

Planning Committee: 21/09/2022

Briefing Notes

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

Corrections/Clarifications

Pages 170/171 Incorrect comments from LBE Housing Team

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

Further Written Representations

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

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

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

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

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

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

Additional Information

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

Appendix 1

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

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43. Lift Installation

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

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

44. Urban Greening

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

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