



Notice of Meeting:

Planning Committee

Meeting Location:

Council Chamber, Ealing Town Hall, New Broadway, Ealing W5 2BY

Date and Time:

Wednesday, 21 September 2022 at 7.00 pm

Contact for Enquiries:

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Chief Executive:

Tony Clements

Briefing Notes

Committee Membership: Councillors

P Anand, J Ball, F Conti, T Mahmood (Vice-Chair), D Martin, S Padda, M Rice, R Wall (Chair), M Iqbal, A Kelly, S Khan, S Kohli and F Mohamed

BRIEFING NOTES

- 7 **Planning Application - 216991FULR3 - Land South of
Park Avenue, Southall, Middlesex, UB1 3AD** **(Pages 3 - 4)**

- 8 **Planning Application - 214465OPDFUL - Castle Hotel,
Victoria Road, Acton, London, W3 6UL** **(Pages 5 - 10)**

- 9 **Planning Application - 222328FUL - Cavendish House
and Century House, Uxbridge Road, Ealing, W5 5SA** **(Pages 11 - 12)**

- 10 **Planning Application - 223130LBC - Ealing Town Hall,
New Broadway, Uxbridge Road, Ealing** **(Pages 13 - 14)**

Published: Wednesday, 21 September 2022

Planning Committee: 21.09.2022

Briefing Note

ITEM 07 – Land south of Park Avenue, Southall (216991FULR3)

Recommendation:

Amend Non-Financial obligations item 14 to read:

14. Early-stage financial viability review mechanism to include reviews at the beginning of each Phase of the development to provide evidence to the LPA, based on up to date marketing data, of any improvement in viability that can be translated into the provision of additional affordable housing

Report:

Section 4, The applicant has submitted a Bat Survey Report (August 2022) and is covered also by condition 17.

Section 8.11 – Submitted scheme has 16 disabled spaces, not 22. The 3 standard car parking spaces for the CCG would be in addition to the disabled spaces utilising space in the car park not large enough for accessible spaces and minor alterations to the cycle parking stores, giving an overall total of 19. Therefore, there would be no loss of residential spaces in the podium alongside the 3 spaces proposed for the CCG.

Section 8.19 – 2nd paragraph. An updated Proposed Fire Safety Strategy was submitted in June 2022 and is covered by condition 57.

Section 13.6, quoting the Housing Supply Team comments, the number of affordable units is 223, not 200.

Section 13.7, 3rd paragraph - a total of 53 wheelchair accessible flats is proposed, not 52. 26 (not 31) are 1B2P and 27 (not 21) are 2B4P.

Section 13.7, 1239 sqm of flexible commercial (not 1131 sqm) is proposed.

Section 14.5 - as Section 8.11 above. 16 disabled spaces for residential uses. 3 standard spaces for CCG. There is no loss of residential accessible spaces.

Section 14.7 - Leisure Services states that the 2227 sqm of public amenity space proposed in the scheme can be considered as a way to help meet the shortfall of 2560sqm of Private and Communal Outdoor Amenity Space, leaving a shortfall of 333sqm.

Section 14.8 - As noted above, the applicant has submitted a Bat Survey Report (August 2022) and is covered also by condition 17.

Section 14.11 - Energy and Sustainability, 2nd paragraph - CO2 emission reductions will be 65% and 44% (not 66 and 43%).

Appendix 1

Amend condition 2: FVA (Dec 2021) repeated twice at iv and xix.

Amend condition 57 to refer to updated Fire Safety Strategy as follows:

Notwithstanding the details set out in the Proposed Fire Safety Strategy dated June 2022 and prepared by M10 Fire Consultancy, prior to the commencement of above ground construction works on the relevant phase, a Fire Statement shall be submitted to the Local Planning Authority for written approval. The approved details shall be implemented prior to first occupation of the relevant phase and thereafter be permanently retained.

Reason: In the interests of public safety and in accordance with the London Plan.

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Briefing Notes

ITEM 02 - Castle Hotel Victoria Road, Acton, London, W3 6UL (214465OPDFUL)

Corrections/Clarifications

Pages 170/171 Incorrect comments from LBE Housing Team

LBE Housing Team have confirmed that subject to further review of the viability of the scheme that they support the proposed payment in lieu of affordable housing on site given the nature of the proposed development noting it is not a suitable housing product to provide affordable housing on site.

Further Written Representations

Following the publication of the committee report further correspondence objecting to the proposal has been received from the Old Oak Neighbourhood Forum (OONF). The further objection follows a previous objection received following the initial statutory consultation and report at pages 168/169 of the committee report.

The further objection raises concerns about the scheme of delegation between the OPDC and LB Ealing and procedural matters around the implementation of that scheme of delegation.

However, the objection primarily focuses on the application of London Plan policy D9 (tall buildings) and specifically part 2) of that policy that notes that appropriate locations for tall buildings should be identified on maps in Development Plans.

The OONF accept that the OPDC Local Plan identifies North Acton as being a suitable location for tall buildings but raise concern with regard to the wording of the policy and how this came about through modifications to the OPDC Local Plan. As a result, OONF raise a concern with the development proposed as it relies on a late modification to the OPDC Local Plan that could be a risk of legal challenge.

As result it is the OONF's view that the proposed development fails to comply with London Plan Policy D9.

Officer Comment: The OPDC Local Plan was found to be sound, legally compliant, and capable of adoption following an independent examination. No legal challenges have been brought following the adoption of the Local Plan and therefore Officers are of the view the OPDC Local Plan is to be given full weight in the decision-making process.

Additional Information

The agents representing the owner of the neighbouring site to the west no. 142-154 Victoria Road have requested that we make the Committee aware that they have recently submitted a pre-application enquiry to both the London Borough of Ealing and separately to the OPDC concerning the redevelopment of this site.

Appendix 1

The following additional conditions have been recommended to be added to the recommendation:

Briefing Notes

43. Lift Installation

No part of the proposed development hereby approved shall be occupied until confirmation for approval has been submitted in writing to the local planning authority that all lifts within the building have been commissioned and are ready for use.

Reason: In the interests of the amenities of future residents and users of the building.

44. Urban Greening

Prior to the installation of the first modules of the development hereby approved a revised scheme demonstrating how urban greening has been maximised on the site shall be submitted to and approved in writing by the Local Planning Authority. The urban greening scheme as approved shall be reflected in the hard and soft landscaping scheme submitted to discharge condition 17 and implemented prior to the occupation of the development.

Reason: To ensure the proposed development maximise opportunities for urban greening in accordance with London Plan policy G5.

The Castle, Acton

Planning Application 2144650PDFUL

Member Briefing - Wednesday 21st September 2022





Indicative view of residents' roof terrace and sunrooms

Dear Planning Committee Member,

We are writing to you ahead of the Planning Committee meeting on 21st September to provide you with an overview of Tide Construction's plans to redevelop The Castle Pub in Acton and highlight the key benefits ahead of the meeting.

The redevelopment of The Castle Pub will regenerate a pub which is currently closed and provide a new pub, with a new dedicated community space within the pub, for local residents. Furthermore, it will provide 462 new co-living homes with generous associated communal amenity facilities for residents in a part 32, part 27 storey building of high-quality design and materials. As part of the regeneration of the site, there will also be improvements to the area surrounding the building, adding to the re-invigoration of this part of Ealing. The building will provide very generous amenity space for use in the building on floors 1-3 and a landscaped roof terrace on the 31st floor along with resident sunrooms.

Amenities which are included for residents are:

- Communal lounge
- Dining/cooking area
- Residents terrace on 2nd and 31st floors
- Flexible dining/co-working area
- Games room
- Laundry
- Cinema
- Library
- Gym

Tide Construction's vision for The Castle Pub will bring forward a landmark building of exemplary design which both enhances and respects the existing townscape, and seeks to improve the wider public domain to benefit residents and businesses living and operating in Acton and wider Ealing. We therefore respectfully request that you support your officer's recommendation to approve this planning application.

Yours faithfully,

The Tide Construction Team

About Tide and modular construction

Tide Construction have a successful record of delivering high-quality Residential Schemes, Purpose-Built Student Accommodation co-living and Hotels throughout London. The company are experts in modular construction and will be using this approach for The Castle Pub site to reduce construction time and thus limit disruption to the local community.

Moreover, the designers behind The Castle Pub have already used modular construction to deliver Greystar's Greenford Quay development in North Ealing.

There are a wide range of advantages to using modular construction methods. Most notably, this method of construction will greatly reduce the time frame of completion, meaning that not only will the co-living accommodation be ready by 2024, but with reduced traffic movements, there will be less pressure on local road networks and the subsequent impact on the community will be reduced.

Modular Construction is also more sustainable than traditional methods, with overall waste outputs being reduced by up to 80% and embodied carbon by up to 40%.



Indicative view of improved public realm around the site

About Co-living

Co-living schemes are designed to serve as short to medium-term solutions for people and afford them a flexible period of time where they can have a good quality home while they put their roots down in London before moving into their own space or sharing a home with the friends they make.

Through the use of shared amenity spaces, co-living also helps to combat loneliness in a new city and benefits the residents' mental wellbeing via the use of organised community events to encourage interaction.

Key Benefits of the Scheme



£476,900 contribution towards the improvement of cycle facilities on Victoria Road, tree planting and public realm improvements.



Re-provision of The Castle Pub at the location, providing local amenity for new and existing residents



The 1st floor of the pub will be made available for community use or private functions



Public realm improvements to Victoria Road and Wales Farm Road including pockets of green space and 6 new trees



434 cycle parking spaces (414 long stay spaces onsite, 20 short stay public spaces)



£508,200 contribution towards North Acton Station Improvements



£300,000 contribution towards parks and open spaces



£13.1m contribution towards affordable housing provision



Minimum 44% overall cut in site-wide CO2 emissions



Use of Air Source Heat Pumps



462 high-quality co-living homes



Indicative view looking west from Victoria Road

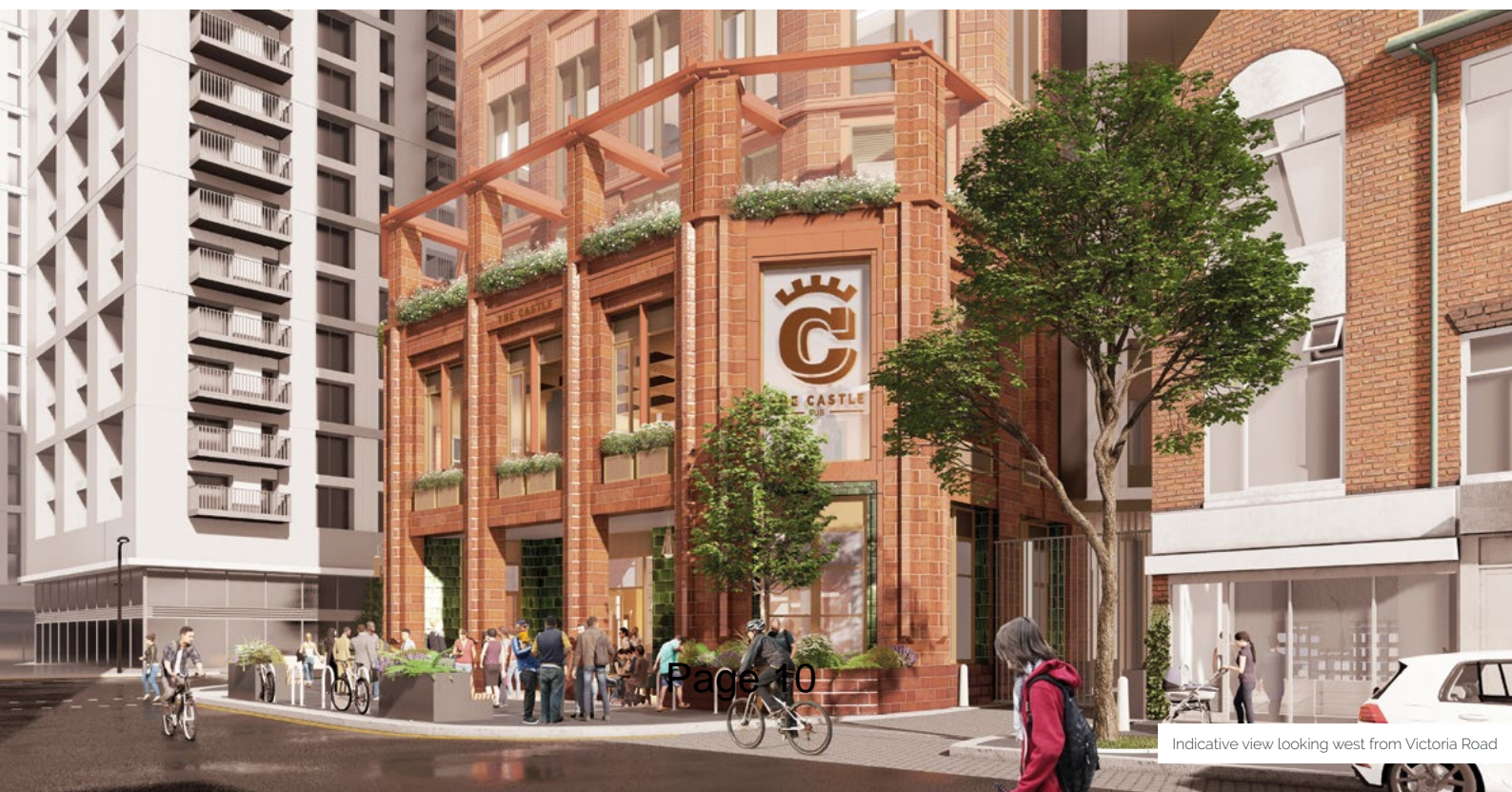
Officers' Comments

"Overall, the proposed tall building would accord with policy and is considered to be designed to a very high standard."

"Architecturally the proposed building is of a high standard and incorporates the use of high quality and sensitive materials and detailing that give the building a slender and elegant appearance."

"The proposed co-living accommodation is considered to be proposed to a high standard with generously sized co-living units and a wide range of shared amenity spaces..."

"The proposed development would provide high standards in terms of sustainable design and construction..."



Indicative view looking west from Victoria Road

Briefing Notes

03 - Cavendish House and Century House, Ealing W5 (222328FUL)

1. On Page 1, the recommendation should refer to the permission being personal to the University of West London rather than the University of Westminster.
2. The applicant has asked that the report clarify that the proposed split of educational and office use will result in all of Century House being teaching space and Cavendish House will be approximately 1/3 teaching with the rest being used for staff and offices.
3. In page 8, paragraph 4, the number of cycle parking spaces proposed has increased to 134 following revisions by the applicant.
4. A Travel Plan for the scheme has been submitted after completion of the committee report. This has been reviewed by the Council's Transport Officer and requirements some improvements.

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Briefing Note

ITEM 01 – Ealing Town Hall, New Broadway, Ealing (223130LBC)

Report:

Section Community Groups and Neighbour Notification

19 comments received, 17 objections and 2 neutral (from statutory consultees). Further representation:

Should be a referendum as the property belongs to the people.
What benefit to Ealing people. Should be a public swimming pool.
Why so desperate to push through?

Cllr Anthony Young provided the following comments –

This planning application is an improvement on the previous, but still has a fundamental fault in that the large and prominent infill development detracts from the building as a whole, rather than enhancing the rear elevation. In the words of CENF, the infill building is mundane and does not complement the existing Grade II design.

Note should be taken of the objections expressed by the Council for British Archaeology and the Victorian Society who consider that this application would cause harm to the architectural, aesthetic, and evidential value of the Town Hall, by rendering illegible its original dominant position within the streetscape. The scale and massing of the proposed extension would also have a negative impact on the character and appearance of the Ealing Town Centre Conservation Area.

The change in the London Plan gives us the reason to reconsider our approach to the application and to insist on an infill development which sympathetic to the existing architecture.

I would urge the Planning Committee to reject this application.

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