

Ref : 222328FUL

Address: CAVENDISH HOUSE AND CENTURY HOUSE, UXBRIDGE ROAD, EALING W5 5SA

Ward: WALPOLE

Proposal: Change of use from office (Use Class E(g)(i)) to provide a flexible education/office use (Use Classes F1/E(g)(i)).

Drawing numbers: UX 00, UX SP-EX, UX SP-PR, CAV EX B1, CAV EX 00, CAV EX 01, CAV EX 02, CAV EX 03, CAV EX 04, CAV PR B1, CAV PR 00, CAV PR 01, CAV PR 02, CAV PR 03, CAV PR 04, EN EX LG, CEN EX 00, CEN EX 01, CEN EX 02, CEN EX 03, CEN PR LG, CEN PR 00, CEN PR 01, CEN PR 02, CEN PR 03,

Supporting Documents: Cover Letter / Supporting Statement by Rapleys (May 2022), Marketing Note/Summary of Sale Process and Interest by BNP Paribas Real Estate.

Type of Application: Major

Application Received: 26/05/2022 Revised: N/A

Report by: John Robertson

**Recommendation: Grant with conditions including a condition making the permission personal to the University of Westminster.**

**Executive Summary:**

This application seeks permission for change of use of two, vacant, adjoining office buildings in Ealing town centre to a flexible mix of education use by the University of West London along with offices for that institution.

It is brought to the Planning Committee because the total office floorspace in these two buildings is over 3,400 sq m, which exceeds the 2,000 sq m threshold for delegated decisions involving offices.

**Site Location**

These large office buildings have been vacant for some 3 years. The applicants have provided evidence of active marketing of the properties for over two years. However, there has been no interest in occupying the existing properties as offices. The only new interest in the properties came from The University of West London which sought to purchase the properties for its own occupation for education and office use.

At the same time, there is clear policy support for increased provision of education facilities in Ealing town centre. The University of West London has had a presence in the Borough for a number of years but plans to relocate to a new campus within Ealing to meet the changing needs of the University after vacating their existing campus at Villiers House on Haven Green. Cavendish House and Century

House were considered suitable properties to relocate to and the University has since purchased the properties.

If this proposal were allowed on the basis of a personal permission, applying only to the University of West London, this would not lead to a substantive loss of employment space in the town centre in the long-term. It would therefore be acceptable in terms of the strengthening and retention of an important civic and economic institution within the town centre and achieving a net gain in jobs from outside the Borough. This proposal can be considered as an exceptional case that would not have adverse, long-term consequences for the Ealing town centre office quarter and would provide important benefits for the town centre and the local economy.

The development would not have significant impacts on the amenity and living/working conditions of adjoining occupiers due to the nature of the proposed use and sizeable separation distances from any dwellings.

There will be no change in the number of parking spaces on the site as a result of the proposal and it is not considered that the change of use would give rise to significant traffic impacts on the highway network. A travel plan is required by condition to help reduce car trips to the site.

It is not considered that the proposed education/office use would result in any greater impacts in terms of air quality and noise than the former office uses, or that occupants would be affected to a greater degree.

Overall, the scheme will provide a number of planning and regeneration benefits for Ealing town centre, including bringing back into economic use two large office buildings which have been vacant for several years, a increase of some 200 jobs in the town centre, and economic benefits to town centre businesses from spending by the increased number of university staff and students located there. It would also strengthen the town centre as focus for culture and education and help rebalance it with a broader range of town centre uses including daytime, evening and night-time activities and enhance its vitality and viability.

On balance, it is considered that the proposed development is consistent with the aims of relevant policies of the adopted the Ealing Core Strategy (2012), The London Plan (2021), the National Planning Policy Framework (2021), and the Ealing Development Management Development Plan Document (2013). As such, it is recommended for personal approval.

**Recommendation:**

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

**Site Description**

The application site lies on the south side of Uxbridge Road within Ealing Town Centre and comprises two separate 5-6 storey office buildings known as Cavendish House (57–59 Uxbridge Road) and Century House (61–63 Uxbridge Road).

Cavendish House was constructed in the 1950s and comprises 1,617 sq m of office floorspace over lower ground, ground and four upper floors. Century House was constructed in the 1970s and comprises 1,807 sq m of office floorspace over lower ground, ground and three upper floors. The properties were last occupied by a firm of publishers but have been vacant for over two years. They lie within an area to the west of Ealing town centre known as the office quarter.

Directly to the north, across Uxbridge Road, lies a Premier Inn hotel and an existing office building. Ealing Council offices lie to the north-east. To the east, the properties adjoin Arden University which occupies Stanton House as flexible office and educational use. To the west, is an existing office building and to the south are the rears of residential properties fronting Mattock Lane.

The site has no specific planning designation, is not within a conservation area, contains no listed buildings, or trees with Tree Preservation Orders and lies in Flood Zone 1. It does lie within an Archaeological Interest Area. Ealing Town Centre Conservation Area lies just to the south but the nearest listed building, Ealing Town Hall, is some 400m to the east.

Within the Ealing Development Sites DPD (December 2013), the application site forms part of the wider allocation identified as EAL8 49-69 Uxbridge Road. This allocation promotes the site for "office-led redevelopment, including ancillary commercial uses at ground floor." The properties in this site are described as largely outdated buildings of generally mediocre architectural quality and offering generally low quality, outdated office accommodation.

The site has a very high PTAL rating of 6a and is within a Controlled Parking Zone. Both properties have significant numbers of car parking spaces to the front and rear.

### **Relevant Planning History**

There have no recent, relevant planning decisions on these properties and a number of applications for minor alterations and advertisement consent.

### **The Proposal**

This application proposes a change of use of the properties from office (Use Class E(g)(i)) to provide a flexible education/office use (Use Classes F1/E(g)(i)). This change of use is to allow for occupation of the premises by The University of West London for operation as a further educational facility with associated office and administration services. No external alterations are proposed.

The proposed use would result in some 200 jobs in the buildings in both academic and professional services.

### **Environmental Impact Assessment**

The applicants have not sought an EIA Screening Opinion to confirm that the proposed development is not one requiring an Environmental Impact Assessment. Careful consideration was given to the location, scale and nature of the proposals, which would primarily involve a change of use from offices to education/office use with no significant external building works. It is not considered a Schedule 2 urban infrastructure project as it would fall well below any of the relevant thresholds. It would also take place on previously developed land on a small site within an existing urban area and which does not contain or adjoin any environmentally sensitive areas, heritage assets, or areas of high flood risk. No increase in car parking is proposed. On this basis, it is considered that this proposal is not one requiring an Environmental Impact Assessment.

**Consultation:**

**Public Consultation – Summary**

Neighbour Notification	Neighbour site notices were posted on 14/06/2022 with a statutory expiry date 5/07/2022. No representations have been received from nearby residents or occupiers.
External Consultation	
Ealing Green and Town Centre Conservation Panel –	No comment as no changes proposed to the external elevations.
Walpole Residents Association	No response.
Five Roads Forum	No response.
Ealing BID Company Ltd	No response.
Internal Consultation:	
None	

It is also noted that the applicant carried out some pre-application discussions with Council officers.

**Relevant Planning Policies:**

The policies relevant to this application are listed in the informatives section in Appendix 1.

**Reasoned Justification:**

**Main Issues**

This proposal has been assessed against the relevant policies of the London Plan (2021), the Ealing Development Management DPD 2013, the Ealing Development (Core) Strategy 2012 and Supplementary Planning Guidance/Documents. As no new building or external alterations are proposed, the key issues in the assessment of this planning application are:

- Principle of the Proposed Use;
- Impact on Neighbour Amenity;
- Transport;
- Environmental Issues
- Refuse Storage.

**Principle of the Proposed Use**

The application premises were previously in Use Class E(g)(i) office use but have been vacant for several years. The proposed change of use is to flexible education/office use (Use Classes F1/E(g)(i)).

The Ealing Core Strategy Policy 1.2 (b) indicates that the primary focus for the location of new office development is Ealing town centre. Policy 2.5 aims to regenerate Ealing Town Centre and develop a vibrant and diverse range of new homes, shops, offices, sport and leisure and other public facilities leading to the provision of up to 90,000 sq m increased office space.

Ealing Development Management Plan DPD Policy 4A states that outside SIL, LSIS, and Site Allocations, change of use from employment uses, or the redevelopment of the site for a non-employment use, may be permitted where all of the following can be demonstrated:

- a) the site is not viable for re-occupation (including renewal and refurbishment)
- b) the site is not viable for an alternative employment use (including small offices where appropriate)
- c) the proposal does not constrain or undermine neighbouring employment uses

Employment uses are defined by this policy as including B Class offices, now within the Use Class E(g)(i)). The applicants have not indicated what proportion of the buildings would be used for education use and how much for flexible office use. In these circumstances, the worst case in policy terms would be that 100% of the buildings would be in education use. The proposal can therefore be considered to result in a loss of employment space in terms of Policy 4A.

Policy 4A also indicates that where retaining a building or site in employment use is not viable the Council will seek mixed use development which maximise the number of jobs provided. Explanatory text indicates that a site is not considered viable for re-occupation as an employment use where it is not lettable at a reasonable market rate for a period of two years or more...or where necessary refurbishment can be shown to be uneconomic.

In this context, a marketing report by BNP Paribas Real Estate (BNPPRE) accompanies the application. This summarises the marketing process and levels of interest. The report indicates that active marketing was undertaken for both properties and this focused on the marketing of the site for redevelopment. The site was put on the market in November 2019 and despite enquiries for the potential redevelopment of both properties for residential use or for a hotel, no potential bidders subsequently leased or purchased the properties. 12 bids from various parties were received for the redevelopment of the site for offices and a couple based on residential use and one based on hotel use. There were no offers based on occupying the existing buildings as office use. Although a final bidder was secured to purchase the site for redevelopment, the sale was paused and there have been no acceptable offers since. This is said to be due to a combination of factors including the uncertainty created by the Coronavirus Pandemic. Furthermore, it confirms that there were no offers based on occupying the existing buildings under the existing office use.

This marketing report confirms that the only new interest in the properties came from The University of West London which sought to purchase the properties for its own occupation for education and office use. It concludes that, despite active marketing of the properties for over two years, there has been no interest in occupying the existing properties as offices. Consequently, it considers an alternative use as the most suitable option to bring the properties back into beneficial use.

Given that evidence of marketing the properties for over 2 years for office use or redevelopment has been provided and this indicates no interest in letting for office use, some criteria of Policy 4A are met. This indicator of their lack of viability for re-occupation for office use is supported by the properties having been vacant for at least 3 years and their description in the 2013 Ealing Development Sites DPD as largely outdated buildings of generally mediocre architectural quality and offering generally low quality, outdated office accommodation. In addition, this town centre site is clearly not a viable location for other employment uses, such as industrial uses.

While the Development Sites DPD allocates the site for office use, this document is now somewhat dated and will soon be replaced by the emerging Local Plan. In any event, the marketing report indicates no interest in redevelopment of this site for office use.

In addition, the proposed use would include administrative office functions of the university, which would be similar to a general office use. The proposal would also bring two, large vacant office buildings in the town centre back into productive employment use. The applicants have also advised that The University of West London will be relocating 125 office staff from their site at the Paragon Campus in Hounslow, as well as all the office staff from Villiers House in Ealing town centre. The proposed use is estimated to support some 200 professional and academic jobs with a mix of full-time positions and contracted positions. This number is comparable with job levels that would be achieved from occupation of the buildings as offices, based on typical office / floorspace ratios.

The addition of some 200 jobs and more students in this location could also be expected to provide economic benefits and support to other town centre businesses through direct and indirect spending by the University and its staff and students.

Turning to consideration of the proposed use for university education purposes along with flexible office space, it is noted that London Plan Policy S3 supports providing a sufficient supply of good quality education facilities to meet demand and offer educational choice; it notes that development proposals for education facilities should locate facilities in areas of identified need and in accessible locations, with good public transport accessibility.

London Plan Policy SD6, in relation to town centres, indicates that redevelopment, change of use and intensification of identified surplus office space to other uses should be supported, management of vibrant daytime, evening and night-time activities should be promoted to enhance town centre vitality and viability and the provision of social infrastructure should be enhanced.

The properties are located in the Ealing Cultural Quarter within the Ealing Centre Neighbourhood Plan Area. This Plan, in paragraph 3.6, sets out the key aims for Central Ealing and indicates it should be a regional centre of excellence for culture and education, provide new leisure and recreational facilities, and be an integrated and balanced community, catering for diverse and changing needs across all age and social groups. It also indicates that: "The town centre needs to be rebalanced to provide a broader range of town centre uses including employment, commercial, leisure, community, residential, healthcare and education (Paragraph 5.1.14).

Policy CC1 of the Ealing Central Neighbourhood Plan indicates that major or strategic development will be expected to allow space for social infrastructure and that mixed use development will be supported which provides for infrastructure to provide additional healthcare, education and leisure services, according to demonstrated need.

Against this background, there is clear policy support for increased provision of education facilities in Ealing town centre.

The applicants explain that the University of West London has had a presence in the Borough for a number of years but plans to relocate to a new campus within Ealing to meet the changing needs of the University. The University is in the process of vacating their existing campus at Villiers House, Haven Green, Ealing and is seeking to retain their presence within Ealing Town Centre. Cavendish House and Century House were considered suitable properties to relocate to and the University has since purchased the properties.

This proposal would bring two vacant properties within the town centre back into beneficial economic use. It will also enable The University of West London to remain in Ealing along with the economic and social benefits it provides. This would accord with the principles of Core Strategy Policy 2.5 which seeks the retention of existing businesses within the borough and Ealing Town Centre.

If this proposal were allowed on the basis of a personal permission, applying only to the University of West London, this would not lead to a substantive loss of employment space in the town centre in the long-term. It would therefore be acceptable in terms of the strengthening and retention of an important civic and economic institution within the town centre and achieving a net gain in jobs from outside the Borough. This proposal can be considered as an exceptional case that would not have adverse, long-term consequences for the Ealing town centre office quarter and would provide important benefits for the town centre and the local economy.

In addition, the applicants note that the principle of the change of use from office (Use Class E(g)(i) to education (Use Class F.1) has already been accepted at a neighbouring property within this office quarter. Santon House (53-55 Uxbridge Road) was granted two separate planning approvals to allow the change of use from office (Use Class E (g)(i)) to a flexible office and education use (Use Classes E(g)(i)/F.1) (References: 204148FUL and 213862FUL).

Taking account of the above factors, this proposed change of use would be acceptable in principle, subject to it being a personal permission for the University of West London. However, it would also have to comply with other relevant London Plan (2021) policies, Ealing Development Management DPD policies, Local Development Framework - Adopted Core Strategy policies and supplementary planning documents with regard to any other planning considerations.

### **Impact on Residential Amenity**

Policy D6 of the London Plan (2021) requires that the design of development should provide sufficient daylight and sunlight to new and surrounding housing that is appropriate for its context, whilst avoiding overheating, minimising overshadowing and maximising the usability of outside amenity space.

This is supported by Policy 7B of the Ealing Development Management Development Plan 2013 which provides that new development must achieve a high standard of amenity for users and for adjacent users by ensuring high quality architecture, good levels of daylight and sunlight, good levels of privacy, coherent development of the site, appropriate levels of development on site, positive visual impact, and legibility and accessibility".

In this case, no external alterations are proposed to the existing buildings. The nearest residential properties to this site are the large, semi-detached properties on Mattock Lane to the south, which appear to be blocks of flats. These are separated from the rear of the office buildings by some 60m, and by 40m from their rear car parks. In addition, large, mature trees and a building screen the office buildings from the dwellings. It is not considered likely that an education use by the University would cause any greater impacts on residential amenity than the former office use. On that basis, no significant impacts in terms of light, overbearing effects, overlooking or disturbance appear likely from the proposed use.

Overall, it is not considered the proposal would cause unacceptable impacts on residential amenity and therefore would be compliant with London Plan (2021) policy D6 and Ealing's Adopted DPD (2013) policy 7B.

**Access and Parking**

The application site is located in a Controlled Parking Zone and has a very high Public Transport Accessibility Level (PTAL) rating of 6a. Policy T6 indicates that car-free development should be the starting point for all development proposals in places well-connected by public transport.

The properties appear to have a large number of car parking spaces to the front and rear. No transport statement or details of traffic generation or servicing arrangements have been submitted. However, no additional car parking spaces are proposed for this development and it is not considered that the proposed education / office uses would have any greater impacts on the local highway network than the former office use.

Transport Services have not commented on this application. However, given the large existing parking provision, a Travel Plan would be required to reduce car-based journeys in this town centre location with a very high PTAL level. A condition is applied to require this.

Policy 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 long stay space per 20 FTE students and 1 long stay space per FTE staff. In addition, 1 short stay space per 7 FTE students is required. This estimated to require 125 cycle parking spaces in total. The applicants have provided a layout plan showing 126 spaces can be provided in secure facilities in the rear car parks of the buildings using some car parking spaces. A condition is therefore applied to require cycle parking provision to London Plan standards and meet the Policy T5 requirement.

With these conditions in place, the development can be considered acceptable in transport terms.

**Environmental Health (Noise, Air Quality)**

London Plan policies D14 and SI 1, 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 and air quality issues.

Although the properties lie on a very busy road with high traffic and noise levels, no residential occupation is proposed. It is not considered that the proposed education/office use would result in any greater impacts in terms of air quality and noise than the former office use, or that occupants would be affected to a greater degree. As such, the development proposal would accord with relevant development plan policies.

**Refuse and Servicing**

Policy SI7 of the London Plan (2021) requires the design of developments to include adequate, flexible, and easily accessible storage space and collection systems.

No indication of refuse storage provision is shown on the submitted plans. However, it is reasonable to assume that the refuse storage facilities of the existing office buildings could be reused and would provide adequate capacity. A condition is applied to ensure that adequate refuse/recycling storage capacity is provided.

**Community Infrastructure Levy (CIL)**

Ealing is a collection authority on behalf of the Mayor of London. CIL is charged at £60.36 per sqm of gross internal floor area (subject to indexation) to be paid to the Greater London Authority for



applications decided on or after 01/04/19, which seek planning permission for new dwellings and/or seek additional floor space. Any liability would be calculated by the CIL Officer who can be contacted at [cilcollections@ealing.gov.uk](mailto:cilcollections@ealing.gov.uk). This proposal would not be liable for a CIL payment as no increase of floorspace would result.

### **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.

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 regulations. Highways consent will be required for alterations to roads and footpaths. Various licenses may be required for public houses, restaurants and elements of the scheme that constitute 'house in multi-occupation'. 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 will 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 would carry an examination of drawings for the proposed works and carry out site inspection during the course of the work to ensure the works are carried out correctly. On completion of work the BCB will issue a Completion Certificate to confirm that the works comply with the requirement of the Building Regulations. In relation to fire safety in high rise residential developments some of the key measures include protected escape stairways, smoke detection within flats, emergency lighting to commons areas, cavity barriers/fire stopping and the use of sprinklers and wet/dry risers where appropriate.

### **Conclusion**

The proposal will provide a number of planning and regeneration benefits for Ealing town centre, including bringing back into economic use two large office buildings which have been vacant for several years, an increase of some 200 jobs in the town centre, and economic benefits to town centre businesses from spending by the increased number of university staff and students located there. It would also strengthen the town centre as focus for culture and education, and help rebalance it with a broader range of town centre uses including daytime, evening and night-time activities and enhance its vitality and viability. As such this proposal is recommended for permission made personal to the University of West London.

### **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 personal 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**

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.

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

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.

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

**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. Personal permission

When the premises cease to be occupied by The University of West London the use hereby permitted shall cease.

Reason: To take account of the special circumstances applying to occupation of the premises by the University of Westminster and to ensure that the Council retains control over the quality, impacts and provision of any change of use and to safeguard amenities of the occupiers of neighbouring properties and sustainability of employment uses within Ealing Town Centre in accordance with policies GG5, SD8 and E1 of the London Plan (2021), policies 1.1, 1.2 and 2.2 of the Ealing Development (Core) Strategy 2026 (2012) and policies 4A and 4C of Ealing's Development Management DPD (2013).

3. Approved Plans and Documents

The development hereby approved shall be carried out in accordance with drawing title numbers and documents: UX 00, UX SP-EX, UX SP-PR, CAV EX B1, CAV EX 00, CAV EX 01, CAV EX 02, CAV EX 03, CAV EX 04, CAV PR B1, CAV PR 00, CAV PR 01, CAV PR 02, CAV PR 03, CAV PR 04, EN EX LG, CEN EX 00, CEN EX 01, CEN EX 02, CEN EX 03, CEN PR LG, CEN PR 00, CEN PR 01, CEN PR 02, CEN PR 03.

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

4. Travel Plan

A Green Travel Plan designed to manage the transport needs of the occupiers of the development, including measures to minimise car useage, promote alternative modes of transport, and progressively reduce the proposed car parking spaces, shall be submitted to and approved by the Local Planning Authority before the first occupation of the development. The approved Green 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 T2 and T4 of the London Plan (2021) and policies 1.1 (f) and 1.1(g) of the Ealing Development (Core) Strategy 2026.

5. Refuse Storage

Prior to the first use of the building as hereby approved, waste (i.e. food, recycling and refuse) storage facilities shall be provided within the curtilage of the property in accordance with Ealing Council's Waste Management Guidelines for Architects and Developers and BS 5906:2005. Such provisions shall be maintained for the life of the development.

Reason: To protect the living conditions of occupiers of the area and in the interests of reducing waste in accordance with the Ealing Council's Waste Management Guidelines for Architects and Developers, as well as policies SI8 of the London Plan (2021); 1.1 of the Adopted Ealing Development (Core) Strategy (2012); and 3.5 and 7B of the Ealing Development Management Plan (2013).

6. Cycle storage

Prior to occupation of the building cycle storage details shall be submitted to and approved by the Local Planning Authority for provision of seventy seven (77) long stay bicycle spaces within a secure, covered structure and fifty seven (57) short stay bicycle spaces all within the curtilage of the site in accordance with London Plan standards and this provision shall be continuously available and retained for the life of the development hereby approved.

Reason: To provide adequate facilities for cyclists and increase the use of active and sustainable modes of transport, in accordance with policies T5 of the London Plan (2021).

7. Education Use

The educational element of the development hereby approved shall be used as an educational institution and for no other purpose including any other use falling within Use Class F.1(a) of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (As Amended), or any use cited in any provision of the Town and Country Planning (General Permitted Development) Order 2015 (As Amended) (or any subsequent order revoking and re-enacting that Order with or without modifications) relevant to uses falling within Use Class F.1(a).

Reason: To ensure that the Council retains control over the quality, impacts and provision of any change of use and to safeguard amenities of the occupiers of neighbouring properties and sustainability of uses within the Ealing Town Centre in accordance with policies GG5, SD8 and E1 of the London Plan (2021); 1.1, 1.2 and 2.2 of the Ealing Development (Core) Strategy 2026 (2012); and 4A and 4C of Ealing's Development Management DPD (2013).

**Informatives**

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

8 Promoting healthy and safe communities

9 Promoting sustainable transport

11 Making effective use of land

12 Achieving well designed places

14 Meeting the challenge of climate change, flooding and coastal change

15 Conserving and enhancing the natural environment

The London Plan (2021)

D3 Optimising site capacity through the design-led approach

D4 Delivering good design

D11 Safety, security and resilience to emergency

D12 Fire safety

D13 Agent of Change  
D14 Noise  
SI 1 Improving air quality  
SI 2 Minimising greenhouse gas emissions  
SI 3 Energy infrastructure  
SI 7 Reducing waste and supporting the circular economy  
SI 12 Flood risk management  
SI 13 Sustainable drainage  
E1 Offices  
E2 Providing suitable business space  
E3 Affordable workspace  
T3 Transport capacity, connectivity and safeguarding  
T4 Assessing and mitigating transport impacts  
T5 Cycling  
T6 Car parking  
T6.2 Office parking

Supplementary Planning Guidance /Documents

Southall Opportunity Area Planning Framework (SOAPF) (2014)  
Accessible London: achieving an inclusive environment  
Mayor's Sustainable Design and Construction SPD April 2014  
The Mayor's transport strategy  
The Mayor's energy strategy and Mayor's revised Energy Statement Guidance April 2014  
The London housing strategy  
The London design guide (interim edition) (2010)  
Draft shaping neighbourhoods: Children and young people's play and informal recreation (2012)  
Planning for equality and diversity in London  
Housing - Supplementary Planning Guidance (2012)  
Housing SPG (March 2016)  
Energy Planning (March 2016)  
Children and Young People's Play and Informal Recreation SPG (September 2012)  
Crossrail Funding: Use of Planning Obligations and the Mayoral Community Infrastructure Levy SPG (March 2016)  
Affordable Housing & Viability- Supplementary Planning Guidance (2017)

Ealing's Development (Core) Strategy 2026 (2012)

1.1 Spatial Vision for Ealing 2026 (a), (b), (c), (d), (e), (f), (g), (h), (j) and (k)  
1.2 Delivery of the Vision for Ealing (a), (c), (d), (e), (f), (g), (h), (k) and (m)  
2.1 Development in the Uxbridge Road / crossrail corridor (a), (b), (c), (d), (e)  
5.5 Promoting parks, local green space and addressing deficiency (b) and (c)  
5.6 Outdoor sports and active recreation  
6.1 Physical infrastructure  
6.2 Social infrastructure  
6.4 Planning Obligations and Legal Agreements

Ealing's Development Management Development Plan Document (2013)

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 development  
Policy 3A: Affordable Housing

Policy 4A: Employment Uses

Ealing Local variation to London Plan policy 4.7: Retail and town centre development

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

Policy 7A : Operational amenity

Ealing local variation to London Plan policy 7.3 : Designing out crime

Ealing local variation to London Plan policy 7.4 Local character

Policy 7B : Design amenity

Policy 7D : Open space

Adopted Supplementary Planning Documents

Sustainable Transport for New Development

Interim Supplementary Planning Guidance/Documents

SPG 3 Air quality

SPG 4 Refuse and recycling facilities (draft)

SPG 10 Noise and vibration

In reaching the decision to grant permission, specific consideration was given to the impact of the proposed development on the amenities of neighbouring properties and the character of the area as a whole. Consideration was also given to highways, and the provision of adequate living conditions for occupiers. 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. Construction and demolition 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. Prior to commencement of building works, details of mitigation measures to control the release of asbestos fibres shall be submitted to this section for approval.

3. Permitted hours for building work

Construction and demolition works and associated activities at the development including deliveries, collections and staff arrivals audible beyond the boundary of the site should not be carried out other than between the hours of 0800 - 1800hrs Mondays to Fridays and 0800 - 1300hrs on Saturdays and at no other times, including Sundays and Public/Bank Holidays, unless otherwise agreed with the Environmental Health Officer.

4. Notification to neighbours of demolition/ building works

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

5. Dust

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

6. Noise and Vibration from demolition, construction, piling, concrete crushing, drilling, excavating, etc.

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. Vibration.