

**Planning Committee: 24.04.2024**  
**Briefing Notes**

**ITEM NO-2 99 - 113 Broadway West Ealing W13 9BP**

**Amended Recommendation:**

The maintenance of the public realm namely the proposed planters and street furniture would be maintained by the Developer for the perpetuity of the development. This will be secured by way of the S106 legal agreement. The wording of the **Head of Term** is to be as follows:

- Public realm maintenance of the ground floor landscaping (Planters and street furniture) shall be maintained in perpetuity by developer.

**Further representation(s)**

Three additional consultation responses were received objecting to the proposal. Summarised responses are as follows:

- Buildings are too tall, and place strain on local infrastructure.
- Policy D9 para 3.9.2.2 states boroughs should determine the maximum height that could be acceptable.
- Conflict with Local Plan Reg 18 and reg 19 with heights proposed exceeding the recommended maximum height of 12 storeys or 42 metres.

*Officer response: As per policy D9 of the London Plan – Tall Buildings the policy details about locations and ‘appropriate’ tall building heights rather than ‘maximum’ heights. This would imply flexibility rather than a set figure which has to be adhered to. The site has been identified as one which can accommodate a tall building. The report details why the height is considered to be acceptable.*

- According to Policy HOU of the Local Plan (Reg 19) the split for affordable housing should be 70%:30%
- This scheme provides the quantum of affordable housing as 32% of homes and doesn't meet the low-cost v intermediate 30%:70%.

*Officer response: The proposed affordable housing has been discussed within the report. The application if recommendation is agreed with would be subject of a Stage 2 response from the GLA.*

- Concern about the schemes and the credibility of the emerging local plan

*Officer response: The scheme was discussed prior to the publication of Reg18 and work on this application precedes this publication. The assessment has taken into consideration the London Plan and the emerging Local Plan.*

- Safety and Crime – St James Avenue is public land. Also, nearby examples of buildings over a street can lead to anti-social behaviour.

*Officer response: The scheme would continue to provide public realm and this would be designed in conjunction with Metropolitan Police – Secure by Design Principles. Increased CCTV has been sought for the site, as well as this increased lighting and natural surveillance is proposed throughout the ground floor elements.*

- Heritage - the design is unremarkable and sees the loss of the existing Art Deco design.

*Officer response: It was not considered that mimicking the Art-Deco design would be appropriate, the material palette proposed is considered to be of good quality.*

- Thames Water concerns with regard to infrastructure to accommodate the needs of the development.

*Officer response: Thames Water raised comments with regard to the existing network and what is required prior to occupation for the proposal not to impact provision. A condition has been added to address this.*

- The communal amenity space is totally inadequate and children's play spaces on rooftop areas are inappropriate.

*Officer response: The site is constrained in this urban location, the ground floor public realm would be incapable of solely being for children's play space due to its more open nature. The provision within the site is welcomed as well as this financial contributions to provisions in the locality/borough has been secured.*

## **Notes**

Appendix 1

### **Additional condition 45 recommended**

#### **Thames Water infrastructure**

Prior to occupation, confirmation should be provided that either:- all water network upgrades required to accommodate the additional demand to serve the development have been completed; or - a development and infrastructure phasing plan has been agreed with Thames Water to allow development to be occupied. Where a development and infrastructure phasing plan is agreed no occupation shall take place other than in accordance with the agreed development and infrastructure phasing plan.

Reason - The development may lead to no / low water pressure and network reinforcement works are anticipated to be necessary to ensure that sufficient capacity is made available to accommodate additional demand anticipated from the new development.