

Claire Treanor
Lantern House
2B Morocco Street
London
SE1 3HB

22nd January 2015

Applicant:

Application Reference:

2014/05569/PD56

Mr C Jackson, Mrs B Jackson
522 Fulham Road
London
SW6 5NR

Registered on:

27th November 2014

**Town and Country Planning Act 1990
The Town and Country Planning
(General Permitted Development) (England) Order 2015
Schedule 2, Part 3, Class O
Change of Use from Office to Dwelling**

PRIOR APPROVAL TO DETAILED PLANS AND SPECIFICATIONS

Location and Description:

522-524 Fulham Road London SW6 5NR

Change of use of the building from offices (Class B1) into 2 x one bedroom, 4 x two bedroom and 2 x three bedroom self-contained flats (Class C3) (amended description).

Drawing Nos:

FS-600, 601, 602, 603, 1402-PA-003 A

Particulars of Decision:

Prior approval granted to the detailed plans and specifications submitted subject to the following condition(s):

1) The change of use of the office space to residential units shall not take place until Conditions 2-7 attached to this notice are fully complied with.

To ensure that transport and highways impacts and the flood risks on the site are mitigated satisfactorily, in accordance with Policy T1, CC1, CC2 and CC4 of the Core Strategy 2011, Policies DM A9, H3, H7, H11, J2 and J5 of the Development Management Local Plan 2013, SPD Transport Policies 3, 5 and 12, SPD Sustainability Policies 3, 4, 6 and 8 and SPD Amenity Policy 2 of the Planning Guidance Supplementary Planning Document 2013 and the National Planning Policy Framework 2012.

2) The residential unit 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 unit. 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 residential unit hereby approved, and thus ensure that the development does not harm the existing amenities of the occupiers of neighbouring residential properties by adding to the already high level of on-street car parking stress in the area, in accordance with Policy T1 of the Core Strategy 2011, Policy DM J2 and J3 of the Development Management Local Plan 2013, and SPD Transport Policies of the Planning Guidance Supplementary Planning Document 2013.

3) No occupiers of the residential unit 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 T1 of the Core Strategy 2011, Policy DM J2 and J3 of the Development Management Local Plan 2013, and SPD Transport Policies of the Planning Guidance Supplementary Planning Document 2013.

4) The residential unit 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 residential unit 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 Policy T1 of the Core Strategy 2011, Policy DM J2 and J3 of the Development Management Local Plan 2013, and SPD Transport Policies of the Planning Guidance Supplementary Planning Document 2013.

5) The development hereby approved shall not be occupied until the cycle storage has been installed in accordance with drawing 1402-PA-003 A and the cycle storage shall be permanently retained thereafter.

In order to promote alternative, sustainable forms of transport, in accordance with Policy DM J5 of the Development Management Local Plan 2013 and Policy 6.9 and Table 6.3 of the London Plan 2011.

6) The development shall not be occupied until full details of refuse storage, including provision for the storage of recyclable materials, have been submitted to and approved in writing by the Council and provided on site in accordance with the approved details. The refuse and recycling facilities shall thereafter be permanently retained for such use.

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 DM H5 of the Development Management Local Plan (2013) and SPD Sustainability Policies 3, 4, 6 and 8 of the Planning Guidance Supplementary Planning Document (2013).

7) The development hereby permitted shall not commence until details of installing water efficient fixtures, fittings and appliances to help minimise water use and foulwater flows in the new unit have been submitted to and approved in writing by the council. The approved measures shall be implemented in accordance with the approved details prior to occupation of the development hereby permitted, and thereafter permanently retained and maintained in line with the agreed plan.

To ensure that surface water run-off is managed in a sustainable manner, in accordance with Policy CC2 of the Core Strategy 2011 and Policy DM H3 of the Development Management Local Plan 2013.

For your information:

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

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.

The Development must be completed before the **30th May 2016** in accordance with the details submitted, and you are required to notify us when the development has been completed. Please do this by emailing the planning department at: planning@lbhf.gov.uk. When you do this, please ensure you include the application reference at the top of this notice, so we can ensure that it can be noted with the relevant case.

On behalf of the Executive Director, Transport and Technical Services
Duly authorised by the Council to sign this notice.

Note:

This decision notice is a prior approval to detailed plans and specifications submitted under the Town and Country Planning (General Permitted Development) (England) Order 2015 Schedule 2, Part 3, Class O. 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.