

Ref : 221003FUL

Address: Former Northolt Park Social Club, Sussex Crescent, Northolt, UB5 4DR

Ward: Northolt Mandeville

Proposal: Demolition of the former social club and redevelopment to provide a 4 storey building comprising 26 flats (Use Class C3) with associated on-street disabled parking, cycle storage, refuse and recycling storage, amenity space, playspace, landscaping and other associated works (Regulation 3 Council's own development).

Drawing numbers: SXC-BPTW-XX-XX-SA-A-0101-C01 Accommodation Schedule, SXC-BPTW-B01-XX-SH-A-0803-C01 GIA Schedule & GEA Schedule, D&A-SXC-BPTW-XX-XX-DO-A-0650-C01 Design and Access Statement, SXC-BPTW-S01-ZZ-DR-A-2050-C01 Existing Elevations, SXC-BPTW-S01-ZZ-DR-A-2051-C01 Existing And Proposed Street Elevation- Sheet 1, 2-SXC-BPTW-S01-ZZ-DR-A-2052-C01 Existing And Proposed Street Elevation- Sheet 2, SXC-BPTW-S01-00-DR-A-0101-C01 Site Location Plan, SXC-BPTW-S01-00-DR-A-0102-C01 Existing Site Plan, SXC-BPTW-S01-00-DR-A-0104-C01 Demolition Plan, SXC-BPTW-B01-01-DR-A-1011-C01 Proposed 1st Floor Plan, SXC-BPTW-B01-02-DR-A-1012-C01 Proposed 2nd Floor Plan, SXC-BPTW-B01-03-DR-A-1013-C01 Proposed 3rd Floor Plan, SXC-BPTW-S01-00-DR-A-0105-C01 Proposed Block Plan, SXC-BPTW-B02-ZZ-DR-A-1020-C01 Proposed Cycle Store 01 Plans, SXC-BPTW-B02-ZZ-DR-A-2021-C01 Proposed Cycle Store 01 Elevations, SXC-BPTW-B03-ZZ-DR-A-1030-C01 Proposed Cycle Store 02 & 03 Plans, SXC-BPTW-B03-ZZ-DR-A-2031-C01 Proposed Cycle Store 02 & 03 Elevations, SXC-BPTW-B01-ZZ-DR-A-2001-C01 Proposed Elevation- Sheet 1, SXC-BPTW-B01-ZZ-DR-A-2002-C01 Proposed Elevation- Sheet 2, SXC-BPTW-B01-00-DR-A-1010-C01 Proposed Ground Floor Plan, SXC-BPTW-B01-04-DR-A-1014-C01 Proposed Roof Plan, SXC-BPTW-B01-ZZ-DR-A-2201-C01 Proposed Section- Sheet 1, SXC-BPTW-S01-00-DR-A-0110-C01 Proposed Site Plan, SXC-BPTW-S01-ZZ-DR-A-2251-C01 Proposed Site Section, SXC-MEL-XX-ZZ-DR-L-1000 REV. P05 Landscape Masterplan, SXC-MEL-XX-XX-RP-L-0600 Landscape Design and Access Statement

Supporting Documents: Covering Letter prepared by JLL (March 2022), Planning Statement prepared by JLL (March 2022), Statement of Community Involvement (SCI) prepared by Lichfields (March 2022), Social Infrastructure Appraisal prepared by GL Hearn (June 2021), Tree Survey, Arboricultural Impact Assessment Preliminary Arboricultural Method Statement & Tree Protection Plan prepared by Hayden's (July 2021), 8415-D-AIA REV.A Tree Survey prepared by Hayden's (July 2021), Preliminary Ecological Appraisal and Bat Survey Report prepared by Indigo Surveys (November 2020),

Phase 1 Geo-Environmental Desk Study Report prepared by HSP Consulting (September 2021), Geo-environmental Site Assessment prepared by RSK (April 2021), Energy Statement prepared by Qoda (June 2021), Overheating Report prepared by Qoda (June 2021), Daylight and Sunlight Report prepared by EB7 (July 2021), Acoustic Planning Report prepared by MZA Acoustics (June 2021), Air Quality Assessment prepared by Cundall (July 2021), Transport Statement prepared by Markides (March 2022), Flood Risk Assessment prepared by Elliot Wood (2021, SUDs and Drainage Statement prepared by Elliot Wood (June 2021), Fire Safety Statement prepared by Hoare Lea (July 2021)

Type of Application: Full Application – Regulation 3

Application Received: 13/04/2021

Report by: Xanna Tan

Recommendation: Grant Permission, subject to conditions and legal agreement

Executive Summary:

This application seeks permission for the demolition of the existing community building and the construction of a 4-storey building comprising 26 flats for London Affordable Rent (100% affordable) with an associated on-street disabled parking space, cycle storage, refuse storage, amenity space and landscaping. The current scheme is the result of pre-application discussion with officers of Ealing Council, as well as public consultation with local residents.

The development would provide a unit mix of 6 no. 1-bed, two-person units and 20 no. 2-bed, four-person units. The development is for 100% London Affordable Rent (LAR). The proposed number of units would sit comfortably within the site, and would increase utilisation of an underdevelopment brownfield site, in accordance with Policy GG2 (Making the Best Use of Land) of the London Plan. The future residences would provide a high quality of living accommodation, with dual aspect and adequate private and communal outdoor amenity spaces.

It is recognised that the proposed height would be similar to the 3-storey Wimborne Court building to the north, although greater than most buildings along Sussex Crescent and the surrounding streets. The proposed building would have a flat roof that would be approx. 4.3m higher than surrounding two-storey houses and would be at a distance of at least 18m away from all the surrounding buildings, as such the new building would not be over dominant within the sitting of the site and respects the characteristic scale of the prevailing locality. Further, the proposed articulation of the form and massing is an acceptable design response to integrate effectively within the scale of the local context, while still achieving an appropriate density to accommodate residential development within this site and contribute to the borough's housing stock.

The buildings would have a contemporary design that is articulated well with two different type of red brick are proposed across the building with subtle brick banding defining the ground floor level. A mix of protruding and inset balconies provide private amenity space. A protruding entrance and balconies are proposed on the southern elevation fronting onto Sussex Crescent. This helps emphasis the entrance whilst providing visual interest. Balconies on the corners of the building are recessed, which breaks up the massing of the building whilst improving privacy.

An assessment of the potential impacts on neighbouring residential amenity has been carried out. Due to the siting of the proposed development, it is not considered that the proposed development would cause a loss of daylight and sunlight to the residential developments in the immediate surrounding area. This siting would also allow for a separation distance of at least 18m from façade to façade, minimising loss of outlook or privacy impacts. On balance it is considered unlikely that the development would result in an adverse impact on residential amenity to such an extent that warrant refusal.

The location has a good public transport accessibility level (PTAL 3- 4) and does benefit from Northolt Underground Station and a number of bus routes within minutes’ walk. The surrounding area is subject to Controlled Parking Zones (CPZ). The development is proposing of no car parking spaces (car free development) and is considered appropriate. A Section 106 (S106) Legal Agreement to restrict parking permits and introduce on-street disabled bays are recommended.

The impact of the development would be acceptably mitigated through conditions and S106 contributions, which would be directed towards local healthcare provision; post construction energy monitoring; town centre improvement; local schools, on-street disabled bays and restrictions to parking permits for future residents in the Controlled Parking Zone. Financial contributions of £260,835.56 have been secured.

In light of the above considerations, it is considered that the proposed development is consistent with the aims of the relevant policies of the adopted the Ealing Core Strategy (2012), The London Plan (2021), Relevant Supplementary Planning Guidance, the National Planning Policy Framework (2021), and the Ealing Development Management Development Plan Document (2013). As such, it is recommended for conditional approval subject to S106.



Figure 01: Proposed development

Heads of Terms

The proposed contributions to be secured through a S106 Agreement are set out below.

Financial Contribution Heading	Proposed Contributions
Education Infrastructure (Petts Hill Primary School, Northolt High School)	£58,000
Healthcare provision (local primary and community care projects)	£18,028
Transport and Public Realm (reviewing waiting and parking restrictions near the site and 3 x on-street disabled bays)	£19,000
Active Ealing (swimming pools, sports halls, artificial grass pitches and indoor bowls centres)	£10,000
Town Centre Improvement (town centre management programmes)	£10,000
Children Play Space	£10,341
Allotment Space	£3,595
Air Quality	£2,600
Carbon Dioxide Offsetting	£20,892
Post Construction Energy Monitoring	£10,440
Total Contributions	£162,896

- Affordable housing provision of 26 units (100% London Affordable Rent)
- Free car club membership for 3 years for all residents
- 3 x on-street disabled parking bays
- Restriction of parking permits within the Controlled Parking Zone
- Implementation for a travel plan
- All contributions indexed linked
- Payment of the council’s reasonable legal and professional costs in preparing the s106 agreement

AND

That the grant of planning permission be subject to the conditions set out in Appendix 1:

Site Description:

The Application Site is located on the corner of Sussex Crescent. The total site area extends to approximately 0.181 hectares (ha).

The site is currently occupied by a single storey building which extends to approximately 500 sqm. The building was, previously used by Northolt Park Social Club, a community facility owned by the London Borough of Ealing and managed by the community. The Social Club was closed in June 2019 and the building is currently vacant. The existing building is in a state of disrepair.

The eastern part of the site comprises a vehicular entrance and car parking, and associated refuse and storage units. The western part of the site comprises a small publicly accessible green space which contains a north-south pedestrian route.

The surrounding area is predominately characterised by housing of varying scales; 2 storey terraced housing, semi-detached properties and 3 storey apartment blocks. To the immediate north of the site is St Richard's Church and Nursery School and to the north-west is Wimborne Court, a sheltered housing block of 3 storeys and a Girl Guides Hut. Directly to the west is a row of terraced housing. To the south on the opposite side of Sussex Crescent and along Sussex Crescent to the east is semi-detached housing.

The site does not contain any listed buildings nor does it fall within a Conservation Area.

The site falls within Flood Zone 1 (land having a less than 1 in 1,000 annual probability of river or sea flooding) on the Environment Agency's (EA's) maps. It is however shown to be at a medium risk from surface water flooding, with the flood maps indicating that an overland flow passes through the site.

The Public Transport Accessibility Level (PTAL) rating is 3-4 (moderate/good). Northolt Underground Station is located within 5 minute walk from the Application Site and is served by the Central Line.

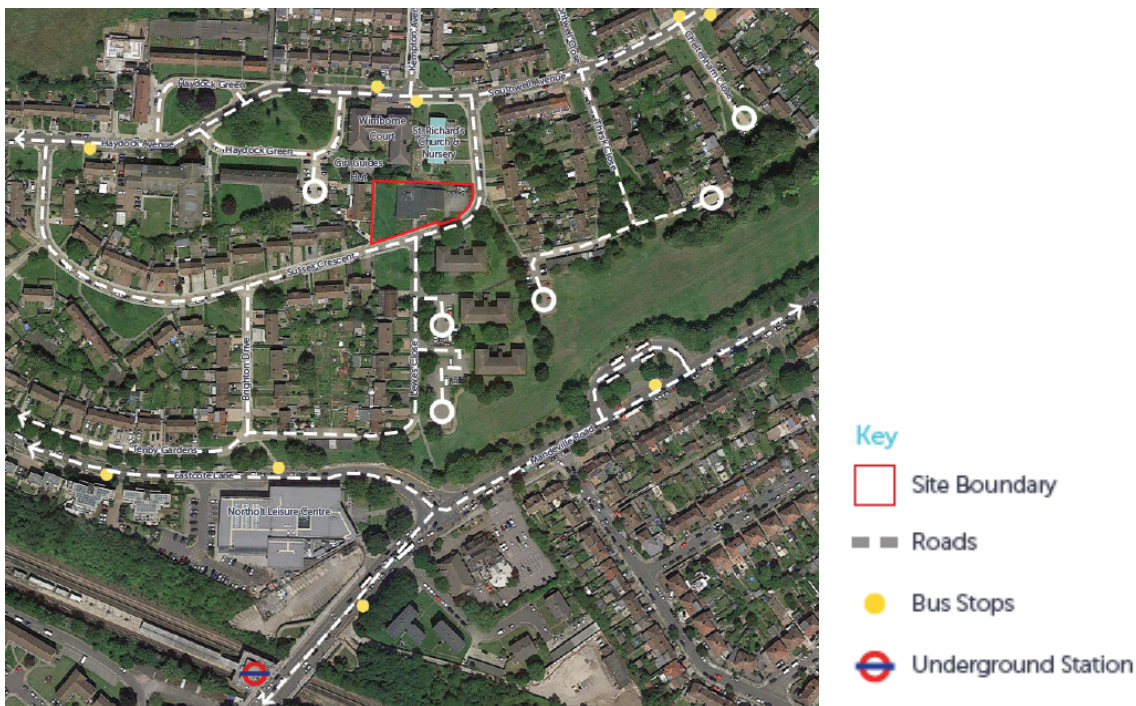


Figure 02: Site Location



Figure 03: Site Photos

The Proposal

The proposed development involves the demolition of the existing community building and the construction of a 4 storey building comprising 26 flats for London Affordable Rent (100% affordable) with an associated on-street disabled parking space, cycle storage, refuse storage, amenity space and landscaping.



Figure 04: Proposed development

The key elements of the Proposed Development are:

- 26 new homes in a mix of, 1 and 2 bedroom flats;
- All of the new homes will be for genuinely affordable London Affordable Rent (100% affordable);
- 12% of homes will be wheelchair units which comply with Building Regulations Standard M4 (3);
- 3 on-street blue badge space will be provided adjacent to the site;
- 49 long-stay cycle parking spaces and 2 short-stay cycle parking spaces;
- Refuse and recycling storage;
- All homes will benefit from private amenity space;
- A communal residents' garden (238 sqm), comprising play space for 0-4 year olds, seating, and extensive planting including a line of trees;
- An improved publicly- accessible green space on the western part of the site (426 sqm), comprising playspace and additional structural planting; and,
- Retention of a north-south pedestrian route to provide continued access to the Girl Guides Hut to the north.

Consultation:

It should be noted that in addition to statutory required consultation, the applicant undertook community consultation prior to the submission of the application. The methods and results of community consultation are outlined within the submitted Statement of Community Involvement. This statement outlined that consultation activities involved letters to political stakeholders in the area, a community newsletter with distribution to 786 residential and commercial properties and setting up dedicated contact methods for the project.

A total of 48 completed questionnaires were received in response to the consultation events. The key concerns are:

- Loss of Social Club;
- Housing not affordable;
- Impact of parking;
- Loss of green space;
- Height of building.

The above concerns will be discussed in the assessment below.

Neighbour Notification:

An advertisement was published in the Ealing Gazette and site notices displayed within the vicinity of the site on 30 March 2022 with consultation expiring on 20 April 2022. An objection was received from a local resident on 12th June. The resident objected on the following grounds:

- Loss of society club for community use;
- Too many flats in the area.

The loss of community use will be discussed in the Remarks session below. The current social club is vacant and with a poor condition, the re-development of the site is to provide 100% affordable housing which would benefit the existing residents in LBE.

External

External Bodies and internal departments were consulted between 14 March 2022 and 04 April 2022, responses are seen below:

External Consultation	
Metropolitan Police (Secure By Design)	The proposal has been reviewed and the development should achieve a SBD accreditation. A condition has been recommended and has been agreed by the applicant.
Thames Water	No objections were raised. Appropriate informatives are recommended, requiring a Groundwater Risk Management Permit for discharging groundwater into a public sewer.

	Recommendations have been included in the informatives.
NHS	A financial contribution is sought for the 26 unit to put towards local primary and community care projects. Applicant has agreed to this.
London Fire Brigade	No Concerns.
<u>Internal Consultation</u>	
Pollution-Technical (Noise)	No objections to the proposed scheme. A numbers of conditions and informatives are recommended: 1 Transport/commercial/industrial/cultural noise sources 2 External noise from machinery, equipment, extract/ventilation ducting, mechanical installations 3 Anti- vibration mounts and silencing of machinery etc. 4 Separation of noise sensitive rooms in neighbouring flats 5 Separation of communal uses incl. plant and facilities from dwellings 6 Passenger/ Car/Bicycle Lifts 7 Demolition Method Statement and Construction Management Plan INFORMATIVES for Demolition and Construction, Installation, Refurbishment etc: 1 Permitted hours for building work 2 Notification to neighbours of demolition/ building works 3 Dust 4 Dark smoke and nuisance 5 Noise and Vibration from demolition, construction, piling, concrete crushing, drilling, excavating, etc. 6 Asbestos
Pollution-Technical (Air Quality)	No objections were raised. Two conditions are recommended: 1. Air Quality and Dust Management Plan (AQDMP) 2. All Non-Road Mobile Machinery (NRMM) S106 Contribution for air quality monitoring is requested and the applicant has agreed to this.
Pollution-Technical (Contaminated Land)	During the application process, no evidence of significant contamination was found. The Contaminated Land Officer has revised the conditions and a Verification Report has been requested. The applicant has agreed to this.
Active Ealing (Sports Infrastructure)	Due to the increased population of the new development, financial contribution is required to improve both the indoor and outdoor sports facility infrastructure in the local area.

	<p>S106 Contribution is requested, and the applicant has agreed to this.</p>
<p>Transport Services</p>	<p>No objections raised.</p> <ol style="list-style-type: none"> 1. 3 on-street disabled parking with financial contribution of £9,000; 2. Re-instating existing crossover; 3. Free car club membership for future residents for 3 years; 4. £10,000 for reviewing waiting and parking restrictions near the development; 5. Restricting car parking permits for new residents. 6. Provide a travel plan. <p>S106:</p> <ul style="list-style-type: none"> - Car club membership; - £10,000 contribution for reviewing waiting and parking restrictions near the development; - £9,000 contribution for 3 on-street disabled parking; - Restricting car parking permits for new residents. <p>The applicant has agreed to this.</p>
<p>Waste and Street services</p>	<p>No concerns.</p>
<p>Education Services</p>	<p>Financial contribution is required to apply to local schools based on the proposed unit mix.</p> <p>This would be applied to Petts Hill Primary School with a reserve of Woodlands Primary School or other local primary phase provision, at primary phase. And Northolt High School with a reserve of John Chilton School or other secondary phase provision, at secondary phase.</p> <p>The applicant has agreed to this.</p>
<p>Landscape Architect (Leisure and Parks)</p>	<p>Amenity Space: The development provides sufficient amenity space.</p> <p>Children’s Play and Teen Play: For a development of this size a total of 198.9m2 of dedicated play space would be required. In total, the proposed development will provide 130sqm so will be short by 68m2 and so a section 106 contribution will be required.</p> <p>Allotment Space: Ealing policy in the DPD document page 22 states that 1.7m2 of allotment space is required per person. This means a total of 102.70m2 is required within this development. As none has been provided a section 106 contribution will be required.</p>

	<p>S106: Due to a lack of / play space/Allotment space a section 106 contribution has been requested. It's recommended that the contribution received would be used for improvements to Woodend Wireless station and Islip Manor Park.</p> <p>S106 Contribution and conditions are requested and the applicant has agreed to this.</p>
Energy Consultant	<p>Following discussions with the applicant and energy consultant, various amendments to the proposed Energy Strategy were secured. The councils Energy Officer raised no objection in principle to the proposed Energy Strategy, subject to appropriate conditions of consent and Section 106 contributions.</p> <p>S106 Contribution and conditions are requested and the applicant has agreed to this.</p>
Regeneration	<p>Contributions to support town centre management programmes and deliver town centre improvements are required for the site.</p> <p>S106 Contribution are requested and the applicant has agreed to this.</p>
Tree Service	<p>No objections are raised and conditions are recommended.</p>
Lead Officer	<p>No objections are raised and a condition is recommended.</p>

Relevant Planning Policies:

The policies relevant to this application are listed in the informative section of the recommendation toward the end of this report.

Reasoned Justification:

Main Issues

The main issues in assessing this proposal are:

1. Principle of Development;
2. Housing Mix;
3. Affordable Housing;
4. Design, Character and Scale;
5. Impacts on Neighbouring Amenity;
6. Landscaping;
7. Quality of Residential Accommodation;
8. Amenity Space;
9. Environmental Health;
10. Transport and Highways;
11. Refuse and Recycling storage,
12. Energy/Sustainability;
13. Drainage and Flood;

- 14. Crime Prevention;
- 15. Community Infrastructure Levy;
- 16. Fire Safety.

1. Principle of Development

The Subject Site is currently occupied by a single-storey building, previously used by Northolt Park Social Club, a community facility owned by the London Borough of Ealing. It is vacant and currently in a state of disrepair.

Planning permission is sought for the demolition of the existing community building and provide 26 flats for London Affordable Rent (100% affordable). To support the principle of the proposed development, the applicant has submitted a Social Infrastructure Appraisal. Relevant policies were reviewed to support this application:

Concerning planning applications that propose a loss of social infrastructure, Policy S1.G of The London Plan (2021) states:

"Redundant social infrastructure should be considered for full or partial use as other forms of social infrastructure before alternative developments are considered, unless this loss is part of a wider public service transformation plan".

Paragraph 5.1.8 goes on to stipulate that:

"In all cases, where housing is considered to be an appropriate alternative use, opportunities for affordable housing provision should be maximised."

Policy 6.2 of the Ealing's Development (Core Strategy) DPD 2012 defines Social infrastructure that includes:

"includes affordable housing, education, children's services, provision for older people and independent living, health care, employment, community safety, culture, leisure and community services (including libraries, community centres, places of worship, police, fire, ambulance facilities, and cemeteries)."

Given that the development involves the loss of an asset of social infrastructure, in line with Policy S1.G of the London Plan set out above, it is necessary to show that the community is adequately serviced with social infrastructure or that the proposed development forms part of a wider public service transformation plan. A wide range of appropriate and alternative social infrastructure uses (GP facilities, Nurseries, Primary Schools, Secondary Schools, Community Halls, Places of Worship and Parks, Sports Pitches and Recreational Facilities) were considered for the subject site. Each of these uses has been mapped within primarily a 2km catchment of the Subject Site.

It is concluded that there is existing capacity across a multitude of alternate uses for social infrastructure. In addition, the development would provide 100% genuinely affordable housing, a use that falls within Ealing Council's definition of social infrastructure. On the basis of the evidence gathered, the provision of alternative forms of social infrastructure at the site is not required. The principle to replacing community facility with 100% affordable housing is therefore considered acceptable.

The National Planning Policy Framework supports the effective use of land when sites are well located to good transport links and where there is an existing or anticipated shortage of land for meeting identified housing needs. Paragraph 68 of the NPPF states that 'Small and medium sized sites can make an important contribution to meeting the housing requirement of an area'.

Increasing the current housing stock is an important strategic objective for the London Borough of Ealing. Ealing Council has a ten-year housing supply target of 21,570 units in The London Plan (2021). The London Plan seeks to increase the housing supply and optimise the potential for housing delivery on all suitable and available brownfield sites through their planning decisions, especially sites with existing or planned public transport access levels (PTALs) 3-6 or which are located within 800 metres of a station.

The proposed site is located within 5 minute walk to Northolt Station and within an area with a PTAL value of 3-4 (moderate/good), thus considered to be in accordance with the guidance of the London Plan, with the proposed development making an important contribution towards Ealing Council meeting its housing supply target.

Policy H1 of the London Plan 2021 refers to the need to increase housing supply to meet demand within London, with Policy H9 of the London Plan 2021 promoting the efficient use of existing stock.

The proposal to provide additional residential units would contribute towards both Borough specific and London-wide strategic housing targets in a residential location and is acceptable in principle, subject to other material considerations including: quality and layout of the proposed living accommodation; design and appearance; impact on nearby occupiers and traffic and parking considerations.

2. Mix of Residential Units

London Plan Policy H10 indicates that schemes should generally consist of a range of unit sizes having regard to factors including local evidence of need, the 2017 London Strategic Housing Market Assessment, the requirement to deliver mixed and inclusive neighbourhoods and the need to deliver a range of unit types at different price points across London.

The proposed 26 residential units would have a range of sizes with mainly 1 and 2 bedroom units, as shown below. Whilst the housing mix proposed would comprise of 1- & 2-bedroom units, all units would be in affordable housing tenure, which is considered to be a positive outcome in considering the site’s location.

Quantum of Proposed Residential Provision		
1 bedroom	6	23%
2 bedroom	20	77%

Table 01 – No. of Units by Size

3. Affordable Housing

Policy H4 of the London Plan (2021) sets a strategic target of 50% of all homes to be genuinely affordable. The Ealing Core Strategy sets a borough-wide strategic target of 50% affordable housing.

In addition, policy H6 of the London Plan (2021) seeks to secure 30% of the total affordable housing as low cost rented units (London Affordable Rent or Social Rent), at least 30% as intermediate (London Living Rent and London shared ownership) and the remaining 40% determined by the local planning authority as low cost rented homes or intermediate products based on identified need.

The proposed 26 units would all be genuinely affordable London Affordable Rent (LAR) units (100%). LAR housing is considered to be ‘genuinely affordable housing’ and should be strongly supported by the Council and weigh heavily in the positive determination of this application. There is an identified

need for affordable housing in Ealing. This scheme will assist in providing this much needed accommodation and new homes for those waiting on the Council’s Housing Register.

Affordable Housing would overall be provided at a rate of 100% by unit and 100% by habitable room. A Viability Assessment for Affordable Housing would not be required and would utilise the Fast Track Route.

4. Design, Character and Scale

Policy D3 of the London Plan (2021) provides that housing developments should be of the highest quality internally, externally and in relation to their context and to the wider environment.

The National Planning Policy Framework (2021), paragraph 202 states that: *‘Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use’*. However, this needs to be considered in the context of section above and so it is not a simple balancing exercise given that special attention must be paid to the desirability of preserving or enhancing the character or appearance of the area.

The proposed development would comprise a single building to house residential on ground, first, second and third floors (totalling four storeys).

To the northern side of the application site contains St. Richard’s Church and nos. 1-37 Wimborne Court, a three-storey residential block of flats. The proposed development is located approximately 5.2m from the northern boundary and at least 18m from the southern walls of both buildings. The proposed building would have a flat roof with parapet walls, which its roof height would only be 0.9m higher than the roof ridge of Wimborne Court and the top of the parapet wall would be 2m higher than Wimborne Court. Further, the proposed design with the incorporation of recesses and projections in the footprint along the southern side would provide sufficient variation to the built form. The proposed footprint would be comparable to the existing building, it would have a similar building line as the existing building. The bulk and scale are considered to be subservient with the existing built form evident on surrounding sites.



Figure 05: Eastern elevation (left: proposed development, right: Wimborne Court and St. Richard’s Church)

The proposed building has been designed to have an active frontage onto Sussex Crescent. The building steps back along Sussex Crescent to respect the form and scale of the adjacent buildings whilst allowing planting to be incorporated between the building and the public pavement, providing defensible space to the ground floor flats.

The external appearance of the proposed development would be different in terms of their design approach compared to the existing streetscene, with the development using a material palette which

consists of predominantly a mixture of light and dark red multi bricks in alternating bands at ground floor to emphasise the base of the building and provide interest at street level. A double soldier course is used to divide the base from the main body of the building. The middle element of the building is made up of light red multi stock brick, which will be lighter in appearance and therefore provide variation and a contrast to the darker red brick used for the feature elements. The top of the building is capped with a triple soldier course of the red brick multi. A bronze finish is proposed to the balconies, windows, doors and canopies in order to contrast with the red brick.

Overall, it is considered that the proposed buildings would be appropriate within the surrounding urban context and would create a positive relationship with the streetscape, neighbouring buildings and the surrounding area. The scale, massing and height of the building would be appropriate for this site.



Figure 06: Proposed Development’s Front Entrance facing south junction of Sussex Crescent and Lewes Close

5. Impacts on Neighbouring Amenity

Development is expected to be sensitive to the impacts that it would have on the local area and avoid reducing the level of amenity available to both the site itself and its surroundings (London Plan - Policy 7.6; and Development Management DPD - Policy 7A). The application site is in a residential area. A Daylight & Sunlight Report has been provided. The BRE Guide describes three parameters to be assessed in order to measure the impact of the proposed new building on Daylight/Sunlight availability to the key adjacent properties. These parameters are Daylight (Vertical Sky Component (VSC) and Daylight Distribution) and Sunlight (Annual Probably Sunlight Hours (APSH)). Regarding daylight, the VSC is the ratio of the direct skylight illuminance falling on a vertical face at a reference point (usually the centre of a window), to the simultaneous horizontal illuminance under an unobstructed sky. The Guide recommends that where the VSC value as proposed is below 27 percent, then the amount by which it is reduced (if any) should be checked and if the reduction is greater than 20 percent or one fifth of its former value, then the reduction is likely to be “noticeable” to the average occupant. If the VSC is more than 27 percent, then enough light would still reach the window of the neighbouring building. However, if the VSC is less than 27 percent as well as less than 0.8 times (one fifth) its former value the occupants will notice the reduction in the amount of skylight.

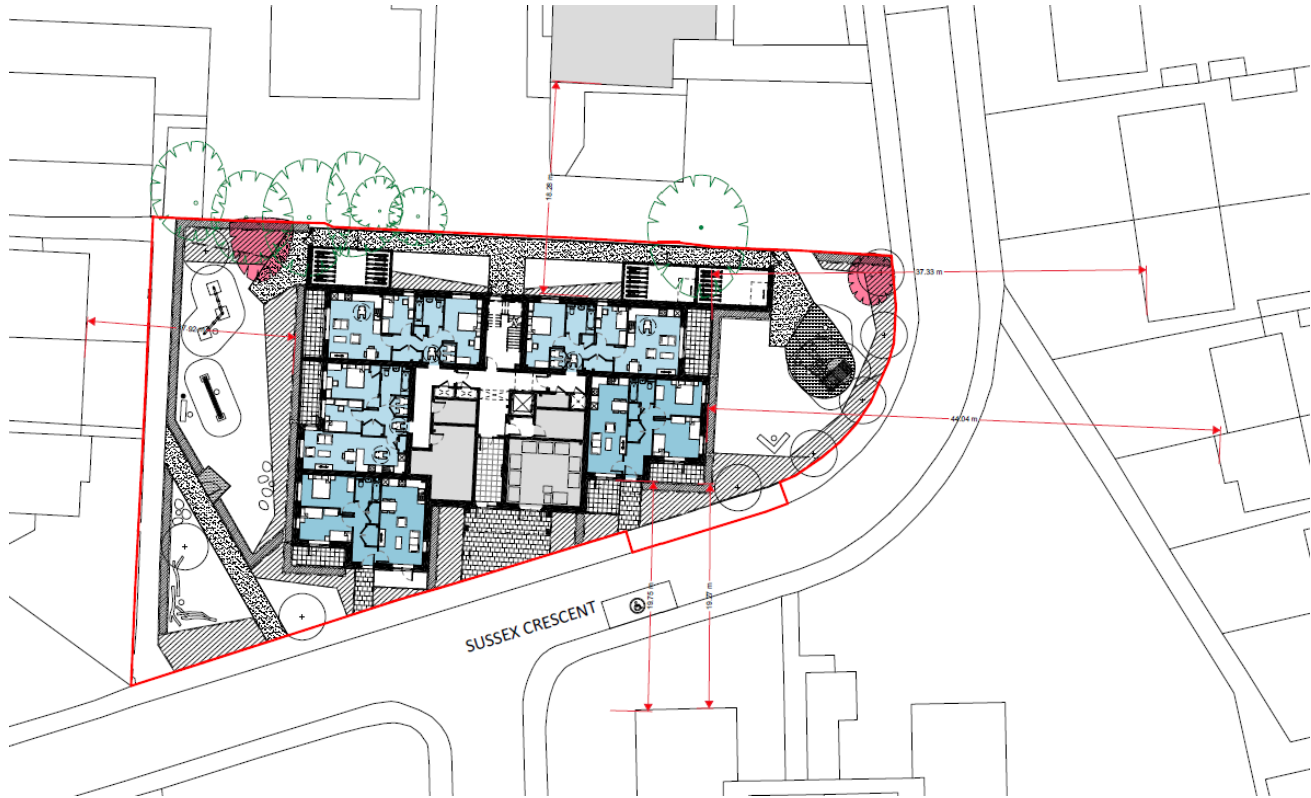


Figure 07 – Separations between development and surrounding buildings

Impacts on Wimborne Court (Block of Flats) (to the north):

This is a three-storey residential block located to the north of the site and containing 37 dwellings. It has a number of windows within its southern-most elevation which have a direct view of the proposed development. There are also a number of windows within its flank, east facing elevation which have an oblique view.

The separation distance between the north elevation of the proposed building and Wimborne Court would all be at least 18m. This separation distance is considered adequate to prevent overlooking and adverse impacts on outlook.

According to the submitted Daylight and Sunlight Report, the results of the VSC assessment (daylight) have shown that two windows (W23 and W24 at ground floor) which receive marginal reductions to below 0.8 times their former values (0.6-0.7) and will retain a VSC of 23.2% and 16.5%. Both windows are located below a protruding bay on the southernmost elevation (closest to the site) and are therefore constrained in their existing state. Rest of the habitable windows of Wimborne Court would receive very little impact from the proposed development. As such, the impact to these two more constrained windows is considered acceptable and consistent with guidance.

The results of our APSH assessment (sunlight) have shown that all south-facing rooms will retain good levels of sunlight with the proposal in place, entirely consistent with the BRE guidance.

Based on this assessment, the proposal would not give rise to undue harm regarding overlooking, overshadowing, loss of light, loss of privacy or causing a sense of enclosure to the users of the neighbouring block of flats (Flats 1-37 Wimborne Court).

Impacts on the Residents of Nos. 49, 51 and 53 Sussex Crescent (to the west):

This is a row of three, two-storey houses located directly to the west of the site. They all have a number of windows within their front, east-facing elevations which have a direct view of the proposed development.

The proposed development is sited approximately 18.6m from the front walls of nos. 49-53 Sussex Crescent. Due to this separation distance between the neighbouring properties and the proposed development, it is not considered that the proposed development would lead to a detrimental level of overlooking to the windows of nos. 49-53 Sussex Crescent nor would lead to a sense of enclosure due to being sited on the opposite side of a private car park.

In the submitted Daylight & Sunlight Report, the VSC assessment (daylight) have shown that one ground floor window from no.49 and four windows from no.51 would receive a reduction to 0.7 times its former value however all the retained VSC level are 22.5- 26.4%, which is marginally below the standard listed in the BRE Guide (27%).

In regard to sunlight, the APSH assessment have shown that only one ground floor room in No.51 will retain 23% of its annual sunlight (just below the recommended 25%) but will retain 6% of its winter sunlight (in excess of the recommended 5%). Overall, this reduction is marginal and should be considered acceptable when interpreting the guidance flexibly. All other windows of nos. 49-53 Sussex Crescent would retain good levels of sunlight that is consistent with the BRE guidance.

Due to the above assessment, the proposal would not give rise to undue harm to the amenity to the residents of nos. 49-53 Sussex Crescent regarding overlooking, loss of light, a sense of enclosure or loss of privacy.

Impacts on the Residents of Nos. 1-35 (odd) Lewes Close (to the south):

This is a three-storey residential block located directly to the south of the site. It has a number of windows within its front, north-facing elevation which have a direct view of the proposed development.

The separation distances between the west wing of Lewes Close and the proposed building are 17-19m that would generally be adequate to avoid unacceptable overlooking effects and adverse impacts on outlook.

In the submitted Daylight & Sunlight Report, the VSC assessment (daylight) have shown that three kitchen windows across the ground, first and second floors which receive reductions to below 0.8 times their former values (0.5-0.6) but these windows are heavily constrained by the existing external walkways. In this case, the BRE guidelines suggest flexibility is applied to the numerical values the BRE guidelines provide. It should also be noted that other habitable windows are all comply with BRE guidance. As such, the impact to the more constrained kitchen windows is considered acceptable and consistent with guidance.

In regard to sunlight, the majority of windows in this property that overlook the proposed development are not oriented within 90 degrees of due south, so are not relevant for consideration following the APSH methodology. Those that are, retain good levels of sunlight, entirely consistent with the BRE guidance.

Due to the above assessment, the proposal would not give rise to undue harm to the amenity to the residents of nos. 1-35 (odd) Lewes Close regarding overlooking, loss of light, a sense of enclosure or loss of privacy.

Impacts on the Residents of Nos. 46, 48/48a, 50/50a, 52/52a and 54/54a Sussex Crescent (to the east).

These six residential buildings are two-storey, semi-detached houses, located to the east of the development. They are at least 38m away from the eastern flank wall of the proposed building. These separation distances are considered adequate to prevent overlooking, adverse impacts on outlook or impacts on light. As such, the proposal raises no concerns in terms of privacy for future residents of existing dwellings nearby.

6. Landscaping

Urban Greening Factor

London Plan Policies G1 and G5 identify urban greening as a fundamental aspect of site and building design with features such as street trees, green roofs, green walls, rain gardens, wildflower meadows, woodland, and hedgerows to be considered for inclusion and opportunities for ground level urban greening to be maximised. The scheme should also seek to achieve the Urban Greening Factor target, which is based on the amount of green infrastructure delivered within the landscape and on buildings.

A target score of 0.4 is recommended for predominately residential developments. In this case, with the various planting, hedges, green roof water features, amenity grassland and permeable paving, the Urban Greening Factor is indicated to be 0.398. This is marginally below the target of 0.4 so is considered acceptable.

Green Roofs

Ealing DPD Policy 5.11 states that green roofs are strongly encouraged where it would be appropriate in design, contextual and conservation terms. Green roofs with Air Source Heat Pumps (ASHPs) and solar panels are proposed in compliance with this policy.

Trees

Policy G7 of the London Plan (2021) requires that existing trees of value should be retained and any trees loss as the result of development should be replaced. Three trees are recommended to be fell irrespective of any development, of which 2 trees are located within the Application Site, and two trees are required minor surgery to permit construction.

A total of 8 new trees are proposed, which compensates for the 2 category U trees to be felled (T003 and T009) as part of the works. The landscaping strategy includes the planting of high-quality trees, resulting in an overall net increase in trees on the site.

Children's Play space

London Plan Policy S4 requires development proposals to provide play and informal recreation space based on the expected child population generated by the scheme. The Mayor's Play and Recreation SPG and Policy S4 expect a minimum of 10 sq m per child to be provided in new developments.

Child numbers have been calculated using the proposed residential unit mix and the GLA's Population Yield Calculator. A development of this size and mix would require a total of 198.9 sq m of dedicated children's play space, as indicated in the table below. Playspace will be provided for 0-4 and 5-11 year olds within the site. The total proposed play space is 130 sqm therefore would be 68sqm less than the London Plan requirement and a section 106 contribution would be required.

Age Group	Estimated No. of Children	Area Required	Area Proposed
Under 5	10.1	101 sq m	130 sq m
5-11	6.9	69 sq m	
12+	2.9	29 sq m	0
Total	10.9	199 sq m	130 sq m

Table 02 – Children’s Play Space

Allotment Space

Ealing policy in the DPD document page 22 states that 1.7sqm of allotment space is required per person. This means a total of 102.70sqm is required within this development. As none has been provided a section 106 contribution would be required.

Conclusion

Overall, the application site in its current form does contribute positively to the character and appearance of the area or the visual amenity of the street scene. The proposed development would provide greater utilisation of the site and the design approach taken will provide for greater visual interest in the area. It is not considered that the proposal would cause impact on the visual openness of the Sussex Crescent street scenes. The design of the proposal is therefore considered to comply with the objectives of Policies D3 and D4 of the London Plan and Policies 7A, 7B and LV7.4 of the Ealing Development Management DPD. For information regarding Secure by Design, please see the Crime Prevention section.



Figure 08 – Landscape Masterplan of the Development

7. Quality of Residential Accommodation

Policy D6 of the London Plan (2021) and the DCLG ‘Technical Housing Standards (March 2015) set out the minimum gross internal floor space required for different sizes/occupancy levels of residential
Page 18 of 43

units. For the 26 residential units proposed, the table below sets out the range of floor areas provided per unit, and compares these with the minimum size requirement:

Type/Size of Units	Accommodation Sizes	Minimum Size Required
1B/ 2 persons (6 units)	50.7 – 51.2 m ²	50 m ²
2B/ 3 persons (3 units)	71 – 73.2 m ²	61 m ²
2B/ 4 persons (17 units)	70.1 – 73.2 m ²	70 m ²

Table 03 – Internal Area of Proposed Units

Based on this, the proposed units would meet or exceed the minimum space standards. Therefore, the collective living space of this flat would ensure that adequate living conditions for future residents would be provided.

London Plan Policy D6 indicates that developments should minimise the number of single aspect dwellings, and particularly avoid single aspect dwellings facing north, or those containing three or more bedrooms. It seeks residential units to provide dual aspect living accommodation that would ensure better daylight, a choice of views and natural cross ventilation for future occupiers.

The development would include a mix of single-aspect and dual-aspect residential units, with the majority of homes would be dual aspect (73%). No single aspect flats would be north facing, with all single-aspect flats facing south or west. Given the urban location of the application site and existing constraints surrounding the application site, this is considered to be a satisfactory outcome and would ensure adequate living conditions for future residents.

All habitable rooms within the development would be afforded a window allowing for natural light and ventilation and all the proposed bedrooms would also meet required minimum sizes, in accordance with the Technical Housing Standards.

The Floor Plan arrangement shown would therefore comply with relevant policy guidance and would ensure that the proposed residential accommodation would provide for satisfactory living conditions for future residents.

Accessible Units

Policy D7 of the London Plan requires at least 10% of all new dwellings to be designed to meet Building Regulation Requirement Part M4(3) for ‘wheelchair user dwellings’ while all other dwellings should meet Building Requirement Part M4(2) ‘accessible and adaptable dwellings’.

Across the Application Site it is proposed that 88% of homes will meet Building Regulations requirement M4 (2) ‘accessible and adaptable dwellings’ and 12% will be compliant with Building Regulations requirement M4 (3) ‘wheelchair user dwelling’. The mix of wheelchair homes comprises 3 x 2 bedroom homes at ground floor level. The proposal would therefore comply with Policy D7.

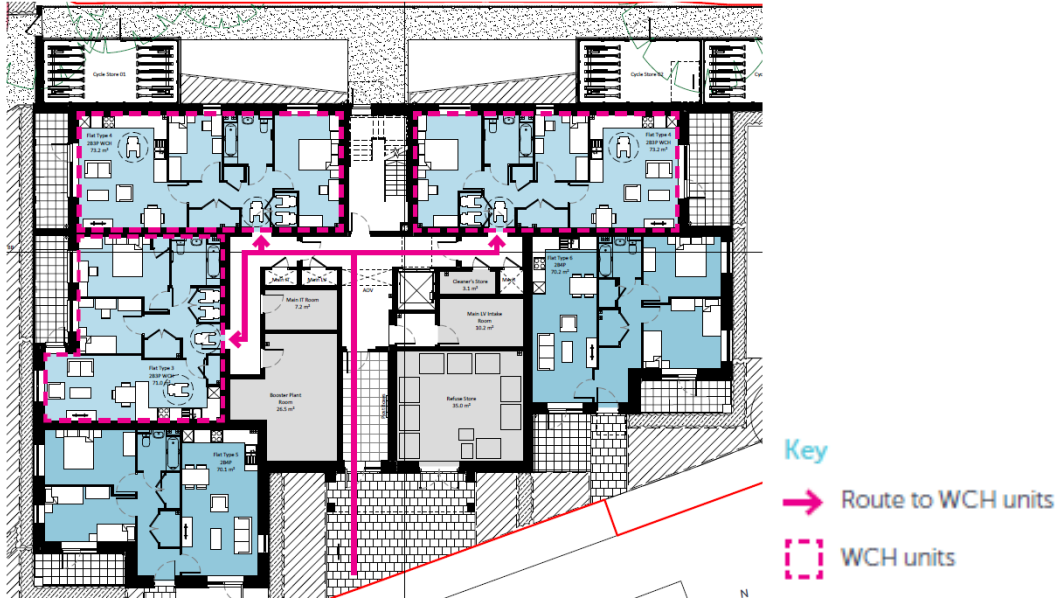


Figure 09 – Accessible units on ground floor

8. Amenity Space

In terms of private amenity space, Table 7D.2 under Policy 7D of the adopted Ealing Development Management DPD (2013) requires all new residential development to have good quality private outdoor space, in accordance with minimum required levels. The policy requires a minimum of 5sqm per 1-2-person unit and 1 sqm in addition for each additional occupant. Policy 7D also requires a minimum of 15 sqm of communal outdoor space per residential unit. The minimum requirement of The London Plan and the amount and form of provision should respond to the physical context, respecting the established local character and pattern of building, public space, landscape and topography.

The submitted application documents indicate that all units would benefit from private amenity space in the form of a private balcony or ground floor terrace.

The table below shows the proposed private amenity space areas in relation to their requirement under Policy 7D of the Ealing Development Management DPD.

Type/Size of Units	Minimum Required	Private Amenity Space Provision
1B/ 2 persons (6 units)	5 m ²	5.2 – 5.7 m ²
2B/ 3 persons (3 units)	6 m ²	8.9 – 11.8 m ²
2B/ 4 persons (17 units)	7 m ²	7.3 – 15.7 m ²

Table 04 – Private Amenity Space provision for Proposed Units

The table above demonstrates that the two units which feature private amenity space would comply with Policy 7D by exceeding or meeting the minimum requirement and that future occupants would have access to satisfactory private amenity space areas of an adequate size.

In accordance with Policy 7D of the London Plan, all new residential development should have provision for communal amenity space areas, at a rate of 15sqm per unit. This would generate a requirement for this development of 390sqm. A resident communal garden is proposed to the eastern

side of the site and a green space of 426sqm is proposed to the western side of the site, which would be accessible to the future residents and public. Overall, the proposed communal space are far exceeding the requirements of the London Plan, therefore is policy compliant.



Figure 10 – Amenity Space

9. Environmental Health

London Plan policies SI1 and D14; Ealing Development (or Core) Strategy policies 1.1 (e) and (j); Ealing Development Management policies 5.21 and 7A are relevant with regard to noise, air quality and contaminated land issues.

The applicant submitted an Acoustic Planning Report, which was prepared by MZA Acoustics, and assessed noise affecting the site, including road traffic noise from the nearby major road and overground rail links. Sound impact from the adjacent non-residential building (St Richard’s Church and Nursery) is also considered. Due to the COVID-19 pandemic and government lockdown conditions, existing gathered information and data have been used to aid a desktop assessment at this stage. The report acknowledges a follow up environmental noise survey is recommended once restrictions have been lifted to verify the results of any assessment, which may be post-determination of the planning application.

Additionally, the applicant submitted an Air Quality Assessment, which was prepared by Cundall. It is acknowledged that with the implementation of the appropriate recommended mitigation measures, it is anticipated that the construction phase impacts of the Proposed Development will not be significant. The assessment also demonstrated that exposure of future occupiers to poor air quality is unlikely. It has been demonstrated that the development’s building emissions meet the Air Quality Neutral building emissions and transport Benchmarks, and no further mitigation measures or additional abatement will be required.

A Geo-Environmental Desk Study Report, prepared by HSP Consulting, has been submitted to identify possible land contamination and stability matters. whilst the site is considered to be of low risk activities connected to the use of the site could have impacted the underlying ground. The applicant is advised

that the building should be considered to contain asbestos and an asbestos survey is required before demolition. All asbestos should be removed carefully and in accordance with HSE guidelines.

Regulatory Services have reviewed the above three reports. No major concerns were raised and numbers of conditions were recommended in response to the findings from the above reports. These conditions have been applied (See conditions session).

10. Transport & Highways

Policy T6.1 of the London Plan (2021) requires that new residential development should not exceed the maximum parking standards set out in Table 10.3. All residential car parking spaces must provide infrastructure for electric or Ultra-Low Emission vehicles. Policy T6 indicates that car-free development should be the starting point for all development proposals in places well-connected by public transport.

The development is proposed to be car free. As the application site is located within a Controlled Parking Zone, a Section 106 Legal Agreement to restrict parking permits for future residents is required as part of the application. This is to not cause undue stress on the existing Controlled Parking Zone and to encourage a modal shift onto walking, cycling and public transport (bus stops and underground station within minutes walk from the site).

London Plan T6.1 (G) requires ‘Disabled persons parking should be provided for new residential developments. Residential development proposals delivering ten or more units must, as a minimum ensure that for three per cent of dwellings, at least one designated disabled persons parking bay per dwelling is available from the outset’. As such, 3 disabled parking spaces should be provided for the proposed development. The applicant has agreed to enter s106 agreement to provide three nearby on-street disabled parking bays.

In terms of cycle parking, Table T5 of the London Plan (2021) requires cycle parking at least in accordance with minimum standards set out in Table 10.2. This requires 1.5 spaces per 2 person/1 bedroom dwelling and 2 spaces for all other dwellings. In addition, 2 spaces for visitor short stay and adapted cycles for disabled people should be provided. Overall, the proposed development would require 51 cycle spaces.

Size of Unit	Requirement	Provision
1-bed (6)	9	49
2-bed (20)	40	
Adapted cycle	n/a	2
Visitor Short Stay	2	2
Total	51	51

Table 04 – Cycle parking requirement and provision

As shown in the table above, the proposal would therefore comply with Policy T5.

Financial contributions of £19,000 have been agreed and listed on the Heads of Terms. £10,000 is for London Borough of Ealing Highways to review and implement changes to the Controlled Parking Zone and £9,000 is for three on-street disabled bays.

11. Refuse & Recycling Storage

Policy SI 7 of the London Plan (2021) requires the design of developments to include adequate, flexible, and easily accessible storage space and collection systems. The London Housing Supplementary Planning Guidance 2016 (standard 2.3.18) requires refuse stores to be accessible to all residents. Residential uses are calculated in accordance with Council's Waste Management Guidelines and the commercial component by BS5096:2005 (Waste Management in Buildings – Code of Practice).

For the proposed 26 flats, the total refuse/recycling storage provision required would be broadly equivalent to a total 7982L of refuse and recycling bins. The proposed refuse store has an area of 35 sqm. The plan indicates that the refuse store could accommodate 9 x 1100 litre bins, which is equivalent to 9900L refused and recycling bins. As such, the proposed capacity is considered adequate.

Council's Waste and Street Service raised no concerns of the proposal. The refuse storage is located adjacent to the entrance and accessed externally. All units are within a 30m horizontal walking distance to the refuse store. The distance between the refuse store and the kerbside is approx. 6m, meeting the Ealing Waste Management Guidelines (2018). These measurements meet the guidance and it is considered that the store is accessible to all residents.

12. Energy/Sustainability

The provision of sustainable development is a key principle of the National Planning Policy Framework (2021), which requires the planning process to support the transition to a low carbon future. Policy SI2 of the London Plan (2021) requires submission of an energy demand and sustainability assessment, along with the adoption of sustainable design and construction measures and demonstration of how heating and cooling systems have been selected in accordance with the Mayor's energy hierarchy. In particular, policy SI2 requires the domestic element to meet zero carbon and the non-domestic element to meet the 35% CO2 emissions reduction target beyond Building Regulations Part L 2013. For the domestic element, a minimum 35% reduction in regulated CO2 emissions above Building Regulations 2013 is expected to be achieved on-site. Any shortfall will be met through a S106 carbon offset contribution.

Policy SI2 in the London Plan (2021) requires development to monitor, verify and report on energy performance in operation. This policy is reflected in Ealing Council's 2013 DPD policy E5.2.3 which requires the post-construction monitoring of renewable/low-carbon energy equipment.

London Plan policy SI3 recognises that combined heat and power (CHP) may have negative effects on London's air quality and that electric air-source-heat-pumps are a better carbon reduction option than gas fired CHP. In addition, section 10.2 of the GLA (2020) Energy Assessment Guidance expects all major development proposals to maximise on-site renewable energy generation regardless of whether a 35% target has already been met.

The applicant has submitted an energy statement, prepared by QODA, setting out how the development would reduce carbon dioxide emissions. This has been reviewed by the Council's Energy & Sustainability advisor who considers the proposed energy and sustainability strategies are generally acceptable but requires conditions as well as a S106 contribution towards low-carbon/renewable energy monitoring and a S106 carbon offsetting contribution.

The Council confirms that there is no available "Clean" district heat network in the vicinity or the realistic chance that there ever will be. The development is all electric with no gas infrastructure on-site.

The Developer Covenants that where prior to Occupation of Development the assessment carried out as required by the Energy Assessment Condition shows that the Carbon Dioxide Emission Target cannot be met on site there shall be no Occupation of Development unless and until such time as the Carbon Dioxide Off Setting Sum of £20,892 has been paid to the Council.

The Developer also Covenants to pay an 'Additional Carbon Offset Contribution' to mitigate any shortfall in the carbon reduction achieved by the proposed "Clean/Green" heat pump and PV equipment.

With these measures, the overall sitewide CO2 emissions would be cut by at least 72.34% (equating to 19.2 tonnes of CO2 per year). These CO2 savings shall be achieved through the Lean, Clean, Green Energy Hierarchy as detailed in the approved Energy Statement prepared by QODA in June 2021 (v1) including:

- i. *Lean*, passive design measures to achieve an annual reduction of at least 15.47% equating to at least 4.1 tonnes in regulated carbon dioxide (CO2) emissions over BR Part L 2013.
- ii. *Green*, renewable energy equipment including the incorporation of photovoltaic panels with a combined total capacity of at least 57.2 kWp, and Air Source Heat Pumps to achieve an annual reduction of at least 56.87%, equating to 15.07 tonnes, in regulated carbon dioxide (CO2) emissions over Part L 2013.
- iii. *Seen*, heat and electric meters installed to monitor the performance of the PV and the carbon efficiency (SCOP) of the heat pump system including the heat generation and the combined parasitic loads of the heat pumps.

The sum of £20,892 to offset the residual carbon dioxide emissions of the Development and payable to the Council's Carbon Offset Fund. If after three years of in-situ monitoring the renewable/low-carbon energy systems do not deliver the carbon reductions predicted in the approved Energy Strategy then the Developer will need to pay an additional Carbon Offset contribution to mitigate any shortfall.

To confirm full compliance with Ealing Council and GLA energy policies, within 30 days of the legal agreement being signed, a total financial contribution of £10,440 has been requested towards energy monitoring, which would consist of £3,336 for the automated energy monitoring web-platform and associated officer/consultant time, as well as £7,104 for the cost energy monitoring equipment and data processing. These contributions are reflected in the recommended S106 Heads of Terms and have been agreed to by the applicant.

13. Drainage and Flood Risk

Policy LV 5.12 (Flood Risk Management) of the Ealing Development Management Document DPD (2013) requires all forms of development to ensure that every vulnerability to surface water, sewer and ground water flooding is fully assessed.

A SuDs and Drainage Statement and a Flood Risk Assessment have been submitted. The FRA concludes that the proposed development is deemed to be at low risk from tidal and fluvial flooding. Flood risk from groundwater, sewers and artificial water bodies is considered to be low.

No objection from Thames Water and Council's Lead Officer. Conditions are recommended to prevent potential flood risk.

14. Crime Prevention

Explanatory text for London Plan Policy D3 indicates that measures to design out crime should be integral to development proposals and be considered early in the design process. Policy D11(c) emphasises that development should include measures to design out crime.

The Metropolitan Police Design Out Crime team has assessed the proposed development and sees no reason why it could not achieve a Secured by Design Accreditation. Nevertheless, a planning condition has been requested requiring compliance with Secure by Design Standards.

15. Mayor’s Community Infrastructure Levy (CIL)

Mayoral Community Infrastructure Levy (MCIL2): Ealing is a collection authority on behalf of the Mayor of London. This is charged at £60 per sqm since 1/4/19 subject to Indexation. The exact amount of liability will be calculated by the CIL Officer who can be contacted at cilcollections@ealing.gov.uk

16. Fire Safety

Policy D12 of the London Plan requires major applications to be accompanied by a fire statement demonstrating how the development would achieve the highest standards of fire safety.

London Fire Brigade has been consulted on the submitted Fire Safety Statement, prepared by Hoare Lea LLP, and no concerns were raised.

Conclusion

The principle of residential development in a residential area is considered to be acceptable and is supported in principle by the London Plan and Ealing DPD policies. The residential units proposed would provide compliant internal and private amenity spaces and affordable housing to be provided would exceed the minimum requirements outlined within the Mayors Housing SPG, with 100% affordable housing for the site. The development would also provide high quality communal amenity space areas.

The transport arrangements for the site have been determined to be acceptable and a S106 agreement securing financial contributions towards mitigation and would be implemented to reduce parking permits in the Controlled Parking Zone to not increase parking pressure in the CPZ. The site is considered to be conveniently accessible to existing public transport infrastructure

It is considered that the proposed development would be a sustainable form of development that would make efficient use of the application site in a suburban and well-connected location. The application for full planning permission is therefore recommended for approval, subject to conditions and the completion of a S106 agreement.

Human Rights Act:

You are referred specifically to Article 8 (right to respect for private and family life), Article 1 of the First Protocol (protection of property). It is not considered that the recommendation for approval of the grant of permission in this case interferes with local residents’ right to respect for their private and family life, home and correspondence, except insofar as it is necessary to protect the rights and freedoms of others (in this case, the rights of the applicant). The Council is also permitted to control the use of property in accordance with the general interest and the recommendation for approval is

considered to be a proportionate response to the submitted application based on the considerations set out in this report.

Public Sector Equality Duty

1. In making your decision you must have regard to the public sector equality duty (PSED) under s.149 of the Equalities Act. This means that the Council must have due regard to the need (in discharging its functions) to:

A. Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act

B. Advance equality of opportunity between people who share a protected characteristic and those who do not. This may include removing or minimising disadvantages suffered by persons who share a relevant protected characteristic that are connected to that characteristic; taking steps to meet the special needs of those with a protected characteristic; encouraging participation in public life (or other areas where they are underrepresented) of people with a protected characteristic(s).

C. Foster good relations between people who share a protected characteristic and those who do not including tackling prejudice and promoting understanding.

2. The protected characteristics are age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex and sexual orientation.

3. The PSED must be considered as a relevant factor in making this decision but does not impose a duty to achieve the outcomes in s.149 which is only one factor that needs to be considered and may be balanced against other relevant factors.

4. It is considered that the recommendation to grant planning permission in this case would not have a disproportionately adverse impact on a protected characteristic.

Fire Safety

Large schemes may require a number of different consents before they can be built. Building Control approval needs to be obtained to certify that developments and alterations meet building regulation requirements. Highways agreements would be required for alterations to roads and footpaths. Various licenses may be required for public houses, restaurants and elements of any scheme that constitutes a 'house in multiple occupations HMO'.

The planning system allows assessment of a number of interrelated aspects of development when planning applications are submitted to the Council. The proposed materials to be used may be approved under a planning permission based on the details submitted as part of the planning application or may be subject to a condition that requires such details to be submitted and approved prior to the commencement of the development. Whichever the case, planning officers' appraisal of materials is focused on the visual impact of such materials in relation to the design of the overall scheme itself, the character of the local area or indeed on the amenities of local residents. The technical aspects of the materials to be used in any development, in relation to fire safety, are considered under the Building Act (1984) and specifically the Building Regulations (2010). These require minimum standards for any development, although the standards would vary between residential and commercial uses and in relation to new build and change of use/conversions. The Regulations cover a range of areas including structure and fire safety. Any person or organisation carrying out development can appoint either the Council's Building Control Service or a Private Approved Inspector to act as the Building Control Body (BCB), to ensure the requirements of the Building Regulations are met. The BCB carry out an examination of drawings for the proposed works and make site inspections during the course of the work to ensure the works are carried out correctly. On completion of work the BCB would issue a Completion Certificate to confirm that the works comply with the requirement of the Building Regulations.

Moreover, in accordance with policy D11 of the draft London Plan (2017) in the interests of fire safety and to ensure the safety of all building users, development proposals must achieve the highest standards of fire safety. A condition is recommended requiring that prior to implementation of the development a Fire Statement shall be submitted to the Council for approval.

APPENDIX 1: CONDITIONS / REASONS:

1. Time Limit 3 years - Full Permission

The development permitted shall be begun before the expiration of three years from the date of this permission.

Reason: In order to comply with the provisions of the Town and Country Planning Act 1990 (as amended).

2. Approved Plans and Documents

The development hereby approved shall be carried out in accordance with the following approved drawings and documents:

Drawings :

SXC-BPTW-XX-XX-SA-A-0101-C01 Accommodation Schedule, SXC-BPTW-B01-XX-SH-A-0803-C01 GIA Schedule & GEA Schedule, D&A-SXC-BPTW-XX-XX-DO-A-0650-C01 Design and Access Statement, SXC-BPTW-S01-ZZ-DR-A-2050-C01 Existing Elevations, SXC-BPTW-S01-ZZ-DR-A-2051-C01 Existing And Proposed Street Elevation- Sheet 1, 2-SXC-BPTW-S01-ZZ-DR-A-2052-C01 Existing And Proposed Street Elevation- Sheet 2, SXC-BPTW-S01-00-DR-A-0101-C01 Site Location Plan, SXC-BPTW-S01-00-DR-A-0102-C01 Existing Site Plan, SXC-BPTW-S01-00-DR-A-0104-C01 Demolition Plan, SXC-BPTW-B01-01-DR-A-1011-C01 Proposed 1st Floor Plan, SXC-BPTW-B01-02-DR-A-1012-C01 Proposed 2nd Floor Plan, SXC-BPTW-B01-03-DR-A-1013-C01 Proposed 3rd Floor Plan, SXC-BPTW-S01-00-DR-A-0105-C01 Proposed Block Plan, SXC-BPTW-B02-ZZ-DR-A-1020-C01 Proposed Cycle Store 01 Plans, SXC-BPTW-B02-ZZ-DR-A-2021-C01 Proposed Cycle Store 01 Elevations, SXC-BPTW-B03-ZZ-DR-A-1030-C01 Proposed Cycle Store 02 & 03 Plans, SXC-BPTW-B03-ZZ-DR-A-2031-C01 Proposed Cycle Store 02 & 03 Elevations, SXC-BPTW-B01-ZZ-DR-A-2001-C01 Proposed Elevation- Sheet 1, SXC-BPTW-B01-ZZ-DR-A-2002-C01 Proposed Elevation- Sheet 2, SXC-BPTW-B01-00-DR-A-1010-C01 Proposed Ground Floor Plan, SXC-BPTW-B01-04-DR-A-1014-C01 Proposed Roof Plan, SXC-BPTW-B01-ZZ-DR-A-2201-C01 Proposed Section- Sheet 1, SXC-BPTW-S01-00-DR-A-0110-C01 Proposed Site Plan, SXC-BPTW-S01-ZZ-DR-A-2251-C01 Proposed Site Section, SXC-MEL-XX-ZZ-DR-L-1000 REV. P05 Landscape Masterplan, SXC-MEL-XX-XX-RP-L-0600 Landscape Design and Access Statement

Supported Documents:

Covering Letter prepared by JLL (March 2022), Planning Statement prepared by JLL (March 2022), Statement of Community Involvement (SCI) prepared by Lichfields (March 2022), Social Infrastructure Appraisal prepared by GL Hearn (June 2021), Tree Survey, Arboricultural Impact Assessment Preliminary Arboricultural Method Statement & Tree Protection Plan prepared by Hayden's (July 2021), 8415-D-AIA REV.A Tree Survey prepared by Hayden's (July 2021), Preliminary Ecological Appraisal and Bat Survey Report prepared by Indigo Surveys (November 2020), Phase 1 Geo-Environmental Desk Study Report prepared by HSP Consulting (September 2021), Geo-environmental Site Assessment prepared by RSK (April 2021), Energy Statement prepared by Qoda (June 2021), Overheating Report prepared by Qoda (June 2021), Daylight and Sunlight Report prepared by EB7 (July 2021), Acoustic Planning Report prepared by MZA Acoustics (June 2021), Air Quality Assessment prepared by Cundall (July 2021), Transport Statement prepared by Markides (March 2022), Flood Risk Assessment prepared by Elliot Wood (2021, SUDs and Drainage Statement prepared by Elliot Wood (June 2021), Fire Safety Statement prepared by Hoare Lea (July 2021)

Reason: For the avoidance of doubt, and in the interests of proper planning.

3. Details of Materials - Building

Details of the materials and finishes to be used for all external surfaces of the building(s) within the development shall be submitted to and approved in writing by the local planning authority before any part of the superstructure of the development is commenced and this condition shall apply notwithstanding any indications as to these matters which have been given in this application. The development shall be implemented only in accordance with these approved details.

Reason: To ensure that the materials and finishes are of high quality and contribute positively to the visual amenity of the locality in accordance with policies 1.1 (h) (g), 1.2(h), 2.1(c) and 2.10 of the Ealing Core Strategy (2012), policies ELV 7.4 and 7B of the Ealing Development Management Development Plan Document (2013), policy D3 of the London Plan (2021) and the National Planning Policy Framework (2021).

4. Transport and/or commercial/industrial/cultural noise sources

The sound insulation of the building envelope including glazing specifications shall be assessed with regard to the Council's standard in the SPG10. If compliance requires the windows to be closed, then acoustically attenuated mechanical ventilation and cooling shall be installed (with air intake from the cleanest aspect of the building and low self-noise). Internal room- and external amenity noise levels shall achieve noise limits specified in BS8233:2014. This shall be implemented prior to occupation of the development and thereafter be permanently retained.

Reason: In the interests of the living conditions of the future occupiers of the units and neighbouring amenity in accordance with policies 1.1 and 1.2 of the Ealing Development (Core) Strategy (2012), policies 7A & 7B of the Ealing Development Management Development Plan Document (2013), policies D6 & D14 of the London Plan (2021), Ealing SPG10 and the National Planning Policy Framework (2021).

5. External noise from machinery/equipment/extract/ventilation ducting/mechanical installations

The individual and combined external sound level emitted from plant, machinery or equipment at the development site shall be lower than the lowest existing background sound level by at least 10dBA, as measured at/ calculated to the nearest and most affected noise sensitive premises at the development site and at surrounding premises. The assessment shall be made in accordance with BS4142:2014, with all machinery operating together at maximum capacity.

Reason: To ensure that the amenity of occupiers of the development site/ surrounding premises is not adversely affected by noise from mechanical installations/ equipment, in accordance with Policies 1.1(j) of the Ealing Core Strategy (2012), policy 7A of the Ealing Development Management Development Plan Document (2013), policies and D14 of the London Plan (2021), the National Planning Policy Framework (2021) and Interim guidance SPG 10 'Noise and Vibration'.

6. Anti- vibration mounts and silencing of machinery etc.

Prior to use, machinery, plant or equipment/ extraction/ ventilation system and ducting at the development shall be mounted with proprietary anti-vibration isolators and fan motors shall be vibration isolated from the casing and adequately silenced and maintained as such.

Reason: To ensure that the amenity of occupiers of the development site is not adversely affected by noise, in accordance with policies 1.1 and 1.2 of the Ealing Development (Core) Strategy (2012), policies 7A & 7B of the Ealing Development Management Development Plan Document (2013), policies D6 & D14 of the London Plan (2021), Ealing SPG10 and the National Planning Policy Framework (2021).

7. Separation of noise sensitive rooms in neighbouring flats

Prior to commencement of the superstructure of the development , details shall be submitted to the Council for approval in writing, of an enhanced sound insulation value of at least 5dB above the maximum Building Regulations value, for the floor/ceiling/wall structures separating different types of rooms/uses in adjoining dwellings/areas, eg, kitchen/living/dining/bathroom above/ below/ adjoining bedroom of separate dwelling. The assessment and mitigation measures shall have regard to standards of the Council’s SPG10 and noise limits specified in BS8233:2014. Approved details shall be implemented prior to occupation of the development and thereafter be permanently retained.

Reason: To ensure that the amenity of occupiers of the development site is not adversely affected by noise, in accordance with policies 1.1 and 1.2 of the Ealing Development (Core) Strategy (2012), policies 7A & 7B of the Ealing Development Management Development Plan Document (2013), policies D6 & D14 of the London Plan (2021), Ealing SPG10 and the National Planning Policy Framework (2021).

8. Separation of communal uses incl. plant and facilities from dwellings

Prior to commencement of the superstructure of the development , details shall be submitted to the Council for approval in writing, of enhanced sound insulation of at least 10dB above the Building Regulations value for residential use, as necessary, of the floor/ceiling/walls separating the communal facilities and plant installations from dwellings. Where noise emissions include characteristic features, the Noise Rating level shall not exceed NR20 Leq 5mins (octaves) inside habitable rooms. Details of mitigation measures shall include the installation method, materials of separating structures and the resulting sound insulation value and internal sound/rating level. The assessment and mitigation measures shall be based on standards and noise limits of the Council’s SPG10 and BS8233:2014. Approved details shall be implemented prior to occupation of the development and thereafter be permanently retained.

Reason: To ensure that the amenity of occupiers of the development site is not adversely affected by noise, in accordance with policies 1.1 and 1.2 of the Ealing Development (Core) Strategy (2012), policies 7A & 7B of the Ealing Development Management Development Plan Document (2013), policies D6 & D14 of the London Plan (2021), Ealing SPG10 and the National Planning Policy Framework (2021).

9. Passenger Lifts

Prior to commencement of the superstructure of the development , details shall be submitted to the Council for approval in writing, of enhanced sound insulation of lifts and lift shafts, in accordance with noise limits specified in Table 5 BS8233:2014. Where noise emissions include characteristic features, the Noise Rating level shall not exceed NR20 Leq 5mins inside a habitable room. Details shall include mitigation measures and the resulting sound insulation value and internal sound/rating level. Approved details shall be implemented prior to occupation of the development and thereafter be permanently retained.

Reason: To ensure that the amenity of occupiers of the development site is not adversely affected by noise, in accordance with policies 1.1 and 1.2 of the Ealing Development (Core) Strategy (2012), policies 7A & 7B of the Ealing Development Management Development Plan Document (2013), policies D6 & D14 of the London Plan (2021), Ealing SPG10 and the National Planning Policy Framework (2021).

10. Demolition Method Statement

Prior to demolition, a demolition method statement shall be submitted to the Council for approval in writing. Details shall include control measures for:-

- noise and vibration (according to Approved CoP BS 5228-1 and -2:2009+A1:2014),
- dust (according to Supplementary Planning Guidance by the GLA (2014) for The Control of Dust and Emissions during Construction and Demolition),
- lighting ('Guidance Note 01/20 For The Reduction Of Obtrusive Light' by the Institution of Lighting Professionals),
- delivery locations, swept path envelope for the construction lorries from adjacent roads to application site,
- delivery routes,
- hours of work and all associated activities audible beyond the site boundary restricted to 0800-1800hrs Mondays to Fridays and 0800 -1300 Saturdays (except no work on public holidays),
- neighbour liaison, notifications to interested parties and
- public display of contact details including accessible phone numbers for persons responsible for the site works for the duration of the works,
- emergency contact during construction period.

Reason: To ensure that the amenity of occupiers of existing building and surrounding premises is not adversely affected by noise, vibration, dust, lighting or other emissions from the site, in accordance with policies 7A and 7B of the Ealing Development Management DPD (2013) and policies D6, D14, SI 1, T3, T4 and T7 of the London Plan (2021).

11. Construction Management Plan

Prior to construction of above ground works, a construction management plan shall be submitted to the Council for approval in writing. Details shall include control measures for:-

- noise and vibration (according to Approved CoP BS 5228-1 and -2:2009+A1:2014),
- dust (according to Supplementary Planning Guidance by the GLA (2014) for The Control of Dust and Emissions during Construction and Demolition),
- lighting ('Guidance Note 01/20 For The Reduction Of Obtrusive Light' by the Institution of Lighting Professionals),
- delivery locations, swept path envelope for the construction lorries from adjacent roads to application site,
- delivery routes,
- hours of work and all associated activities audible beyond the site boundary restricted to 0800-1800hrs Mondays to Fridays and 0800 -1300 Saturdays (except no work on public holidays),
- neighbour liaison, notifications to interested parties and
- public display of contact details including accessible phone numbers for persons responsible for the site works for the duration of the works,
- emergency contact during construction period.

Reason: To ensure that the amenity of occupiers of existing building and surrounding premises is not adversely affected by noise, vibration, dust, lighting or other emissions from the site, in accordance with

policies 7A and 7B of the Ealing Development Management DPD (2013) and policies D6, D14, SI 1, T3, T4 and T7 of the London Plan (2021).

12. Verification Report

Following completion of the agreed landscape features, a verification report or written statement will be produced that confirms by reference to appropriate evidence (e.g. in-situ testing, photographs of depth of soil cover, photographs proving natural ground is at the formation level, British Standard certification of top soil, adequate in date soil source chemical certification, etc) that the areas of public open space/ soft landscape are suitable for use (by comparison with appropriate current best practice guidance on acceptance criteria for the proposed end use).

The report must demonstrate (by means of the appropriate evidence listed above) that future end users are protected from any unknown contamination that may be present in any remaining made ground under the soft landscape areas and that any imported soil is suitable for use.

This report is subject to the approval in writing of the Local Planning Authority before occupation of the development.

The verification report submitted shall be in accordance with the latest Environment Agency guidance and industry best practice.

Reason: To ensure the land contamination issues are addressed in accordance with National Planning Policy Framework 2021; the London Plan 2021; Ealing Core Strategy 2012 and Ealing Development Management Development Plan 2013.

13. Air Pollution

All Non-Road Mobile Machinery (NRMM) of net power of 37kW and up to and including 560kW used during the course of the demolition, site preparation and construction phases shall comply with the emission standards set out in chapter 7 of the GLA's supplementary planning guidance "Control of Dust and Emissions During Construction and Demolition" dated July 2014 (SPG), or subsequent guidance. Unless it complies with the standards set out in the SPG, no NRMM shall be on site, at any time, whether in use or not, without the prior written consent of the local planning authority. The developer shall keep an up to date list of all NRMM used during the demolition, site preparation and construction phases of the development on the online register at <https://nrmm.london/>.

Reason: To safeguard adjoining occupiers of the development against unacceptable noise, disturbance and emissions, policies 1.1(j) of the Ealing Development (Core) Strategy (2012), Local Variation policy 3.5 and policy 7A of Ealing's Development Management DPD (2013) and policy SI1 of the London Plan(2021); and National Planning Policy Framework (2021).

14. Air Quality and Dust Management Plan

Before the development is commenced, (including demolition and site clearance), an Air Quality and Dust Management Plan (AQDMP) for the Demolition Phase that includes an Air Quality (Dust) Risk Assessment shall be produced in accordance with current guidance The Control of Dust and Emissions during Construction and Demolition, SPG, GLA, July 2014, for the existing site and the proposed development. A scheme for air pollution mitigation measures based on the findings of the report shall be submitted to and approved by the Local Planning Authority prior to the commencement of any works on the site.

The plan shall include:

- a) Dust Management Plan for Demolition Phase
- b) Dust Management Plan for Construction Phase

The Air Quality Dust Management Plan shall be implemented on commencement of any works on site and the site shall be managed in accordance with the approved plan for the duration of the construction.

Reason: In the interests of the amenity of adjoining occupiers and to minimise particulate matter associated with construction works in accordance with policies 1.1 (e) (f) (j) of the Ealing Development (Core) Strategy 2012, policy 7A of the Ealing Development Management Development Plan (2013) and policy SI1 of the London Plan(2021); and National Planning Policy Framework (2021).

15. Energy and CO2

Prior to construction completion and occupation, the development shall implement and maintain, and in the case of energy generation equipment confirm as operational, the approved measures to achieve an overall sitewide reduction in regulated CO2 emissions against SAP10 standards of at least 72.34% (equating to 19.2 tonnes of CO2 per year) beyond Building Regulations Part L 2013. These CO2 savings shall be achieved through the Lean, Clean, Green Energy Hierarchy as detailed in the approved Energy Statement prepared by QODA in June 2021 (v1) including:

Lean, passive design measures to achieve an annual reduction of at least 15.47% equating to at least 4.1 tonnes in regulated carbon dioxide (CO2) emissions over BR Part L 2013.

Green, renewable energy equipment including the incorporation of photovoltaic panels with a combined total capacity of at least 57.2 kWp, and Air Source Heat Pumps to achieve an annual reduction of at least 56.87%, equating to 15.07 tonnes, in regulated carbon dioxide (CO2) emissions over Part L 2013.

Seen, heat and electric meters installed to monitor the performance of the PV and the carbon efficiency (SCOP) of the heat pump system including the heat generation and the combined parasitic loads of the heat pumps.

Prior to Installation, details of the proposed PV and ASHP, and associated monitoring devices required to identify their performance, shall be submitted to the Council for approval. The details shall include the exact number of heat pumps, the heat pump thermal kilowatt output, heat output pipe diameter(s), parasitic load supply schematics, monthly energy demand profile, and the exact kWp capacity of the PV array, the orientation, pitch and mounting of the panels, and the make and model of the panels. The name and contact details of the LZC installation contractor(s), and if different, the commissioning electrical or plumbing contractor, should be submitted to the Council prior to installation.

On completion of the installation of the LZC equipment copies of the MCS certificates and all relevant commissioning documentation shall be submitted to the Council.

The development shall incorporate the overheating measures detailed in the Overheating Report produced by QODA in June 2021 (v1), or any later stage version. The overheating assessment shall be compliant with CIBSE guidance TM59 and modelled against the TM49 DSY1 (average summer) weather data files for TM59 criteria (a) and (b).

Within three months of the occupation/first-use of the development a two-page summary report prepared by a professionally accredited person comparing the “as built stage” TER to BER/DER figures against those in the final energy strategy along with the relevant Energy Performance Certificates (EPC) shall be submitted to the Council for approval.

Reason: In the interest of addressing climate change and to secure environmentally sustainable development in accordance with policies SI2 and SI3 of the London Plan (2021), and the relevant guidance notes in the GLA Energy Assessment Guidance 2020, policies LV5.2 and 7A of Ealing’s

Development Management DPD 2013, and policies 1.1(k) and 1.2(f) of Ealing's Development (Core) Strategy 2012.

16. Post-construction renewable/low-carbon energy equipment monitoring

In order to implement Ealing Council DPD policy E5.2.3 (post-construction energy equipment monitoring), and key parts of London Plan policy SI2 ("be Seen"), the developer shall: Enter into a legal agreement with the Council to secure a S106 financial contribution for the post-construction monitoring of the renewable/low carbon technologies to be incorporated into the development and/or the energy use of the development as per energy and CO2 Condition(s).

Upon final construction of the development, and prior to occupation, the agreed suitable devices for monitoring the performance/efficiency of the renewable/low-carbon energy equipment shall be installed. The monitored data shall be automatically submitted to the Council at daily intervals for a period of four years from occupation and full operation of the energy equipment. The installation of the monitoring devices and the submission and format of the data shall be carried out in accordance with the Council's approved specifications as indicated in the Automated Energy Monitoring Platform (AEMP) information document. The developer must contact the Council's chosen AEMP supplier (Energence Ltd) on commencement of construction to facilitate the monitoring process. Upon final completion of the development and prior to occupation, the developer must submit to the Council proof of a contractual arrangement with a certified contractor that provides for the ongoing, commissioning, maintenance, and repair of the renewable/low-carbon energy equipment for a period of four years from the point that the building is occupied and the equipment fully operational. Any repair or maintenance of the energy equipment must be carried out within one month of a performance problem being identified.

Reason: To monitor the effectiveness and continued operation of the renewable/low carbon energy equipment in order to confirm compliance with energy policies and establish an in-situ evidence base on the performance of such equipment in accordance with London Plan (2021) policy SI2 ("Be Seen" stage of the energy hierarchy), Ealing's Development (Core) Strategy 2026 (3rd April 2012) and Development Management DPD policy 5.2, E5.2.3, and Policy 2.5.36 (Best Practice) of the Mayor's Sustainable Design & Construction SPG.

17. Secure by Design

The design of the building shall comply with the aims and objectives of the Secured By Design standards before the first occupation of the development, and shall be permanently retained.

Reason: To ensure that the development incorporates crime prevention measures to help prevent crime and disorder and to improve pedestrian accessibility in accordance with policies 1.1 (e) of the Ealing Core Strategy (2012), policy LV 7.3 of the Ealing Development Management Development Plan Document (2013), and policy D10 of the London Plan (2021).

18. Protection Of Existing Trees/Hedgerows And Planting Locations (Demolition & Construction):

No operations (including initial site clearance) shall commence on site in connection with development hereby approved until a suitable scheme (Arboricultural Method Statement) for the protection of existing trees and hedgerows has been submitted and its installation on site has been approved in writing by the Local Planning Authority.

All protection measures must fully detail each phase of the development process taking into account demolition/site clearance works, all construction works and hard and soft landscaping works. Details shall include the following:

- Full survey of all trees on site and those within influencing distance on adjacent sites in accordance with BS5837*, with tree works proposals. All trees must be plotted on a site plan**, clearly and accurately depicting trunk locations, root protection areas and canopy spreads.
- A plan** detailing all trees and hedgerows planned for retention and removal.
- A schedule of tree works for all the retained trees specifying pruning and other remedial or preventative work, whether for physiological, hazard abatement, aesthetic or operational reasons. All tree works shall be carried out in accordance with BS 3998.
- Timing and phasing of works
- Site specific demolition and hard surface removal specifications
- Site specific construction specifications (e.g. in connection with foundations, bridging, water features, surfacing)
- Level changes
- Landscaping proposals
- A Tree protection plan** in accordance with BS5837* detailing all methods of protection, including but not restricted to: locations of construction exclusion zones, root protection areas, fit for purpose fencing and ground protection, service routes, works access space, material/machinery/waste storage and permanent & temporary hard surfaces.
- Soil remediation plans, where unauthorised access has damaged root protection areas in the construction exclusion zones.
- Details of the arboricultural supervision schedule.

All tree protection methods detailed in the approved Arboricultural Method Statement shall not be moved or removed, temporarily or otherwise, until all works including external works have been completed and all equipment, machinery and surplus materials have been removed from the site, unless the prior approval of the Local Planning Authority has first been sought and obtained.

*Using the most recent revision the of the Standard

** Plans must be of a minimum scale of 1:200 (unless otherwise agreed by the Local Planning Authority)

Reason: To ensure appropriate tree protection in the interests of protecting the visual amenity of the area, contributing to the quality and character of London’s environment, air quality and adapting to and mitigating climate change in accordance with policies G4, G5 and G7 of the London Plan (2021), policy 5.10 the Adopted Ealing Development Management Development Plan Document (2013) and Ealing’s SPD9 - Trees and Development Guidelines.

19. Tree Monitoring Plan

The development hereby approved shall be constructed in accordance with a suitable Tree Monitoring Program.

(a) Prior to the commencement of development (including ground works and site clearance), the following shall be submitted to and approved by the Local Planning Authority:

A tree monitoring program to include:

- Confirmation of who shall be the lead arboriculturalist for the development.
- Confirmation of the Site Manager, key personnel, their key responsibilities and contact details.

- Details of induction procedures for all personnel in relation to Arboricultural matters.
- A detailed timetable of events for arboricultural supervision concerning all tree protection measures within the approved Tree Protection Plan, including:
 - Prestart meeting with an Ealing Council Tree Officer
 - Initial implementation/installation of the tree protection measures
 - Approved incursions in to construction exclusion zones
 - Final removal of the tree protection measures
- Procedures for dealing with non-approved incursions into the construction exclusion zones as detailed in the approved Arboricultural Method Statement.

(b) Within three months of first use of the development hereby approved, a report containing the following details shall be submitted to and approved by the Local Planning Authority:

Results of each site visit by the lead arboriculturist with photos attached.

Assessment of the retained and planted trees including any necessary remedial action as a result of damage incurred during construction.

Reason: To ensure appropriate tree protection in the interests of protecting the visual amenity of the area, contributing to the quality and character of London's environment, air quality and adapting to and mitigating climate change in accordance with policies G4, G5 and G7 of the London Plan (2021), policy 5.10 the Adopted Ealing Development Management Development Plan Document (2013) and Ealing's SPD9 - Trees and Development Guidelines.

20. Tree planting and soil rooting volume condition

A suitable scheme of proposed tree planting and pits shall be submitted to and approved by the Local Planning Authority prior to the first use of the development hereby approved.

No operations shall commence on site in connection with the development hereby approved until a suitable scheme of proposed tree planting and tree pits have been submitted to and approved by the Local Planning Authority. The scheme shall include the following comprehensive details of all trees to be planted:

- Full planting specification - tree size, species, the numbers of trees and any changes from the original application proposals.
- Locations of all proposed species.
- Comprehensive details of ground/tree pit preparation to include:
 - Plans detailing adequate soil volume provision to allow the tree to grow to maturity
 - Engineering solutions to demonstrate the tree will not interfere with structures (e.g. root barriers/deflectors) in the future
 - Staking/tying method(s).
 - Five year post planting maintenance and inspection schedule.

All tree planting must be carried out in full accordance with the approved scheme in the nearest planting season (1st October to 28th February inclusive). The quality of all approved tree planting should be carried out to the levels detailed in British Standard 8545, Trees: from nursery to independence in the landscape - Recommendations.

Any trees which die, are removed, uprooted, significantly damaged, become diseased or malformed within five years from the completion of planting, must be replaced during the nearest planting season (1st October to 31st March inclusive) with a tree/s of the same size, species and quality as previously approved.

Reason: To ensure appropriate tree protection in the interests of protecting the visual amenity of the area, contributing to the quality and character of London's environment, air quality and adapting to and mitigating climate change in accordance with policies G4, G5 and G7 of the London Plan (2021), policy 5.10 the Adopted Ealing Development Management Development Plan Document (2013) and Ealing's SPD9 - Trees and Development Guidelines.

21. Existing Tree/Shrub/Hedge Retention

No trees, shrubs or hedges within the site which are shown to be retained on the approved plans (Plan/Drawing:) shall be felled, uprooted, damaged or destroyed, cut back in any way or removed without previous written consent of the Local Planning Authority.

Any shrubs or hedges removed without consent or dying or being severely damaged or becoming seriously diseased within 5 years from the completion of the development hereby permitted shall be replaced with shrubs or hedge plants or similar species capable of achieving a comparable size unless the Local Planning Authority gives written consent to any variation.

If a tree marked on the tree report to be retained is removed without consent, or dying, or being severely damaged, or becoming seriously diseased (crown more than 50% sparse), within 5 years from the start of work on the development hereby permitted, a replacement tree shall be planted on the site or surrounding area reflecting the CAVAT value of the tree, or a proportion of its value reflecting the damage. This penalty shall be sought, unless the Local Planning Authority has given written consent to any variation.

Reason: to secure the protection throughout the time that development is being carried out, of trees, shrubs and hedges growing within the site which are of important amenity value to the local landscape., in accordance with policies G4, G5 and G7 of the London Plan (2021), policy 5.10 the Adopted Ealing Development Management Development Plan Document (2013) and Ealing's SPD9 - Trees and Development Guidelines.

22. Hard/ Soft Landscaping and Boundary Treatment

Prior to first occupation or use of the proposed development hereby approved, the following details shall be submitted to and approved in writing by the local planning authority. The development shall be implemented only as approved and retained thereafter.

- a) Details of hard and soft landscaping scheme, including landscape design;
- b) Details of boundary treatments;
- c) Details of a Landscape Management Plan for a minimum period of 5 years from the implementation of final planting (specify only for applications with significant public aspect, important habitat qualities & opportunities or communal spaces in larger residential developments)

Reason: To ensure that the development is landscaped in the interests of the visual character and appearance of the area and amenity of prospective occupiers, and in accordance with policies G5 and G7 of the London Plan (2021), policies 1.1 (h) (g), 1.2 (f), 2.1(b) and 2.10 of the Ealing Core Strategy (2012), policies ELV 7.4 and 7B of the Ealing Development Management Development Plan Document (2013) and the National Planning Policy Framework (2021).

23. Travel Plan

A Travel Plan designed to manage the transport needs of the occupiers of the development, including measures to minimise car usage and promote alternative modes of transport, shall be submitted to the Local Planning Authority before the first occupation of the development, and the approved Travel Plan shall be fully implemented in compliance with the approved document.

Reason: To promote sustainable patterns of transport to safeguard the living and working conditions of local people and in the interest of highway and pedestrian safety, in accordance with section 9 of the National Planning Policy Framework, policies T4, T6 of the London Plan (2021) and policies 1.1 (f) and 1.1(g) of the Ealing Development (Core) Strategy 2026.

24. Cycle Parking

At least 49 long stay secure and sheltered cycle parking spaces and 2 short stay cycle parking spaces shall be provided as per hereby approved plans listed in Condition 2 and in full accordance with the standards and specifications of the London Cycle Design Standards. This includes 5% of the proposed spaces being wider spaces for adopted cycle/ cargo bikes. All the approved cycle parking shall be bought into use prior to first occupation of the residential development and retained in good working order for the life of the development.

Reason: In the interests of highway and pedestrian safety in accordance with policies 1.1 f of the Ealing Development Strategy (2012), policy T5 of the London Plan (2021), and the National Planning Policy Framework (2021).

25. Refuse Storage

Each of the refuse and recycling storage facilities hereby approved for the residential development shall be implemented and operational before the first occupation of the relevant residential section they would serve, and permanently retained thereafter.

Reason: To provide adequate refuse and recycling storage to protect the amenities of the area and the living conditions of occupiers of the proposed residential units and the surrounding area, in accordance with policy 7B of the adopted Ealing Development Management DPD (2013), and policies SI8 of the London Plan (2021).

26. Delivery Servicing and Management Plan (DSMP)

A delivery and servicing plan shall be submitted to and approved in writing by the Local Planning Authority, prior to the first occupation of any part of the development hereby approved. The plan shall cover deliveries and collections, servicing trips (including maintenance), cleaning and waste removal, control of vehicle movements within internal access road and public realm, management and security of disabled parking and monitoring and review of operations.

The delivery and servicing plan shall be implemented on first occupation of any part of the development hereby approved and the site shall be managed in accordance with the approved plan for the life of the development, or as otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the development can be adequately serviced in the interests of pedestrian and highway safety, in accordance with Policies D6, T4 and T6 of the London Plan (2021) and Policy 6.13 of the Ealing Development Management DPD.

27. Drainage

Prior to the commencement of development (aside from demolition and site clearance), detailed drainage designs confirming the disposal of surface water in accordance with the submitted Drainage Strategy Report (ref. 2200204 prepared by Elliott Wood) shall be submitted to and approved in writing by the Local Planning Authority in consultation with the sewerage undertaker. The details must include:

- Any on and/or off-site drainage works necessary; - Proposal(s) to promote benefits including biodiversity, amenity, water quality and attenuation; - Surface water attenuation systems designed to accommodate the 1 in 100 years plus 40% climate change storm event; and - A detailed maintenance plan of the proposed drainage system for the lifetime of the development confirming owners/adopters of the drainage system. The approved details must be implemented prior to the commencement of the development and, thereafter, retained and maintained for the life of the development.

REASON: To reduce the risk of the flooding of the application property, neighbouring properties, and local area in accordance with policies SI12 and SI13 of the London Plan (2021); 1.2 of the Adopted Ealing Development (Core) Strategy (2012); and 5.12 of the Ealing Development Management DPD (2013)

Informatives

1. The decision to grant planning permission has been taken having regard to the policies and proposals in National Planning Policy Guidance, the London Plan (2021), the adopted Ealing Development (Core) Strategy (2012) and the Ealing Development Management Development Plan Document (2013) and to all relevant material considerations including Supplementary Planning Guidance:

National Planning Policy Framework (2021)

London Plan (2021)

GG1 Building strong and inclusive communities

GG2 Making the best use of land

GG3 Creating a healthy city

GG4 Delivering the homes Londoners need

GG5 Growing a good economy

GG6 Increasing efficiency and resilience

D1 London’s form, character and capacity for growth

D2 Infrastructure requirements for sustainable densities

D3 Optimising site capacity through the design-led approach

D4 Delivering good design

D5 Inclusive design

D6 Housing quality and standards

D7 Accessible housing

D8 Public realm

D11 Safety, security and resilience to emergency

D12 Fire safety

D13 Agent of Change

D14 Noise

H1 Increasing housing supply

H2 Small sites

H4 Delivering affordable housing

H5 Threshold approach to applications

H6 Affordable housing tenure

H7 Monitoring of affordable housing

H9 Ensuring the best use of stock

H10 Housing size mix

S1 Developing London’s social infrastructure

S2 Health and social care facilities

S3 Education and childcare facilities

S4 Play and informal recreation
 S5 Sports and recreation facilities
 G1 Green infrastructure
 G4 Open space
 G5 Urban greening
 G6 Biodiversity and access to nature
 G7 Trees and woodlands
 SI 1 Improving air quality
 SI 2 Minimising greenhouse gas emissions
 SI 3 Energy infrastructure
 SI 4 Managing heat risk
 SI 5 Water infrastructure
 SI 7 Reducing waste and supporting the circular economy
 SI 12 Flood risk management
 SI 13 Sustainable drainage
 T1 Strategic approach to transport
 T2 Healthy Streets
 T3 Transport capacity, connectivity and safeguarding
 T4 Assessing and mitigating transport impacts
 T5 Cycling
 T6 Car parking
 T6.1 Residential parking
 T7 Deliveries, servicing and construction
 T9 Funding transport infrastructure through planning
 DF1 Delivery of the Plan and Planning Obligations

Mayor of London Supplementary Planning Guidance /Documents
 Play and Informal Recreation SPG (2012)
 Accessible London: achieving an inclusive environment (2014)
 Sustainable Design & Construction (2014)
 The control of dust and emissions during construction and demolition SPG (2014)
 Housing SPG (2016)
 Nationally Described Space Standards (2015)
 Affordable Housing & Viability SPG (2017)
 Environmental Strategy (2018)
 Energy Planning Guidance (2019)

Adopted Development (Core) Strategy (2012)
 Chapter 1 - Vision for Ealing 2026
 1.1 Spatial Vision for Ealing (a), (b), (c), (e), (f), (g), (h), (i), (j), (k)
 1.2 Delivery of the Vision for Ealing 2026 (a), (b), (d), (e), (f), (g), (h), (i), (k), (m)
 Chapter 5 – Protecting and enhancing Ealing’s Green and Open Spaces
 5.5 Promoting Parks, Local Green Space and Addressing Deficiency (b)
 Chapter 6 – Ensuring Sustainable Delivery
 6.1 Physical Infrastructure
 6.2 Social Infrastructure
 6.3 Green Infrastructure
 6.4 Planning Obligations and Legal Agreements

Ealing Development Management Development Plan Document (2013)
 Ealing Local Variation to London Plan Policy 2.18 Green Infrastructure: The Network of Open and Green Spaces

Ealing Local Variation to London Plan Policy 3.4 Optimising Housing Potential
 Ealing Local Variation to London Plan Policy 3.5 Quality and Design of Housing Developments
 Ealing Local Policy - 3A Affordable Housing
 Ealing Local Variation to London Plan Policy 5.2 Minimising Carbon Dioxide Emissions
 Ealing Local Variation to London Plan Policy 5.10 Urban Greening
 Ealing Local Variation to London Plan Policy 5.11 Green Roofs and Development Site Environs
 Ealing Local Variation to London Plan Policy 5.12 Flood Risk Management
 Ealing Local Variation to London Plan Policy 5.21 Contaminated Land
 Ealing Local Variation to London Plan Policy 6.13 Parking
 Ealing Local Policy 7A Amenity
 Ealing Local Variation to London Plan Policy 7.3 Designing Out Crime
 Ealing Local Variation to London Plan Policy 7.4 Local Character
 Ealing Local Policy 7B Design Amenity
 Ealing Local Policy - 7D Open Space
 EA Ealing Local Policy Presumption in Favour of Sustainable Development

Other Material Documentation:

SPG 3: Air Quality
 SPG 4: Refuse and Recycling
 SPG 9: Trees
 SPD9: Legal Agreements, Planning Obligations and Planning Gain
 Interim SPG 10: Noise and Vibration
 Sustainable Transport for New Development SPD December 2013
 Planning New Garden Space SPD
 BRE Site layout planning for daylight and sunlight (2011)
 Greater London Authority Best Practice Guidance 'The Control of Dust and Emissions from Construction and Demolition (2006)
 BS 5228-1:2009 - Code of practice for noise & vibration control on construction & open sites-Part 1: Noise
 DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.
 Environment Agency guidance 'Verification of Remediation of Land Contamination', Report: SC030114/R1'.
 BS 5837:2012 Trees in relation to design, demolition and construction Recommendations.

In reaching the recommendation to grant permission, specific consideration was given to the principle of the development, the quality of the proposed accommodation, the impact on the amenities of neighbouring properties and on the character and visual amenity of the surrounding area as a whole, sustainability, and the potential impacts on the highway network. The proposal is considered acceptable on these grounds, and it is not considered that there are any other material considerations in this case that would warrant a refusal of the application.

2. Demolition and construction works, audible beyond the boundary of the site shall only be carried on between the hours of 0800 - 1800hrs Mondays to Fridays and 0800 - 1300hrs on Saturdays and at no other times, including Sundays and Bank Holidays. No bonfires shall be lit on site.
3. BPM & mitigation measures can be found in the following guidance:
 - i. 'Guidance on the Assessment of dust from demolition and construction', IAQM, February 2014
 - ii. 'The control of dust and emissions from Construction and Demolition' SPG, GLA,2014
 - iii. BS 5228-1:2009+A1:2014 – Code of practice for noise and vibration control on construction and open sites: Noise

4. All occupiers surrounding the site should be notified in writing at least 21 days prior to the commencement of any site works, of the nature and duration of works to be undertaken and subsequently be regularly updated. The name and contact details of persons responsible for the site works should be signposted at the site entrance or hoarding in case of emergency and for enquiries or complaints. Any complaints should be properly addressed as quickly as possible.
5. Dust mitigation and control of exhaust emissions from construction vehicles should comply with the Mayor's (GLA and London Councils) 'Best Practice Guidance' to control dust and emissions from construction.
6. Best Practicable Means (BPM) should be used during construction and demolition works, including low vibration methods and silenced equipment and machinery, control and monitoring measures of noise, vibration, delivery locations, restriction of hours of work and all associated activities audible beyond the site boundary, in accordance with the Approved Codes of Practice of BS 5228-1:2009+A1:2014 Code of practice for noise and vibration control on construction and open sites. Noise and BS 5228-2:2009+A1:2014 Code of practice for noise and vibration control on construction and open sites.
7. The developer will be liable for the cost of any repairs to damage to the footway directly resulting from the construction work. It is recommended that a footway/carriage way condition survey is carried out prior to the start of construction work, in conjunction with the Highways Section.
8. No waste materials should be burnt on site of the development hereby approved.
9. With regard to Surface Water drainage, Thames Water would advise that if the developer follows the sequential approach to the disposal of surface water we would have no objection. Management of surface water from new developments should follow guidance under sections 167 & 168 in the National Planning Policy Framework. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. Should you require further information please refer to our website. <https://developers.thameswater.co.uk/Developing-a-large-site/Apply-and-pay-for-services/Wastewater-services>.
10. Thames Water would advise that with regard to Waste Water Network and Sewage Treatment Works infrastructure capacity, we would not have any objection to the above planning application, based on the information provided. There are public sewers crossing or close to your development. If you're planning significant work near our sewers, it's important that you minimize the risk of damage. Thames Water will need to check that your development doesn't limit repair or maintenance activities, or inhibit the services Thames Water provide in any other way. The applicant is advised to read our guide working near or diverting our pipes. <https://developers.thameswater.co.uk/Developing-a-large-site/Planning-your-development/Working-near-or-diverting-our-pipes>.
11. Thames Water would expect the developer to demonstrate what measures will be undertaken to minimise groundwater discharges into the public sewer. Groundwater discharges typically result from construction site dewatering, deep excavations, basement infiltration, borehole installation, testing and site remediation. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991.
12. Water Comments
 With regard to water supply, this comes within the area covered by the Affinity Water Company. For your information the address to write to is - Affinity Water Company The Hub, Tamblin Way, Hatfield, Herts, AL10 9EZ - Tel - 0845 782 3333.

13. A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. Thames Water would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 020 3577 9483 or by emailing trade.effluent@thameswater.co.uk . Application forms should be completed on line via www.thameswater.co.uk. Please refer to the Wholesale; Business customers; Groundwater discharges section.

Thames Water would advise that with regard to WASTE WATER NETWORK and SEWAGE TREATMENT WORKS infrastructure capacity, we would not have any objection to the above planning application, based on the information provided.