

**London Borough of Hammersmith & Fulham**

Development Management, Regeneration, Planning and Housing  
Hammersmith Town Hall Extension, King Street, London W6 9JU

Tel: 020 8753 1081  
Email: [planning@lbhf.gov.uk](mailto:planning@lbhf.gov.uk)  
Web: [www.lbhf.gov.uk](http://www.lbhf.gov.uk)



Muro Blanco  
Flat 2  
27 Sisters Avenue  
London  
SW11 5SR

**7th September 2017**

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

Application Reference: **2017/01176/FUL**  
Registered on: **28th March 2017**

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**Town and Country Planning Act 1990  
Town and Country Planning General Regulations 1992**

**FULL PLANNING PERMISSION**

**Location and Description:**

**124A St Stephen's Avenue London W12 8JD**

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.

Drawing 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.

**Particulars of Decision:**

**Full planning permission granted subject to the following condition(s):**

- 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).

Jo Rowlands  
Regeneration, Planning and  
Housing Lead Director

- 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 NOx and PM. An inventory of all NRMM must be registered on the NRMM register <https://nrmm.london/user-nrmm/register>. Air quality monitoring of PM10 should be undertaken where appropriate and used to prevent levels exceeding predetermined Air Quality threshold trigger levels. 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 DMG3 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

- 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  $D_{nT,w}$  [and  $L'_{nT,w}$ ] of at least 5dB above the Building Regulations value, for the floor/ceiling/wall structures separating different types of rooms/ uses in adjoining dwellings. 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).

### **Reason(s) for granting planning permission:**

- 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.

## **For your information:**

- 1) In determining this application, the local planning authority has worked in a pro-active 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



**Regeneration, Planning and Housing Lead Director**

Duly authorised by the Council to sign this notice.

**Notes:**

This decision is a planning permission under Part III of the Town and Country Planning Act 1990 only. It must not be taken as implying that the Council will grant any other consent, permission or approval that may be necessary in connection with the development, whether under any other statutory powers or in any other capacity.

Refer to the Statement of Applicants' Rights and general information enclosed.

**Naming and Numbering of Streets and Buildings:**

Where development involves any of the following:

- construction of new building(s);
- subdivision of existing building(s) into units (eg flat conversions);
- combination of existing buildings or units;
- construction or modification of a named street;
- abolition or stopping up of any part of a named street;
- any other development necessitating the creation or modification of a postal address;

then the Custodian of the Local Land and Property Gazetteer must be contacted at the earliest opportunity to ensure that all addresses are lawful and comply with the Council's policies.

Please E-mail: [namingnumbering@lbhf.gov.uk](mailto:namingnumbering@lbhf.gov.uk)

or telephone: **020 8753 3030** for advice.

**Explanatory notes and an application form are enclosed for your convenience.**

**LONDON BOROUGH OF HAMMERSMITH AND FULHAM  
TOWN AND COUNTRY PLANNING ACT 1990**

**STATEMENT OF APPLICANTS' RIGHTS**

arising from the grant of planning permission subject to conditions

**1** An applicant aggrieved by the accompanying decision may appeal to the Secretary of State in accordance with Section 78 of the Town and Country Planning Act 1990. An appeal must be made by Notice served within six months of the date of this notice.

The Secretary of State has the power to allow a longer period for the giving of notice of appeal but will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements, to the provisions of the Development Order and any Direction given under the Order.

**2** If permission to develop land granted subject to conditions, whether by the local planning authority or by the Secretary of State, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state, and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which had been or would be permitted, then a Purchase Notice may be served on the Council of the London Borough of Hammersmith and Fulham requiring that authority to purchase the owner's interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

**3** In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused, or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in Section 108 of the Town and Country Planning Act, 1990.

**4** Any appeal must be made on the appropriate forms, which can be obtained by post from:  
**The Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN**  
or from the Inspectorate website at: [www.planning-inspectorate.gov.uk](http://www.planning-inspectorate.gov.uk)  
Telephone: **0117 372 8000**

**GENERAL INFORMATION**

The granting of planning permission does not relieve developers of the necessity for complying with any local Acts, the Building Regulations and general statutory provisions in force in the area, nor does it modify or affect any personal or restrictive covenants, easements etc, applying to or affecting either the land to which the permission relates or any other land or the rights of any persons or authorities (including the Council of the London Borough of Hammersmith and Fulham) entitled to the benefit thereof or holding in the property concerned in the development permitted or in any adjoining property.

The Council's Building Control Officer should be consulted at the earliest possible opportunity before commencing the development with regard to the provisions of the Building Regulations and/or other statutes.

Further, applicants are advised that the granting of planning permission does not authorise any development which may encroach upon a public highway and, in the event of such an encroachment, the Council may take such action as is appropriate to secure the removal of that part of the development which encroaches upon the public highway.

The Council's Highways and Engineering Division should be consulted as to any works proposed to, above, under or abutting any carriageway, footway or forecourt.

For all telephone enquiries please call the Council's Corporate Contact Centre on: **020 8753 1081**

Jo Rowlands  
Regeneration, Planning and  
Housing Lead Director

**Building Control  
BUILDING REGULATIONS  
APPROVAL**



**Now you have planning permission, it's time to get your building regulations approval.**

**We have an expert team in-house to help you through the process.**

Visit our website at [www.lbhf.gov.uk/building-control](http://www.lbhf.gov.uk/building-control)

Call our duty officer on 020 8753 3387 (Monday to Friday 9.30am - 12.30pm)

Or email us at [buildingcontrol@lbhf.gov.uk](mailto:buildingcontrol@lbhf.gov.uk)

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# **Street Naming and Numbering**

## **LONDON BUILDING ACTS (AMENDMENT) ACT 1939 - PART II (AS AMENDED BY THE LOCAL GOVERNMENT ACT 1985) STREET NAMING AND NUMBERING**

The Council provides a naming and numbering service for all properties in the borough. It deals with all changes to streets, buildings, houses and units, both residential and commercial.

Under the above Act it is obligatory that streets and buildings are named and numbered through the Council. It is an offence under Section 13 of the above Act to display any name or number which has not been lawfully assigned by the Council.

### **We Are Here To Help**

Please contact us if you are involved in:

- Property Development
- Creating New Properties
- Building Conversions

If you do not have your name/number lawfully assigned by the Council your address may not be recognised and you may experience difficulties with the following:

- Postal Deliveries
- Utilities Connection / Billing
- Obtaining Credit
- Electoral Registration

### **What Do We Do?**

Many problems arise because the Royal Mail does not hold a correct address. Please note that the Royal Mail will only amend their database on the recommendation of the Council so changes of this nature should be directed to us in the first instance. The Royal Mail are, however, solely responsible for the allocation of postcodes.

If a new name or number must be assigned to a street, premises or development then a series of consultations must be carried out with the Metropolitan Police, Fire Brigade, Ambulance Service and the Royal Mail. This is to avoid duplications which may cause confusion and lead to possible misdirection and/or delay of post and emergency services. This process will often take 2-6 weeks to complete.

It is therefore advisable that the naming and numbering of new streets and buildings is applied for well in advance of their occupation to avoid delays to the provision of utilities and other services.

Please note that a fee is charged for this service, calculated according to the number of addresses required.

### **How To Contact Us**

If you are the owner or developer and need to get in touch with the Council, please write to us, or fill out the attached form, and send with a site plan of the property in question indicating the main entrances to:

**Street Naming & Numbering  
Transport and Technical Services  
Town Hall Extension  
King Street  
London  
W6 9JU**

Or email: [namingnumbering@lbhf.gov.uk](mailto:namingnumbering@lbhf.gov.uk)

For enquiries please phone 020 8753 3030





# Street & Building Naming & Numbering Application Form

## Applicant Details

Name: \_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_ Post code: \_\_\_\_\_

Telephone: \_\_\_\_\_ Mobile: \_\_\_\_\_

Fax: \_\_\_\_\_ Email: \_\_\_\_\_

Are you the owner of the Property/Site? \_\_\_\_\_

**N.B.** If the applicant is **NOT** the freeholder of the property/site, please ask the freeholder to apply or alternatively attach a letter (with appropriate signatures) confirming that the applicant is acting on behalf of the freeholder.

## Existing Address (If Applicable)

Address: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_ Post code: \_\_\_\_\_

## Proposed Address/ Street for (Re) Naming & Numbering

**Note:** Preference will always be given to names that have a historical or local relevance.

Address(s): \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Please continue on a separate sheet if necessary

Planning application number? \_\_\_\_\_ When did building commence? \_\_\_\_\_

**Historical Relevance And/or Reason for Change** Please detail on which grounds you wish us to name/rename. Are there historical connections to the name(s)?

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**N.B.** A site plan is required – this need only be a site outline indicating main entrances.

**Applicant Signature** \_\_\_\_\_ **Date** \_\_\_\_\_

**Please wait for council approval before printing stationery or erecting name plates.**

Please return the completed form along with any information you feel may support your request to:  
Street Naming & Numbering, Hammersmith Town Hall Extension, King Street, W6 9JU

Tel: **020 8753 3030** or Email to: [namingnumbering@lbhf.gov.uk](mailto:namingnumbering@lbhf.gov.uk)

Please note that a fee is charged for this service, calculated according to the number of addresses required.

