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13th August 2021

Applicant:
Eric & Victor Stone & Brown
Maisonette A Basement
and Ground floor
18, Margravine Gardens
LONDON
W6 8RH

Application Reference: **2021/01763/FUL**

Registered on: **9th June 2021**

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

FULL PLANNING PERMISSION

Location and Description:

Maisonette A Basement And Ground Floor 18 Margravine Gardens London W6 8RH

Erection of rear extensions at lower ground and upper ground floor level with new windows and doors to the rear elevation in connection with the conversion of existing maisonette into 2 x 1 bedroom self-contained flats; installation of a new door to replace the existing bathroom window to front side elevation at ground floor level; formation of a cycle store at ground floor level to the front elevation.

Drawing Nos: FLU.611.07 REV C; FLU.611.05 REV E; FLU.611.06 REV D; FRA rev A

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).

- 2 The development shall not be erected otherwise than in accordance with the detailed amended drawings hereby approved.

In order to ensure full compliance with the planning permission hereby approved and to prevent harm arising through deviations from the approved plans, in accordance with Policy DC1, DC4 and DC8 of the Local Plan 2018.

- 3 Any alterations to the elevations of the existing building, or works of making good, shall be carried out in the same materials as the existing elevation to which the alterations relate.

To ensure a satisfactory external appearance, in accordance with Policy DC1, DC4 and DC8 of the Local Plan 2018.

- 4 The side and rear elevations of the rear extension hereby approved shall be constructed in brickwork to match the colour, texture and bonding of the existing facing brickwork.

To ensure a satisfactory external appearance, in accordance with Policy DC1, DC4 and DC8 of the Local Plan 2018.

- 5 No water tanks, water tank enclosures or other structures shall be erected upon the flat roofs of the extension hereby permitted.

It is considered that such structures would seriously detract from the appearance of the building, in accordance with Policy DC1, DC4 and DC8 of the Local Plan 2018.

- 6 No plumbing, extract flues or pipes, other than rainwater pipes, shall be fixed on the front elevation of the building.

To ensure a satisfactory external appearance and to prevent harm to the street scene, in accordance with Policy DC1, DC4 and DC8 of the Local Plan 2018.

- 7 No occupier of the new one bedroom flat at lower ground floor level, hereby permitted, with the exception of disabled persons who are blue badge holders, shall apply to the Council for a parking permit or retain such a permit, and if such a permit is issued it shall be surrendered to the Council within seven days of written demand.

In order to ensure that the development does not harm the existing amenities of the occupiers of neighbouring residential properties by adding to the already high level of on-street car parking stress in the area, in accordance with Policy HO2 and T4 of the Local Plan 2018.

- 8 The one bedroom flat at lower ground floor level 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, 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 new residential units shall not be occupied otherwise than in accordance with the approved scheme unless prior written agreement is issued by the Council.

In order that the prospective occupiers of the residential unit concerned are made aware of the fact that they will not be entitled to an on-street car parking permit, in the interests of the proper management of parking, and to ensure that the development does not harm the existing amenities of the occupiers of neighbouring residential properties by adding to the already high level of on-street car parking stress in the area, in accordance with Policies HO2 and T4 of the Local Plan 2018.

- 9 The two flats 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 two new flats (1 and 2) at 18 Margravine Gardens. 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 two, one bedrooms flats hereby approved, and thus ensure that the development does not harm the existing amenities of the occupiers of neighbouring residential properties by adding to the already high level of on-street car parking stress in the area, in accordance with Policy HO2 and T4 of the Local Plan 2018.

- 10 No part of the development hereby approved shall be occupied prior to the provision of the cycle storage for the residential units hereby approved, as indicated on the approved drawings and such storage facilities shall be permanently retained thereafter in accordance with the approved details.

In order to promote alternative, sustainable forms of transport, in accordance Policy T3 of the Local Plan 2018.

- 11 No part of the development hereby approved shall be occupied prior to the provision of the refuse storage for the residential development hereby approved, and such storage facilities shall be permanently retained thereafter in accordance with the approved details.

To ensure that the use does not give rise to smell nuisance and to prevent harm to the street scene arising from the appearance of accumulated rubbish, in accordance with policy CC7 of the Local Plan (2018)

- 12 The development hereby permitted shall not be commenced until detailed design and method statements (in consultation with London Underground) for all of the foundations, basement and ground floor structures, or for any other structures below ground level, including piling (temporary and permanent), have been submitted to and approved in writing by the local planning authority which: provide details on all structures; provide details on the use of tall plant/scaffolding; accommodate the location of the existing London Underground structures; there should be no opening windows or balconies facing the LU elevation; demonstrate access to elevations of the building adjacent to the property boundary with London Underground can be undertaken without recourse to entering our land; demonstrate that there will at no time be any potential security risk to our railway, property or structures; accommodate

ground movement arising from the construction thereof; mitigate the effects of noise and vibration arising from the adjoining operations within the structures. The development shall thereafter be carried out in all respects in accordance with the approved design and method statements, and all structures and works comprised within the development hereby permitted which are required by the approved design statements in order to procure the matters mentioned in paragraphs of this condition shall be completed, in their entirety, before any part of the building hereby permitted is occupied.

To ensure that the development does not impact on existing London Underground transport infrastructure, in accordance with London Plan (2021) policy T3 and 'Land for Industry and Transport' Supplementary Planning Guidance 2012.

- 13 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 Policy CC11 of the Local Plan 2018.

- 14 The railings/glazing to the Juliet balcony at upper ground floor level hereby approved shall not project more than 250mm beyond the rear plane of the rear extension. The roof of the rear extension hereby approved shall not be used as a terrace or other amenity spaces. Unless otherwise approved, no railings or other means of enclosure shall be erected on or around these roofs, nor planters or other chattels placed on the roof, and no alterations shall be carried out to the rear elevation of the application property to form access onto any flat roof or other roof form.

The creation of a roof terrace would increase the likelihood of harm to the existing residential amenities of the occupiers of neighbouring properties as a result of noise and disturbance, contrary to Policy DC4, HO11, and CC11 of the Local Plan 2018 and SPD Key Principle HS8 of Planning Guidance Supplementary Planning Document 2018.

- 15 The development hereby approved shall not be occupied until the flood risk measures identified in the Flood Risk Assessment submitted with this application have been carried out. The scheme shall thereafter be permanently maintained as such thereafter.

To ensure that the flows of foul and surface water run-off is managed in a sustainable manner, in accordance with Policies CC3 and CC4 of the Local Plan 2018.

- 16 Prior to occupation of the of the Residential (Use Class C3) development hereby permitted, details of the installation of the Zero Emission MCS certified Air/ Water Source Heat Pumps or Electric Boilers to be provided for space heating and hot water for each of the two residential units shall be submitted to and approved in writing by the Local Planning Authority. Approved details shall be fully implemented prior to the occupation/use of the development and thereafter permanently retained and maintained.

Reason(s) for granting planning permission:

- 1 The proposed conversion of the existing maisonette into 2 x 1 bedroom self-contained flats is considered acceptable with regards to the visual amenities of host dwelling and would preserve the character and appearance of the conservation area, and the amenities of neighbouring residential properties. Furthermore the proposal would provide an acceptable standard of accommodation, and subject to condition would not have an unacceptable impact on on-street parking in surrounding streets or result in increased flood risk. In this respect the proposal complies with the relevant provisions of the NPPF (2012), the London Plan (2016) and Policies DC1, DC4, DC8, H01, HO2, H04, H011, CC7, CC3, CC4, CC11, T3 and T4 of the Hammersmith and Fulham Local Plan (2018) and Policies CAG3, HS2, HS3, HS4, HS6, HS7, HS8 and FR1 of the Planning Guidance Supplementary Planning Document (2018).

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 paragraph 38 of the National Planning Policy Framework (2021).
- 2) Potentially contaminative land uses (past or present) have been identified at, and or, near to this site. The applicant is advised to contact the Council should any unexpected staining or malodours be encountered during the redevelopment either on or within floor/ground materials.
- 3) Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.
- 4) The applicant should incorporate within their proposal, protection to the property by installing, a non-return valve or other suitable device to avoid the risk of backflow at a later date, on the assumption that the sewerage network may surcharge to ground level during storm conditions.
- 5) Construction and demolition works and associated activities at the development, audible beyond the boundary of the site should not be carried out other than between the hours of 0800 - 1800hrs Mondays to Fridays and 0800 - 1300hrs on Saturdays and at no other times, including Sundays and Public/Bank Holidays, unless otherwise agreed with the Environmental Health Officer.

At least 21 days prior to the commencement of any site works, all occupiers surrounding the site should be notified in writing of the nature and duration of works to be undertaken. The name and contact details of a person responsible for the site works should be made available for enquiries and complaints for the entire duration of the works and updates of work should be provided regularly. Any complaints should be properly addressed as quickly as possible.

Best Practicable Means (BPM) should be used in controlling dust emissions, in accordance with the Supplementary Planning Guidance issued by the GLA 2014 for The Control of Dust and Emissions from Construction and Demolition.

No waste materials should be burnt on site of the development hereby approved.

Best Practicable Means (BPM) should be used, including low vibration methods and silenced equipment and machinery, in accordance with the Approved Codes of Practice of BS5228:2009 for noise and vibration control on construction and open sites.

- 6) The applicant is advised to contact London Underground Infrastructure Protection in advance of preparation of final design and associated method statements, in particular with regard to: demolition; drainage; excavation; construction methods; tall plant and scaffolding:



Joanne Woodward, Chief Planning Officer of The Economy Department
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**

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
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**

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Or email us at 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

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

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

