply to both variable and constant speed engines for both NO_x and PM. An inventory of all NRMM must be registered on the NRMM register <https://nrmm.london/user-nrmm/register>. Air quality monitoring of PM₁₀ should be undertaken where appropriate and used to prevent levels exceeding predetermined Air Quality

threshold trigger levels. Developers must ensure that on-site contractors follow best practicable means to minimise dust and emissions at all times.

To comply with the requirements of the NPPF (2012), Policies 7.14a-c of The London Plan (2016), Core Strategy 2011 Policy CC4, and Policy DM H8 of the Development Management Local Plan (2013).

- 11) Prior to the commencement of the development (excluding site clearance and demolition) details must be submitted to and agreed in writing by the council of the Ultra-Low Nox Gas fired boilers to be provided for space heating and domestic hot water. The Gas fired boilers to be provided for space heating and domestic hot water shall have dry NOx emissions not exceeding 40 mg/kWh (at 0% O₂). Where any installations do not meet this emissions standard it should not be operated without the fitting of suitable NOx abatement equipment or technology as determined by a specialist to ensure comparable emissions. Following installation, emissions certificates will need to be provided to the council to verify boiler emissions.

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

- 12) Prior to occupation of the residential units hereby permitted, further detail on how the cycle spaces shown on 02_PR Ground Floor shall be made secure. The cycle spaces shall be installed in full in accordance with the details approved prior to the occupation of the units.

To ensure the satisfactory provision of cycle parking, in accordance with Policy DM J5 of the Development Management Local Plan (2013).

- 13) Prior to commencement of the relevant part of the development, elevations of the bin store at a 1:20 scale shall be provided. The bin store shall be installed in full accordance with the details approved prior to occupation of the units, and so be maintained.

To ensure that the bin store has an appropriate appearance, and to ensure that the use granted does not give rise to smell, nuisance and an accumulation of rubbish arising from the operation of the use in accordance with policies DM G1, DM G7

- 14) Prior to occupation of any of the residential units 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 DM G1 of the Development Management Local Plan 2013.

- 15) The development hereby permitted shall not be occupied before detail/detailed drawings 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. The hard

landscaping shall be carried out in accordance with the approved details, before the occupation or use of any part of the development hereby permitted.

To ensure a satisfactory external relationship with its surroundings in accordance with Policies DM G1 and DM G3 of the Development Management Local Plan 2013 and Policy BE1 of the Core Strategy 2011.

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

To ensure a satisfactory provision for planting, in accordance with Policy DM E4 of the Development Management Local Plan 2013.

- 17) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order amending, revoking and re-enacting that Order) no extensions or other form of enlargement to the residential development hereby permitted, nor erection of porches, outbuildings, hardstandings, storage tanks, gates, fences, walls or other means of enclosure, shall take place without the prior written permission of the Council.

Due to the limited size of the site, proximity to neighbouring properties and proposed design of the proposed single family dwelling on the site, the Council would wish to exercise future control over development which may affect residential amenity or the appearance of the area, in accordance with Policies DM A9 and DM G1 and DM G3 of the Development Management Plan 2013.

- 18) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order amending, revoking and re-enacting that Order with or without modification), no aerials, antennae, satellite dishes or related telecommunications equipment shall be erected on any external part of the approved buildings, without planning permission first being obtained.

In order to ensure that the Council can fully consider the effect of telecommunications equipment upon the appearance of the building, in accordance with Policies DM G1 and DM G3 of the Development Management Local Plan 2013.

- 19) No plumbing, extract flues or pipes other than rainwater pipes shall be fixed on the front elevation of the development hereby approved.

To ensure a satisfactory external appearance and prevent harm to the street scene, in accordance with Policies DM G1 and G3 of the Development Management Local Plan 2013 and Policy BE1 of the Core Strategy 2011

- 20) 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 development hereby permitted.

To ensure that that the visual impact of such features can be considered in accordance with Policies DM G1 of the Development Management Local Plan 2013, and Policy BE1 of the Core Strategy 2011.

- 21) The basement and ground floor residential unit hereby approved shall meet M4(2) Category 2: Accessible and adaptable dwellings of The Building Regulations 2010 Access to and Use of buildings, 2015 edition standards, and shall be permanently retained as such thereafter.

To ensure that the development provides accessible accommodation in accordance with Policy H4 of the Core Strategy 2011, Policy 3.8 of The London Plan (2016) and Policy DM A4 of the Development Management Local Plan 2013.

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

Potentially contaminative land uses (past or present) are understood to occur at, or near to, this site. This condition is required to ensure that no unacceptable risks are caused to humans, controlled waters or the wider environment during and following the development works, in accordance with Borough Wide Strategic Policy CC4 of the Core Strategy and policies DM H7 and H11 of the Development Management Local Plan 2013.

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

Potentially contaminative land uses (past or present) are understood to occur at, or near to, this site. This condition is required to ensure that no unacceptable risks are caused to humans, controlled waters or the wider environment during and following the development works, in accordance with Borough Wide Strategic Policy CC4 of the Core Strategy and policies DM H7 and H11 of the Development Management Local Plan 2013.

- 24) Unless the Council agree in writing that a set extent of development must commence to enable compliance with this condition, no development shall

commence until, following a site investigation undertaken in compliance with the approved site investigation scheme, a quantitative risk assessment report is submitted to and approved in writing by the Council. This report shall: assess the degree and nature of any contamination identified on the site through the site investigation; include a revised conceptual site model from the preliminary risk assessment based on the information gathered through the site investigation to confirm the existence of any remaining pollutant linkages and determine the risks posed by any contamination to human health, controlled waters and the wider environment. All works must be carried out in compliance with and by a competent person who conforms to CLR 11: Model Procedures for the Management of Land Contamination (Defra 2004) or the current UK requirements for sampling and testing.

Potentially contaminative land uses (past or present) are understood to occur at, or near to, this site. This condition is required to ensure that no unacceptable risks are caused to humans, controlled waters or the wider environment during and following the development works, in accordance with Borough Wide Strategic Policy CC4 of the Core Strategy and policies DM H7 and H11 of the Development Management Local Plan 2013.

- 25) Unless the Council agree in writing that a set extent of development must commence to enable compliance with this condition, no development shall commence until, a remediation method statement is submitted to and approved in writing by the Council. This statement shall detail any required remediation works and shall be designed to mitigate any remaining risks identified in the approved quantitative risk assessment. All works must be carried out in compliance with and by a competent person who conforms to CLR 11: Model Procedures for the Management of Land Contamination (Defra 2004) or the current UK requirements for sampling and testing.

Potentially contaminative land uses (past or present) are understood to occur at, or near to, this site. This condition is required to ensure that no unacceptable risks are caused to humans, controlled waters or the wider environment during and following the development works, in accordance with Borough Wide Strategic Policy CC4 of the Core Strategy and policies DM H7 and H11 of the Development Management Local Plan 2013.

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

included in the verification report. All works must be carried out in compliance with and by a competent person who conforms to CLR 11: Model Procedures for the Management of Land Contamination (Defra 2004) or the current UK requirements for sampling and testing.

Potentially contaminative land uses (past or present) are understood to occur at, or near to, this site. This condition is required to ensure that no unacceptable risks are caused to humans, controlled waters or the wider environment during and following the development works, in accordance with Borough Wide Strategic Policy CC4 of the Core Strategy and policies DM H7 and H11 of the Development Management Local Plan 2013.

- 27) Unless the Council agree in writing that a set extent of development must commence to enable compliance with this condition, no development shall commence until an onward long-term monitoring methodology report is submitted to and approved in writing by the Council where further monitoring is required past the completion of development works to verify the success of the remediation undertaken. A verification report of these monitoring works shall then be submitted to and approved in writing by the Council when it may be demonstrated that no residual adverse risks exist. All works must be carried out in compliance with and by a competent person who conforms to CLR 11: Model Procedures for the Management of Land Contamination (Defra 2004) or the current UK requirements for sampling and testing.

Potentially contaminative land uses (past or present) are understood to occur at, or near to, this site. This condition is required to ensure that no unacceptable risks are caused to humans, controlled waters or the wider environment during and following the development works, in accordance with Borough Wide Strategic Policy CC4 of the Core Strategy and policies DM H7 and H11 of the Development Management Local Plan 2013.

- 28) Prior to commencement of the development, details shall be submitted to and approved in writing by the Council, of an enhanced sound insulation value DnT,w [and L'nT,w] of at least 5dB above the Building Regulations value, for the floor/ceiling/wall structures separating different types of rooms/ uses in adjoining dwellings. Approved details shall be implemented prior to occupation of the development and thereafter be permanently retained.

To ensure that the amenity of occupiers of the development site is not adversely affected by noise, in accordance with Policies DM H9 and H11 of the Development Management Local Plan.

- 29) Prior to commencement of the relevant part of the development, details of any external lighting indicating level of luminance shall be submitted and approved in writing by the Local Planning Authority. The development shall only be implemented in accordance with the details approved.

To ensure a satisfactory external appearance and to prevent harm to the occupiers of neighbouring properties, in accordance with Policies DM G1, DM G7, DM H9 and DM H11 of the Development Management Local Plan (2013).

- 30) The development shall only be carried out in accordance with flood mitigation measures set out within the Flood Risk Assessment , Construction Method Statement and set out on the approved drawings 16_Waterproofing system for the basement, 17_Reducing water use and risk of flooding and 18_Sedum Roof and Permeable Paving. The recommended mitigation measures shall be permanently retained thereafter.

To reduce the impact of flooding to the proposed development and future occupants, in accordance with Policies 5.11, 5.13, 5.14 and 5.15 London Plan 2011, Policy CC1 and CC2 of the Core Strategy 2011, National Planning Policy Framework (2012) and the Technical Guidance to the National Planning Policy Framework (2012) and Policy DM H3 of the Development Management Local Plan (2013).

- 31) No occupier of the residential units hereby approved with the exception of disabled persons who are blue badge holders, shall apply to the Council for a parking permit or retain such a permit and if such a permit is issued it shall be surrendered to the Council within seven days of receipt.

In order to ensure that the development does not harm the existing amenities of the occupiers of neighbouring residential properties by adding to the high level of on-street car parking stress in the area, in accordance with Core Strategy (2011) policy T1 and policies DM J2 and DM J3 of the Development Management Local Plan (2013).

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

In order that the prospective occupiers of the new residential units are made aware of the fact that they will not be entitled to an on-street car parking permit, in the interests of the proper management of parking, and to ensure that the development does not harm the existing amenities of the occupiers of neighbouring residential properties by adding to the high level of on-street car parking stress in the area, in accordance with Core Strategy (2011) policy T1 and policies DM J2 and DM J3 of the Development Management Local Plan (2013).

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

In order that the Council can update its records to ensure that parking permits are not issued to the occupiers of the proposed residential units and thus ensure that the development does not harm the existing amenities of the occupiers of neighbouring residential properties by adding to the high level of on-street car

parking stress in the area, in accordance with Core Strategy (2011) policy T1 and policies DM J2 and DM J3 of the Development Management Local Plan (2013).

34) The demolition works hereby permitted shall not be undertaken before:

(i) a building contract for the development of the site in accordance with this planning permission has been entered into, and a signed copy of the building contract has been submitted to, and approved in writing, by the Council;

(ii) written notice of the start date for the demolition process has been submitted to the Council. Such notification shall be to the Council's Head of Development Management and shall quote the application reference number specified in this decision letter.

To ensure that the demolition does not take place prematurely and to safeguard the character and appearance of the area, in accordance with policies BE1 of the Core Strategy (2011) and DM G1 of the Development Management Local Plan 2013.

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

To protect the new units from flooding in accordance with Core Strategy (2011) Policy CC2, London Plan (2011) Policy 5.12 and Part 10 of the NPPF.

36) All windows and doors hereby approved shall be timber framed, painted white and so be maintained.

To ensure a satisfactory appearance in accordance with Core Strategy (2011) policy BE1 and Development Management Local Plan (2013) policy DM G1.

37) No development shall commence until full facade construction details, including glazing, with commensurate composite sound insulation performance predictions, have been submitted to and approved in writing by the Council. The approved details shall show that noise levels within habitable rooms shall comply with the recommendations of BS8233: 2014 'Sound insulation and noise reduction for buildings.' The sound insulation of the facades shall achieve the standard of sound insulation required, as defined in BS8233: 2014.

To protect the amenities of residential occupiers of the development in accordance with DMLP (2013) policy DM A9 and DM H9.

38) Prior to the commencement of the relevant part of development, details of any mechanical ventilation to be installed at the site shall be submitted and approved in writing by the council. Details shall include details of the external sound level emitted from plant/ machinery/ equipment and mitigation measures as appropriate. The measures shall ensure that the external sound level emitted from plant, machinery/ equipment will be lower than the lowest existing background sound level by at least 10dBA in order to prevent any adverse impact. The assessment shall be made in accordance with BS4142:2014 at the nearest and/or most affected noise sensitive premises, with all machinery operating together at

maximum capacity. A post installation noise assessment shall be carried out where required to confirm compliance with the sound criteria and additional steps to mitigate noise shall be taken, as necessary. Approved details shall be implemented prior to use of the machinery and thereafter be permanently retained. Details should also indicate the appearance and location of the proposed plant.

To create acceptable residential accommodation, to ensure that the amenity of occupiers of the development site/ surrounding premises is not adversely affected by noise from plant/mechanical installations/ equipment and to ensure that the plant would not cause harm to the appearance of the property and character and appearance of the conservation area, in accordance with Policies DM A9, G3, G7, H2, H9 and H11 of the Development Management Local Plan.

- 39) Prior to commencement of the relevant part of the development, details of anti-vibration measures shall be submitted to and approved in writing by the Council. The measures shall ensure that the mechanical ventilation 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 use of the relevant part of the development and thereafter be permanently retained.

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

- 40) The new windows/doors hereby approved on the northern elevation shall be obscurely glazed and non opening up to a height of 1.7m from the finished floor level.

To ensure the development does not have a detrimental impact on neighbouring privacy in accordance with DMLP (2013) policy DM A9.

- 41) The flat roofs hereby approved shall not be used use as a roof terrace or other form of open amenity space. No alterations shall be carried out; nor planters or other chattels placed on the roof extensions hereby approved in connection with its use as roof terrace or other form of open amenity space. No railings or other means of enclosure shall be erected on the roofs, and no alterations shall be carried out to the application property to form access onto these roofs.

Such a use would be detrimental to the amenities of neighbouring properties by reason of overlooking and loss of privacy, in accordance with Policies DM A9 and DM G3 of the Development Management Local Plan (2013) and SPD Housing Policies 3 and 8 (Criteria ii) of the Planning Guidance Supplementary Planning Document (2013).

Justification for approving application:

- 1) LAND USE

The development would provide good quality residential units which would make a positive contribution to the borough achieving its housing targets. The residential units are considered to be of a good quality and would provide an acceptable standard of residential accommodation. As such the proposed development is considered to be in accordance with the NPPF, The London Plan (2016) Policy 3.3 and Table 3.1, Core Strategy (2011) Policy H1 and H3, Development Management Local Plan (2013) policies DM A1, DM A2 and DM A9.

IMPACT ON NEIGHBOURING PROPERTIES

The proposed development would not cause significant harm to neighbouring living conditions in terms of sunlight, daylight or outlook. The proposed development would have an acceptable impact on neighbouring privacy and in terms of noise disturbance. The proposed development complies with DMLP (2013) policies DM A9, DM G3 and DM H9 and the NPPF.

VISUAL AMENITY

The proposed development is considered to be of an appropriate height, scale and bulk which would be in keeping with the height and form of surrounding development, ensuring that it would not form an overly prominent addition to the townscape. The main elevations of the building would appropriately correspond with existing features of adjacent buildings and context, utilising appropriate traditional materials such as London Stock Brick and timber sash windows. The proposed development would enhance the appearance of the streetscene and would have a positive impact on the appearance of the surrounding area and would preserve the character and appearance of the adjacent conservation area, in accordance with Core Strategy (2011) policy BE1 and Development Management Local Plan (2013) policies DM G1 and DM G7.

TRANSPORT

The proposed development would not cause significant parking stress in the area due to the additional units that would result from the development being car parking permit free. The proposed development would provide a sufficient number of cycle parking spaces and sufficient waste and refuse storage. Conditions are recommended to help ensure that the impact of development during demolition and construction are appropriately mitigated. The development would therefore be acceptable in accordance with the NPPF (2012), London Plan (2016) Policy 6.13, Core Strategy (2011) Policies T1 and CC3, and Policies DM J1, DM J2, DM J5, DM A9 and DM H5 of the Development Management Local Plan (2013).

ENVIRONMENTAL

The small impact of the development on flooding could be appropriately managed and mitigated by condition; mitigation measures would be carried out as detailed in the Flood Risk Assessment. The proposed development would not pose a risk in terms of Land Contamination, subject to conditions. The development would therefore be acceptable in accordance with London Plan (2016) Policy 5.13, Policies CC1 and CC2 of the Core Strategy (2011) and Development Management Local Plan (2013) Policy DM H3 and DM H7.

Overall, the proposed development is in accordance with Core Strategy (2011) policy BE1, CC1, CC2, CC3 and T1 and Development Management Local Plan (2013) policy DM A1, DM A9, DM J1, DM J2, DM J5, DM H5, DM G1, DM H1, DM H3, DM H7 and DM H9. The development would therefore be acceptable in accordance with London Plan (2016) Policy 5.13, The development would therefore be acceptable in accordance with the NPPF (2012) and London Plan (2016) Policy 3.3 and Policy 6.13.

That the applicant be informed as follows:

- 1) In determining this application, the local planning authority has worked in a proactive and positive manner with the applicant to foster the delivery of sustainable development, in accordance with the requirements of paragraphs 186 and 187 of the National Planning Policy Framework

Particulars of Decision

Acting under powers delegated to officers of the Council on the London Borough of Hammersmith and Fulham I authorise the approval of the application in accordance with the officer's recommendation above.

Signed: Mr Neil Egerton

Authorising Officer, Planning Group

Dated: 7th September 2017

NOTE: Any alterations to the description, recommendation, conditions, observations or reasons for refusal must be initialled by the authorising officer.

Officer Report

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

All Background Papers held by case officer named above:

Application form received: 21st March 2017

Drawing Nos: see above

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

Consultation Comments:

Comments from:

Dated:

Neighbour Comments:

Letters from:

Dated:

SITE DESCRIPTION

1.1 The application site is located on the western side of St Stephen's Avenue, 40m south of the junction with Uxbridge Road. The site consists of a single storey pitched roof building which sits to the north of a row of three storey Victorian terrace properties.

1.2 The existing lawful use of the site, on the balance of probabilities, is likely to be B1 (c) as a scrap yard and workshop. The current site is vacant.

1.3 The site is not located within a conservation area and is not a listed building.

1.4 Fifty metres to the north of the site on the north side of Uxbridge Road is the Ingersoll and Arminger Conservation Area.

1.5 There are no listed buildings within the vicinity of the site whose setting would be impacted by the proposed development.

1.6 The site is located within Flood Risk Zone 1 as defined by the Environmental Agency.

1.7 The site has a Public Transport Accessibility Level of 3 (moderate).

PROPOSAL

2.1 Planning permission is sought for the complete demolition of the existing single storey light industrial building(B1(c)), and the erection of a replacement three storey high plus basement level property to create two x one bedroom units.

RELEVANT HISTORY

3.1 Planning permission reference 2016/05142/FUL was refused on the 16/02/2017 for the 'Demolition of existing single storey storage building and erection of a replacement part three storey plus-basement level property comprising of 2 x one bedroom self-contained (C3) flats.' The two reasons for refusal were as follows:

+ Insufficient information has been submitted to demonstrate that the property is no longer required for employment purposes or to justify the loss of employment use; which is required in order to ensure a sufficient stock of premises is retained to meet local need for a range of types of employment. In this respect the proposal is considered contrary to Core Strategy (2011) Strategic Policy B and policy LE1, and policy DM B1 of the Development Management Local Plan (2013).

+ The proposed development would provide a substandard quality of residential accommodation. More particularly, the quality of the one bedroom/two person unit located at ground and basement level would be substandard due to the limited outlook of its kitchen and bedroom; the poor level of sunlight and daylight that the kitchen and bedroom would likely receive; the lack of external amenity space associated with this unit; the potential impact of the adjacent business on future occupiers of the residential unit in terms of noise nuisance and disturbance; and lack of information on whether this unit could comply with M4(2) accessibility standards. The proposed development does not comply with policies outlined in the Core Strategy (2011), in particular H3, policies outlined within the Development Management Local Plan (2013) in particular policies DM A2, DM A4, DM A9 and DM H9. The proposal is also contrary to guidance contained within the Planning Guidance SPD (2013) SPD Housing Policy 9.

REPRESENTATIONS

4.1 Sixty one properties were consulted in connection with the application. To date, one letter of objection has been received.

4.2 The concerns of the objector are summarised as follows:

- That the building of the development would cause noise disturbance.

Officer's response - Conditions are recommended to help mitigate the impact of construction during development, combined with other legislation, would not cause unacceptable harm to neighbouring living conditions.

PLANNING CONSIDERATIONS

5.1 The main relevant planning considerations in this case, to be assessed against the policies in the National Planning Policy Framework (NPPF), The London Plan (as amended March 2016) and the Council's Local Development Framework, comprising the Core Strategy (2011), Development Management Local Plan (DMLP) (2013) and the Planning Guidance Supplementary Planning Document (PGSPD) are:

- Principle of the Land use.
- Quality of the proposed housing.
- Design and impact on character and appearance of the surrounding area, including adjacent conservation area.

- Impact on neighbouring residential amenity.
- Transport/Highways impacts.
- Flood risk and land contamination.

Land Use

5.2 A site visit was carried out which suggests that the site was last used as a scrap yard and workshop. This was indicated on internal signs within the unit, its general layout and the presence of a large flue attached to the front elevation. Photos provided within the design and access statement also appear to show the building being used as a scrap yard and workshop. Given the units small size and location within a residential area, on the balance of probabilities and on the basis of evidence currently before the council, the likely lawful existing use of the site is B1 (c) i.e. light industrial.

5.3 The Council's Core Strategy Strategic Policy B states that unused or underused employment land may be permitted to change to alternative appropriate uses including residential or mixed use if there is no clear benefit to the economy in continued employment use. Policy LE1 of the Core Strategy seeks to support small and medium sized businesses, stating that it seeks to:

'retain(ing) premises capable of providing continued accommodation for local services or significant employment unless:

1. continued use would adversely impact on residential areas; or
2. an alternative use would give a demonstrably greater benefit that could not be provided on another site; or
3. it can be satisfactorily demonstrated that the property is no longer required for employment purposes; or
4. an alternative use would enable support for essential public services and is otherwise acceptable'.

'Where the loss of employment use is proposed in line with borough wide policy LE1 (sub para.3) the Council will have regard to:

- the suitability of the site or premises for continued employment use with or without adaptation;
- evidence of unsuccessful marketing;
- the need to avoid adverse impact on established clusters of employment use; and
- the need to ensure a sufficient stock of premises and sites to meet local need for a range of types of employment uses in appropriate locations.
- The mixed use enhancement of employment sites will be considered acceptable where these are under-utilised, subject to the satisfactory retention or replacement of employment uses in the scheme where this continues to be appropriate.'

5.4 The loss of the existing B1 (c) use must be considered in line with the above criteria. This is most commonly done through the submission of a marketing report. This would normally include evidence showing that the unit has been marketed for at least 12 months continuously.

5.5 Since the previous planning permission refusal the applicant has produced a marketing report by Nicholas Taylor and Associates (Ref:730 May 2017). The marketing report sets out the property was actively marketed for six months on the 3rd May 2016 as B1. It was marketed on real estate agent's website and within the window. It was

viewed by 8 different parties over 8 months, but no one took the site over. At the end of January 2017 the property was stopped being marketed as the site was considered unlettable. The owner approached two other agents to market the site (Winkworth and Habitat Investment Ltd) neither were willing to market the property due to its poor state and due to it being structurally unsafe. The property has been vacant since 2015.

5.6 Whilst twelve months of marketing is normally required, given that the applicant did market the property for eight months, and that he tried to get other agents to market the property without success, combined with the un-deniable poor condition of the unit, it is accepted that the proposed unit does not provide a valuable source of local employment. It is accepted that the cost to bring the site back into employment use by restoring the site are likely to be prohibitively high, making the unit unviable. The loss of the existing B1 use is in this instance considered to be acceptable. The proposed development complies with Core Strategy (2011) policy LE1 and DMLP (2013) policy DM B1.

5.7 Core Strategy policy H1 states that the council will look to exceed housing targets set out in The London Plan. The current London Plan target is for the delivery of 1,031 residential units per year in this borough. Core Strategy policy H1 states that this will be achieved by allowing the development of windfall sites. The proposed development would make a small contribution to the borough housing targets.

Quality of Accommodation Provided

5.8 Housing quality is a key consideration in the assessment of applications for new developments. The London Plan seeks the delivery of new housing that is of a high quality of design. London Plan Policy 3.5 'Quality and Design of Housing Developments' says that housing developments should be of the highest quality internally, externally and in relation to their context and to the wider environment. To ensure the delivery of high quality, well designed housing, the Mayor has prepared Supplementary Planning Guidance entitled 'Housing' (herein referred to as the Housing SPG). The document provides detailed guidance which seeks to assist in the design of new housing to ensure that new developments are of the highest quality and make a difference to the quality of life of new residents. The SPG is clear that increasing output (of housing) is not a simple end in itself - new housing must also enhance the environment, improve choice and affordability and provide better quality homes.

5.9 Borough Wide Strategic Policy H3 within the Core Strategy (2011) says that the council will expect all housing developments to respect the local setting and context, provide a high quality residential environment, be well designed and energy efficient, meet satisfactory internal and external space standards, and provide a good range of housing types and sizes.

5.10 DMLP (2013) Policy DM A2 says that 'All new housing must be of high quality design and take account of the amenity of neighbours and must be designed to have adequate internal space in accordance with The London Plan'. DMLP (2013) Policy DM A9, entitled 'Detailed Residential Standards' says that the Council will ensure that the design and quality of all new housing is of a high standard. To assess this, the following considerations will be taken into account;

- Floor area
- Accessibility for disabled people

- Amenity and garden space provision
- A safe and secure environment
- Car parking and cycle parking
- Attenuation of surface water run off
- Sustainable energy matters
- Provision of waste and recycling storage facilities
- Noise insulation and layout to minimise noise nuisance between dwellings
- Protection of existing residential amenities

5.11 SPD Housing Policy 9 of the Planning Guidance (2013) SPD requires new residential units or additional floorspace located within basement levels to comply with BRE Guidance. BRE guidance provides a method for calculating the luminance of a room called Average Daylight Factor (ADF). The BRE guidance sets the following recommended ADF levels for habitable room uses: 1% Bedrooms, 1.5% Living Rooms and 2.0% Kitchens.

Size of Units

5.12 London Plan Policy 3.5 places a significant focus on internal space standards for dwellings. The purpose of the policy is to ensure that all new homes are fit for purpose and offer the potential to be occupied over time by households of all tenures. London Plan (as amended 2016) Table 3.3 set out the minimum gross internal area for new dwellings. The proposed development complies with London Plan minimum floor areas. The size and make-up of the units are as follows:

Basement/Ground Floor - 1 bed 2 Person/2 storeys - London Plan standard 58.sq.m- complies 62.69 sq.m

First/Second Floor - 1 bed 2 Person/2 storeys - London Plan standard 58.sq.m - complies 66.61 sq.m

Aspect, Outlook, Daylight/Sunlight to New Dwellings

5.13 The unit would technically be dual aspect in that it would have windows on its northern and eastern elevations. However, the windows on the northern elevation are predominantly obscurely glazed but would be welcomed source of ventilation. The main windows at ground floor level and above on the eastern elevation would offer good aspect. The windows within the basement serving the bedroom would be constrained by the size of the lightwell. However, as outlined below given that this room would still receive good level of daylight, that the property is over the minimum floor area and that the main living areas enjoy large windows, no objection is recommended to be raised in regards to this as the overall standard of living accommodation is considered to be sufficient.

5.14 The applicant has submitted a sunlight and daylight assessment by A-Zero which demonstrates that all habitable rooms within the development would meet BRE ADF Values, with the rooms at ground, first and second floor level comfortably exceeding the recommended target value. The units are also likely to receive direct sunlight given that they are east facing.

Floor to ceiling heights

5.15 The London Plan (as amended March 2016) states that units should have 75% of their floor area with a minimum floor to ceiling height of 2.5m and above. Based on the submitted section drawing the proposed development would have a floor to ceiling height of 2.7m, thus complying with the London Plan.

External amenity space

5.16 The Mayor's Housing SPG Baseline Standards 4.10.1, 4.10.2 and 4.10.3 relate to private amenity space in new dwellings. The supporting text recognises that private open space is highly valued and should be provided in all new housing developments. The standard is quantified as 5 sq.m for 1 to 2 person dwellings and an extra 1 sq.m should be provided for each additional occupant. The standard recognises that in some cases, site constraints may make it impossible to provide private open space for all dwellings.

5.17 Neither of the units would have their own private amenity. Whilst this is unfortunate, as the development is considered to provide an acceptable standard of residential accommodation in all other regards, no objection is recommended to be raised.

Access Matters

5.18 DMLP (2013) policy DM A9 'Detailed Residential Standards', DMLP (2013) Policy DM A4 'Accessible Housing' and SPD Design Policy 1 'Inclusive Design' of the PGSPD relate to ensuring that homes are accessible and meet 'Lifetime Homes' standards. The DMLP (2013) Policy DM A4 allows for some flexibility in the application of 'Lifetime Homes' recognising that this is not always feasible when new dwellings are formed in existing property.

5.19 Subsequent to the adoption of the above policies and guidance Lifetimes Homes has been superseded. Access requirements have now been incorporated into Building Regulations. The equivalent Building Regulations standard to Lifetimes Homes is M4 (2) 'accessible and adaptable dwellings'. To reflect this change The London Plan was amended in March 2016 with London Plan Policy 3.8 'Housing Choice' now requiring 90% of dwellings to meet M4 (2) Building Regulations requirement.

5.20 It is accepted that it would be difficult to reasonably achieve level access to the flat located at first floor level and above. However, it is considered reasonable to require the ground and basement level unit to meet M4 (2) standards. A condition is recommended to secure this.

Noise disturbance to new units

5.21 The Housing SPG Baseline Standard 5.3.1 and London Plan Policy 7.15 state that the layout of adjacent dwellings and the location of lifts and circulation spaces should seek to limit the transmission of noise to sound sensitive rooms within dwellings. This policy is supplemented by DMLP (2013) Policies DM A9 and DM H9, both of which seek to ensure that development does not result in noise and disturbance to existing and future occupiers.

5.22 The new units would be located immediately adjacent to a car wash. The car wash is understood to open quite early, particularly during the summer months. The

applicant has submitted an acoustic report with the application which has been reviewed by the Council's Noise and Nuisance officer, who raises no objection to the application. Mitigation measures are likely to be required in order to produce acceptable internal environments. Conditions are recommended to secure this.

Secure by Design

5.23 London Plan Policy 7.3 requires new development to incorporate crime prevention measures to provide a safe and secure environment. Policy BE1 of the Core Strategy and policy DM G1 of the DM Local Plan, 2013 requires proposals to meet 'Secured by Design' requirements. In the event of the application being acceptable, this is recommended to be secured via condition

DESIGN

5.24 Paragraph 56 of the NPPF states that great importance should be attached to the design of the built environment. Paragraph 58 of the NPPF states that planning decisions should aim to ensure that developments 'will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development; establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit; optimise the potential of the site to accommodate development, create and sustain an appropriate mix of uses (including incorporation of green and other public space as part of developments) and support local facilities and transport networks; respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation; create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion; and are visually attractive as a result of good architecture and appropriate landscaping'.

5.25 London Plan Policy 7.1 requires that all new development be of a high quality, requiring them to respond to their surrounding context, to improve access to social and community infrastructure, to contribute to the provision of high quality living environments, and to enhance the character, legibility, permeability and accessibility of the surrounding neighbourhood.

5.26 London Plan Policy 7.8 requires that development respects heritage assets by being sympathetic to their form, scale, materials, and architectural detail.

5.27 Relevant local policies concerning the design of the proposed development are policy BE1 and of the Core Strategy (2011) and policies DM G1 and DM G7 of the DMLP (2013).

5.28 Policy BE1 of the Core Strategy 2011 states that 'Development should create a high quality urban environment that respects and enhances its townscape context and heritage assets. There should be an approach to accessible and inclusive urban design that considers how good design, quality public realm, landscaping and land use can be integrated to help regenerate places. In particular, development throughout the borough should be of the highest standard of design that respects local context and character and should protect and enhance the character, appearance and setting of the borough's conservation areas and its historic environment'.

5.29 Policy DM G1 of the DMLP (2013) seeks to ensure that new build development are to a high standard of design and compatible with the scale and character of existing development and its setting. It states that:

'All proposals must be designed to respect:

- a) the historical context and townscape setting of the site, and its sense of place;
- b) the scale, mass, form and grain of surrounding development;
- c) the relationship of the proposed development to the existing townscape, including the local street pattern, local landmarks and the skyline;
- d) the local design context, including the prevailing rhythm and articulation of frontages, local building materials and colour, and locally distinctive architectural detailing, and thereby promote and reinforce local distinctiveness;
- e) the principles of good neighbourliness;
- f) the local landscape context and where appropriate should provide good landscaping and contribute to an improved public realm; and
- g) sustainability objectives; including adaptation to, and mitigation of, the effects of climate change;
- h) the principles of accessible and inclusive design; and
- i) the principles of Secured by Design.'

5.30 Policy DM G7 (Heritage and Conservation) of the DMLP (2013) states that the council will '...aim to protect, restore or and enhance the quality, and character, appearance and setting of the borough's conservation areas and its historic environment, including listed buildings, historic parks and gardens, buildings and artefacts of local importance and interest, archaeological priority areas and the scheduled ancient monument'.

5.31 No objection is raised to the demolition of the existing building. The existing building on the site is not of architectural or historic interest. The existing building has a functional appearance with the street facing elevations lacking any features of visual interest that would justify the building's retention. In addition, the building is not located in a conservation area, nor is it listed either at a local or national level and as such is not protected under existing policies. A condition requiring a building contract to be submitted prior to demolition and a condition requiring the submission of a Demolition Management Plan, to help mitigate the impact of development on surrounding properties, are recommended.

5.32 The proposed height of the development is appropriate, replicating the height of the adjoining terrace but without the pitched roof form. This helps to ensure that it would form a subservient addition that is read separately from the terrace that it would be attached to. The proposed front elevation appropriately aligns with the front façade of the adjoining terrace. The rear elevation is set back from the line of the adjacent terrace, largely due to site circumstances. This is not opposed and again helps to subtly differentiate the property from the rest of the terrace.

5.33 The proposed design of the building echoes that of the terrace. The front elevation would feature a bay window, similar in height and width to bay windows present on St Stephens Avenue. The three window configuration at first and second floor level on the front elevation also replicates that of no.124, which is considered appropriate. The square window headers appropriately echoes the window headers of the adjacent terrace. The window design on the flank elevation is acceptable given that these openings are set back within the site.

5.34 The basement level would form a discrete addition to the property being only located under the footprint of the development with an appropriately sized front lightwell with metal grate that complies with guidance outlined within the Planning Guidance SPD (2013).

5.35 The use of brick is welcomed helping to secure a high quality development that has an appropriate relationship with the adjacent terrace. The windows and doors would be appropriately timber framed. The use of sedum roof is welcome helping give the building a softer appearance. Further details/samples are recommended to be secured via conditions.

5.36 Subject to conditions, the proposed development would be of a high standard of design that would preserve the appearance of the area and the character and appearance of the adjacent conservation area. The proposed development complies with Core Strategy (2011) policy BE1 and Development Management Local Plan (2013) policies DM G1 and DM G7.

IMPACT ON NEIGHBOURING PROPERTIES

5.37 The proposed development would not have a significant impact on levels of light that no.124 St Stephen's Avenue would receive due to the development aligning with the front elevation of the no.124 and due the development being set back significantly from the rear elevation. The proposed development for these same reasons would not cause significant harm to no.124's outlook.

5.38 Properties along Uxbridge Road light and outlook would not be significantly impacted by the proposed development due to the approximate 14m separation distance, and due to the development being slightly lower in height than the adjacent terrace.

5.39 Properties on the opposite side of St Stephen's Avenue light and outlook would not be significantly impacted due to the 20m separation distance between the front elevation of the proposed development and the windows belonging to these neighbouring properties.

5.40 To the rear of the site is the car wash. The applicant has submitted a sunlight and daylight assessment that demonstrates that surrounding residential units would continue to receive good levels of daylight, in compliance with BRE guidelines. The proposed development would not cause an unacceptable loss of sunlight or daylight to this business, such that it's working conditions would be unacceptably harmed.

5.41 In terms of privacy, the proposed development would not cause significant loss of privacy to the properties on the opposite side of St Stephen's Avenue due to the separation distance of approximately 20m. The new openings on the north elevation are obscurely glazed, which would be secured via condition. There are no windows or openings proposed on the rear elevation of the proposed development.

5.42 The proposed development would not cause unacceptable loss of sunlight to adjacent gardens, due to it being to the north of no.124 and surrounded by a car wash business.

5.43 The creation of two residential units would not generate significant noise disturbance especially given its location next to a car wash that it likely to generate greater levels of noise disturbance, given the sites existing light industrial use and given that no external amenity space is proposed in connection with the development.

5.44 The proposed development is not considered to cause significant harm to neighbouring living conditions and therefore complies with DMLP (2013) policies DM A9 and DM H9.

TRANSPORT/HIGHWAYS

5.45 Policy DM J2 of DMLP (2013) states that the developments should conform to its car parking standards. This policy confirms that the council have adopted the car parking standards as set out in The London Plan.

5.46 Policy 6.13 of The London Plan 2016 states that the strategic policy of the London Mayor is 'To see an appropriate balance being struck between promoting new development and preventing excessive car parking provision that can undermine cycling, walking and public transport use'.

5.47 The site has a PTAL level of 3, indicating it has reasonable level of access to public transport. The site is close to a large number of shops and local facilities. No off street car parking is proposed and the applicant has indicated that he is willing to accept that the development be car parking permit free. In this instance this is considered acceptable and will ensure that the development would not have an adverse impact on parking stress, as well as encouraging the use of more sustainable methods of transport.

5.48 Development Management Local Plan (2013) policy DM J5 requires 1 to 2 bed units to have 1 cycle space. Submitted plans shown the provision of four cycle parking spaces within the front garden. The quantum of cycle parking provision is acceptable; however further details are recommended to be secured via condition to ensure that the cycle parking spaces are secure given their proximity to the street. Further details are also required to ensure that any bicycle store appearance is appropriate.

5.49 To the front of the property is a dropped kerb that partially serves the site and partially serves the adjacent car wash. Part of this dropped kerb would become redundant. The applicant has indicated that they are willing to pay to have part of the kerb i.e. the non-redundant section reinstated. In the event of this application being considered acceptable, this could be secured via condition.

BASEMENT LEVEL

5.50 A subterranean construction method statement (CMS) has been submitted which has been carried out by an appropriately qualified structural engineer. The proposed development therefore in this regards meets criterion vi of SPD Housing Policy 9.

FLOOD RISK AND LAND CONTAMINATION

5.51 In terms of contamination, the Council's Environmental Quality Officer has reviewed this application and advised that potentially contaminative land uses (past or present) are understood to occur at, or near to, this site. A preliminary risk assessment report is therefore required as a pre-commencement condition with any planning approval, along with a site investigation report and any remedial works and remediation report if required.

5.52 This site is in the Environment Agency's Flood Zone 1 indicating that flood risk from the Thames is low. The site is not in a surface water flooding hotspot. The site is also not in an area considered to be at risk of elevated groundwater. Site investigations did not encounter groundwater when boreholes were dug on the site. It is however in the W12 postcode area which is known to be at risk from sewer flooding. The Basement Construction Method Statement confirms that the basement will be constructed to be waterproofed and that foul and surface waters will be pumped to the main sewer. Use of such a system should help protect against sewer surcharge flooding. Sustainable drainage measures are also proposed. A condition in regards to a non return valve is recommended to help against sewer surcharging flooding. Subject to conditions the proposed development would not pose a flood risk.

WASTE MANAGEMENT

5.53 The proposed development would provide a bin area within the front garden. The submitted plans indicate this area would be sufficient to hold 720 litres of waste, 480 litres for normal waste and 240 litres for recycling. The proposed development meets and exceeds the waste requirements set out in SPD Sustainability Policy 9. Elevations of the bin store are required to ensure they are appropriate appearance.

AIR QUALITY

5.54 Conditions are recommended to ensure that the development does not adverse impact on air quality.

RECOMMENDATION

6.1 In light of the above, planning permission for the proposal is recommended to be GRANTED