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<b>Ref:</b>	<b>(A) 222378LBC and (B) 222341FUL</b>
<b>Address:</b>	<b>TWYFORD ABBEY, TWYFORD ABBEY ROAD, PARK ROYAL NW10 7DR</b>
<b>Ward:</b>	<b>Hanger Hill</b>
<b>Proposal:</b>	<p><b>(A) External alterations; internal alterations; repair; refurbishment; infill and rooftop extensions to Twyford Abbey (Grade II Listed) to facilitate its conversion into self-contained flats and residents lounge (Use Class C3); construction of new residential buildings (ranging from two to six-storeys) in the grounds of the Abbey (Use Class C3); demolition of existing gatehouse and replacement with two two-storey self-contained townhouses (Use Class C3); demolition of workshop attached to walled garden (Grade II Listed) and replacement with a self-contained single-storey dwellinghouse (Use Class C3); providing a total of 326 self-contained units; demolition of post-war extensions to Abbey and other pre-war structures within the grounds, excluding the cottage; retention and repair of the Grade II Listed walled garden and attached cottage to provide ancillary facilities management accommodation and residents facilities; comprehensive landscaping (including installation of boundary treatments and terraces) and tree works; provision of hardstanding parking areas; changes to access; and other associated constructions works. (Listed Building Consent)</b></p> <p><b>(B) Development to provide a total of 326 self-contained residential units comprising; phased construction of seven blocks of flats (ranging from two to six-storeys); two two-storey detached dwellinghouses (following demolition of existing gatehouse); and a terrace of two-storey dwellinghouses in the grounds of Twyford Abbey (all Use Class C3); conversion of Twyford Abbey (Grade II Listed) into flats (Use Class C3) and provision of residents lounge; demolition of workshop attached to the Grade II listed walled garden and replacement with a single storey dwellinghouse (Use Class C3); facilitated by repair; refurbishment; infill and rooftop extensions; demolition of post-war extensions and other pre-war structures within grounds, excluding the cottage; retention and repair of the Grade II listed walled garden and attached cottage to provide ancillary facilities management accommodation and residents facilities; comprehensive landscaping works including removal and works to trees and groups of trees protected by a Tree Preservation Order; provision of permissive publicly accessible open space and grow gardens; provision of gated cycle and pedestrian access onto</b></p>

North Circular (A406) and new access onto Twyford Abbey Road; provision of hardstanding parking areas; ecological enhancement works; and other associated constructions works including installation of boundary treatment

Drawing numbers:

Refer to Condition 2 within Appendix A

Supporting Documents:

Covering Letter (Sept 2022), Application Forms, CIL Information Forms, Site Location Plan, Architectural & Landscape Drawings (Existing & Proposed), Schedule of Accommodation, CIL / S106 Phasing Plan, Existing Building Surveys (x 10), Design & Access Statement + Addendum Design & Access Statement (Sept 2022), Estate Management Strategy, Planning Statement + Addendum Planning Statement (Sept 2022), (Built) Heritage, Townscape Visual Impact Assessment + Addendum (Built) Heritage, Townscape Visual Impact Assessment (Sept 2022), Metropolitan Open Land Assessment, Landscape Management and Maintenance Report, Addendum Landscape Management and Maintenance Report (Sept 2022), Noise and Vibration Assessment, Detailed Air Quality Assessment, Olfactometric Odour Assessment, Arboricultural Method Statement, Tree Survey, Ecological Impact Assessment, Daylight and Sunlight Report (Within Development), Daylight and Sunlight Report (Neighbouring Properties, Archaeological Desk Top Based Assessment , Transport Assessment (including Outline Construction Management Plan) + Transport Assessment Addendum Note (Sept 2022), Residential Travel Plan, Outline Delivery and Servicing Plan, Energy Strategy, Structural Engineering Report, Overheating Mitigation – Abbey Building, Overheating Assessment – New Build Sustainability Statement, Revised Circular Economy Statement (Sept 2022)\*, Whole Life-Cycle Carbon Assessment, External Lighting Strategy Flood Risk Assessment Flood Risk Assessment Addendum Note (Sept 2022), Desk Study & Ground Investigation Report, Utilities Report, Ventilation Statement – Abbey Building, Ventilation Strategy – New Build Element, Fire Statement. Revised Fire Statement (Aug 2022), Statement of Community Involvement + Addendum Statement of Community Involvement (Sept 2022), Baseline Impact Assessment, Community Infrastructure Assessment, Operational Waste Management Strategy, Affordable Housing Statement

Type of Applications:

(A) Listed Building Consent; and (B) Full Application (Major)

Applications Received:

16.05.2022

Revised: 19.09.2022

**Report by James Young and Emma Bunting**

**Recommendations:**

- (A) Grant Listed Building Consent subject to Conditions; and**
- (B) Grant Planning Permission Subject to –**
  - 1) Stage II Referral to the Mayor of London,**
  - 2) Section 106 Agreement, and**
  - 3) Conditions of Consent**

Executive Summary

Planning permission and listed building consent are sought to redevelop the Twyford Abbey site for 326 residential units, primarily within The Abbey itself and seven new residential blocks to be sited within the northern extent of the application site, ranging between five (six blocks) and six stories (one block) in height. A pair of 'gate houses', containing a dwelling each, would be constructed at the entrance of the site and a terrace of eight dwellings along the western boundary. In addition, the proposal includes a comprehensive landscaping scheme.

Planning permission was previously granted for redevelopment of the site for a private school, though only minor demolition works were undertaken for that development which is no longer being taken forward.

The proposed development would also involve the full repair and restoration of both the grade II listed Abbey and walled garden, including the of the principal rooms of The Abbey. Neither are currently in use and are included on Historic England's 'Heritage-at-Risk' register. Community access would be provided to the principal rooms of The Abbey three days a week on a managed booking system and to the allotments of the walled garden proposed. Access to both would be secured by Section 106 legal agreement. A historic cottage ancillary to the walled garden would also be restored and utilised as a potting room.

Ownership of the 'south lawn', the open space between The Abbey and Twyford Abbey Road, would be transferred to the London Borough of Ealing with ongoing maintenance to be provided by the applicants. Public access to the south lawn (including a new play space) would be secured by Section 106 legal agreement, providing a new public open space and better public appreciation of The Abbey and its setting which are currently not visible beyond the application site. Pedestrian and cycle access for the public would also be provided through the site and onto the North Circular.

The proposals also involve other comprehensive and well considered landscaping that seeks to restore and enhance the historic character and setting of the listed heritage assets and improve biodiversity and overall amenity. It is recognised that there would be some loss in woodland site coverage and the amenity value provided by established, mature trees. However, on balance, it is considered that the landscape proposals as a whole would contribute positively to the significance of the heritage listings, increase amenity and character values in the longer term (once planting has been established) and result in a net gain in biodiversity.

Establishing the acceptability of the principle of the development requires there to be 'very special circumstances' to outweigh the harm the proposed development would cause to metropolitan open land. While there is extant permission for a school development at the site of slightly larger coverage than the proposed development, the buildings currently proposed

are significantly taller and would be more harmful to the openness of metropolitan open land. While the proposal would constitute 'inappropriate development' of metropolitan open land, there would be significant public benefits, primarily being the restoration of at-risk heritage assets (with a significant heritage benefit overall) and meaningful public access to them, provision of the south lawn to the public and public access through the site as well as public realm improvements. Harm caused to metropolitan open land would be to the northern extent of the site which is flanked by the North Circular that does not perform well in respect of its functions as metropolitan open land and it is considered that the harm would be outweighed by the aforementioned significant public benefits.

The full restoration and maintenance of The Abbey and walled garden would secure their long-term would bring those assets into viable use and constitute a significant heritage benefit. Harm, in heritage terms, would be caused primarily by the siting of proposed residential blocks within the setting of The Abbey with there being an urbanisation and significantly increased density of development. Nonetheless, the harm is considered to be at the lower end of 'less than substantial' as defined by the National Planning Policy Framework (2021) and outweighed by the significant aforementioned public benefits of the proposed development.

An assessment of the potential impacts on neighbouring properties has been carried out, and for reasons further discussed in the body of the report, namely the distance of the proposed buildings from nearby properties, it is considered that the proposal is unlikely to result in undue residential amenity impacts.

The proposed development would provide affordable housing provision of 36% affordable units by habitable room with a tenure split of 66% London Affordable Rent and 34% Shared Ownership thereby qualifying for the Mayor's Fast Track Route.

A total of 255 representations (248 objections and 7 made in support) were received in response to the proposals (both the planning application and application for listed building consent). This includes representations received from the Ealing Civic Society, the West Twyford Residents Association, The Birkdale Area Residents Association, The Countryside Charity, two councillors (Fabio Conti and Athena Zissimos) and Rupa Huq, Member of Parliament. The objections predominantly concern the loss of MOL, woodland and trees (including ecological impacts), residential amenity impacts, adverse transport impacts (inadequate access, traffic congestion, parking concerns) and impact on local services. These matters are addressed within the main body of this report.

In reaching this decision to grant listed building consent and planning permission, specific consideration was given to the impact on and benefits to the special architectural and historic interest of the listed building and walled garden, the principle of the development, including development on Metropolitan Open Land, design and appearance, trees, landscaping and ecology, the potential impact on neighbouring occupiers, servicing and highway matters, environmental health, flood risk, quality of living conditions, affordable housing, energy and sustainability, the terms of the Section 106 legal agreement proposed, the relevant planning history and representations received.

### **Recommendation (A)**

That the committee GRANT listed building consent subject to the conditions within Appendix A.

### **Recommendation (B)**



That the committee GRANT planning permission subject to Stage II referral to the Mayor of London, the satisfactory completion of a legal agreement under Section 106 of the Town and Country Planning Act 1990 (as amended) in order to secure the following:

*Financial Contributions of:*

- £36,200 towards the implementation of air quality improvement measures contained in the London Borough of Ealing’s Air Quality Action Plan,
- £600,000 towards the provision of education infrastructure within the locality,
- £400,000 towards the provision of primary and community health care services within the locality,
- £100,000 towards off-site tree planting,
- £100,000 towards the maintenance of the south lawn (land to be transferred to Ealing Council),
- £3,000 towards travel plan monitoring,
- £155,000 towards reviewing and implementing parking, waiting and loading restrictions within the locality, providing cycle and pedestrian infrastructure including improvement of the Hanger Lane Gyratory and active travel zone improvements,
- £36,000 for the monitoring of the apprenticeships provided by the development and training courses for the preparation of local residents for opportunities arising from it,
- £297,540 towards carbon dioxide off-setting, and
- £16,920 as a contribution towards the provision of post-construction energy equipment monitoring to be fully carried out by Emergence Ltd., comprising:  
 £6,156 for the automated energy monitoring web-platform and associated officer/consultant time, and  
 £10,764 for the cost of the energy monitoring equipment and data processing (4 years).

Total Contributions: £1,744,660.

**AND:**

- Transfer of ownership of the ‘south lawn’ (open space between The Abbey and Twyford Abbey Road) to Ealing Council and its maintenance by the applicant,
- Provision of managed community access to a principal room, entrance hall and toilet in The Abbey as well as the cottage attached to the walled garden and the walled garden,
- Provision of two car club bays within the site,
- Provision of car club memberships to future residents,
- Implementation of the Travel Plan,
- Participation in an apprentice and placement scheme, which shall provide opportunities during the construction phase comprising of 12 apprenticeships over two years and 20 work placements,
- A Section 278 Agreement in relation to proposed footway and highways improvements,
- Restriction of occupier’s parking permits for any future controlled parking zones that may be implemented near the application site,
- Affordable housing provision of 36% affordable units by habitable room with a tenure split of 66% London Affordable Rent and 34% Shared Ownership (with Shared Ownership being affordable to a range of incomes), and

- An early review mechanism, to be triggered if an agreed level of progress is not made within 2 years of permission being granted, with other requirements as stated for the Fast Track Route as set out in the Mayor's Affordable Housing and Viability SPG.

AND subject to the conditions found within Appendix B.

The proposed development would also be liable for a Community Infrastructure Levy (CIL) payment of approximately £1,130,080.

### **Site Description**

The site, with its location shown on Figure 1 below, is comprised of the Grade II listed Twyford Abbey (shown on Figure 2 below) and walled garden (separately listed), set within approximately 5.4 hectares of grounds.

The last known use of the site was as a nursing home, though this use ended in approximately 1988 due to statutory changes in the requirements for healthcare premises. The site has been vacant since and The Abbey has fallen into a state of significant disrepair, reflected in its inclusion in Historic England's 'Heritage at Risk' register as being in 'immediate risk of further rapid deterioration or loss of fabric'. The walled garden is also on the heritage at risk register, as of 2022.

The entirety of the site is designated Metropolitan Open Land (MOL), a Site of Importance for Nature Conservation (SINC), and a blanket Tree Preservation Order (TPO) covers majority of trees onsite. The site is also located within an Archaeological Interest Area, specifically in relation to the potential for remains of a medieval moated manor house. The majority of the site is located within Flood Zone 1 (low probability). However, smaller areas in the north of the site are within Flood Zones 2 and 3 (medium to high probability) which are at risk of fluvial flooding from the River Brent.

The North Circular (A406) and Twyford Abbey Road bound the site to the north and south, respectively. To the east of the site are the rear gardens of residences on Iveagh Avenue, and West Twyford Primary School to the south-east. To the west of the site are the rear gardens of residences on Brentmead Gardens and St Mary's West Twyford Church, another Grade II Listed building.

Vehicular access to the site is via two entrances, both from Twyford Abbey Road. The Public Transport Accessibility Level (PTAL) rating for the site ranges between '1b' (poor) and '3' (moderate). The nearest tube stations to the site are approximately a 600m walk (Hanger Lane - Central Line) and 800m walk (Park Royal - Piccadilly Line).



**Figure 1**      **Site Location**



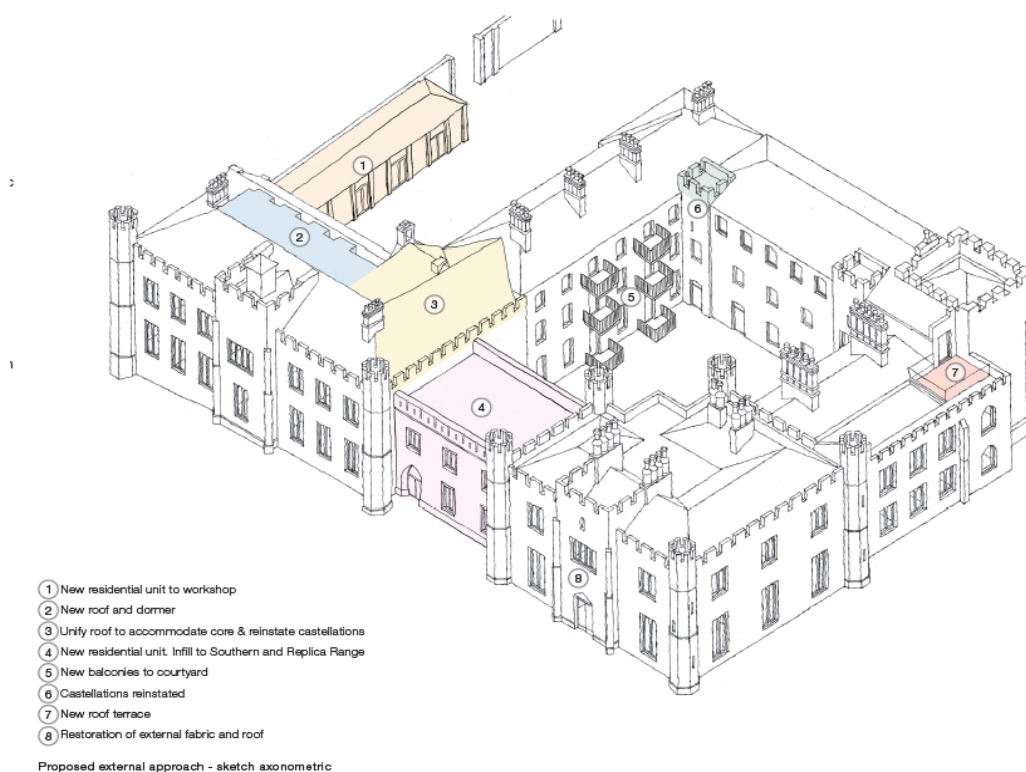
**Figure 2**      **The Abbey from the Southern Lawn**

**Proposal Description**

Both applications that would refurbish and convert The Abbey into residential flats, also including the construction of six detached blocks of residential flats of up to six stories in

height, two double-storey dwellinghouses and a terrace of two-storey dwellinghouses to provide a total of 326 self-contained units.

The alteration, restoration and conversion of the Grade II Listed Twyford Abbey would provide 30 residential units, with demolitions proposed to the outwards projecting 1960s extension on the eastern elevation and the infill extension at its principal façade. The infill extension would be replaced with a two-storey ‘link’ extension in the original style of The Abbey. Dormer windows and a small terrace would be added at roof level as well as reinstated castellations and a unification of the roof space adjacent to the infill extension to accommodate the internal core and reinstated castellations. The main external works proposed are shown indicatively on Figure 3 below.



**Figure 3 Main External Works to Abbey (Design and Access Statement)**

Two historically significant rooms at the southern ground floor corner, referred to as the ‘principal rooms’ and main entrance hall into the Abbey, would be restored to their original décor. The principal rooms would be mainly used as a residents’ lounge, with one of the principal rooms being available for community groups to use three days a week for community events, such as meetings and gatherings, using a managed booking system.

Demolition of curtilage structures would be undertaken, with the exception of the Grade II Listed walled garden and one attached outbuilding (‘the cottage’) to provide ancillary facilities management and a second (smaller) managed residents meeting facilities. Part of the cottage would also be restored for use as a potting room for residents use. The nearby grotto, a 19<sup>th</sup> Century construction replicating a historic ruin, would also be retained to provide a feature for the western part of the site.



The seven main residential buildings would be concentrated around the northern extent of the site, as demonstrated on Figure 4 below (Buildings A, B, C, D, F, K and J), as well as two double-storey dwellinghouses (Building G) and terraced dwellinghouses (Building H) located off the west drive. All blocks of flats would be five stories with the fifth of each being recessed with the exception of Block K, in the north-western corner of the site, which range between four and six stories. Units within each detached block of flats would range in number between 22 and 64.

Also proposed are comprehensive landscaping works (including removal of existing trees), provision of permissive publicly accessible open space and grow gardens with the walled garden (which would be accessible to the adjacent school and wider community), provision of gated cycle and pedestrian access onto the North Circular (A406) and new pedestrian access (see figure 4a) onto Twyford Abbey Road, as well as car parking and boundary and ecological treatments.



**Figure 4** Proposed Buildings (A-K – Blocks, G – Detached Dwellinghouses, H – Terrace)



**Figure 4A** *Illustration of Proposed Access from Twyford Abbey Road*

**Relevant Planning History**

A Screening Opinion, Ref: 216860SCE, was granted in July 2022, with it being determined that an Environmental Impact Assessment would not be required in relation to the development being considered under the subject applications.

The next most recently granted planning applications for the site, Ref: 172220FUL, Ref: 172221LBC and lawful development certificate Ref: 204156CPE relate to a redevelopment of the site for a secondary and sixth form school comprising mainly of repair and refurbishment of the listed structures, construction of two four storey buildings, a multi-use games area and car parking. The lawful development certificate confirmed that small scale demolitions of extensions done for the work approved under the other permissions was lawful and that the school permissions are extant through those works having been done. Preceding those permissions was a Screening Opinion issued in May 2017 which determined that an Environmental Impact Assessment would not be required to redevelop the site as a school, Ref: 172269SCE.

Listed building consent was granted in April 2017 to carry out urgent works to The Abbey to prevent further deterioration of the building fabric, and to allow safe access to survey the building, Ref: 170678LBC.

The older planning history of the site contained within the current Council database is comprised of proposals for residential redevelopment ranging from 92 to a maximum of 400 residential units with none being granted.

An outline of the planning history records currently available on the Council database is as follows:

**Table 1 Planning History**

Ref.	Decision	Date	Proposal
P/2000/3718 (PP) P/2000/3554 (LBC)	Withdrawn	10-12-2002	Planning Permission (and associated Listed Building Consent) sought for the redevelopment of the site to provide a total of 121 residential units, involving the restoration and conversion of the listed Abbey to provide 14 flats, the conversion of other buildings (including the gatehouse) to provide a further 10 residential units, and the construction of other buildings to provide an additional 97 residential units. The proposals also involved the demolition of buildings within the curtilage of the listed heritage assets, and internal alterations.
P/2005/0163 (SO)	EIA not required	21-02-2005	Screening Opinion sought for the conversion and redevelopment of the site to provide up to 400 residential units and associated parking.
P/2005/1168 (PP) P/2005/1170 (LBC) P/2005/1169 (LBC) P/2005/1167 (PP)  Appeals withdrawn	Refused Refused Refused Minded to Refuse	22-06-2005 22-06-2005 22-09-2005 22-09-2005	Planning Permissions (and associated Listed Building Consents) sought for the restoration, conversion and redevelopment of the site to provide a total of 317 residential units (29 apartments within the listed Abbey and 288 new-build units). The proposals also involved the demolition of extensions to the Abbey, and the removal of internal walls and alterations.
P/2009/2023 (SO)	EIA not required	03-08-2009	Screening Opinion sought for the conversion and redevelopment of the site to provide up to 210 residential units and associated parking.
P/2012/2620 (PP) P/2012/2622 (LBC)	Not determined	N/A	Planning Permission (and associated Listed Building Consent) sought for the restoration, conversion and redevelopment of the site to provide a total of 92 residential units (25 units within the listed Abbey, the restoration of the gatehouse for residential use, and 66 new-build units comprised of houses and flats). The proposals also involved the demolition of extensions to the Abbey and other ancillary structures.
170678LBC (LBC)	Approved with Conditions	26-04-2017	Listed Building Consent sought for Internal and external alterations (including the removal of structural elements and fabric), involving the partial demolition of timber floors and ceiling, removal and

			replacement of timber joists, removal of timber beams, insertion of steel beams to form a concrete deck at ground floor level, and removal of window frames and glazing.
172269SCE (SO)	EIA not required	22-05-2017	Screening Opinion sought for the redevelopment of the Twyford Abbey site to provide a secondary and sixth form school
172220FUL	Granted with Conditions	17-11-2017	Redevelopment of the site for use as a secondary and sixth form school (D1 Use Class) involving the construction of two part three-storey, part four storey buildings; construction of a single storey building within the walled garden; construction of a single storey building with swimming pool; construction of two gatehouses to provide ancillary offices and accommodation; exterior works to Twyford Abbey including demolition of later additions; and associated tree works, boundary treatments, hard and soft landscaping including the provision of a multi-use games area; and access and parking provision
172221LBC	Granted with Conditions	06-07-2022	Demolition of three-storey infill extension on western elevation, demolition of three-storey extension on eastern elevation, demolition of single-storey infill extension on south-east elevations, demolition of the gatehouse lodge and other structures on-site; internal works to repair and refurbish Twyford Abbey; external works to repair and refurbish the exterior surfaces of Twyford Abbey; repair and refurbishment of the walled garden; construction of single-storey building within the walled garden; construction of two part three-storey, part four storey buildings within the curtilage of the listed building; construction of single storey building with swimming pool within the curtilage of the listed building; construction of two gatehouses to provide ancillary offices and accommodation; tree works; boundary treatments, hard and soft landscaping including the provision of a multi-use games area; and access and parking provision associated with the redevelopment of the site for use as a secondary and sixth form school (D1 Use Class) (Listed Building Consent)
204156CPE	Granted	11-02-2021	Demolition of attached outbuilding and extension as consented by permissions Ref: 172220FUL and Ref: 172221LBC (Lawful Development Certificate for an Existing Development)
216860SCE	Environmental Statement Not Required	06-07-2022	Request for a screening opinion under Regulation 5(1) of the Town and Country Planning (Environmental Impact Assessment) Regulations



			<p>2011 (As Amended) (the Regulations) for the redevelopment of the Twyford Abbey site to provide a secondary and sixth form school involving the construction of two part three-storey, part four storey buildings; construction of a single storey building within the walled garden; construction of a single storey building with swimming pool; construction of two buildings to provide ancillary offices and accommodation; interior and exterior works and refurbishment to Twyford Abbey including demolition of later additions; and associated tree works; boundary treatments; hard and soft landscaping including the provision of a multi-use games area; and access and parking provision (following the demolition of a two-storey extension, the gatehouse lodge and other structures on-site)</p>
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**Consultation**

**Public Consultation**

On 15<sup>th</sup> June 2022 a press notice was published in the Ealing Gazette, and on the same date site notices were displayed on Brentmead Gardens, Huxley Gardens, The North Circular, Spencer Close, Abbeyfields Close, Twyford Abbey Road and Iveagh Avenue.

Two-hundred and forty-eight representations were received in response to the application for planning permission, and seven (all objections) were received in response to the application for listed building consent, albeit the matters raised largely apply to the overall proposed scheme (a total of 255 representations received). These figures include representations from the Ealing Civic Society, the West Twyford Residents Association, The Birkdale Area Residents Association, and the Countryside Charity which are all outlined separately in the table further below.

**Consultation by Applicants**

Public engagement undertaken by the applicant initially comprised of a digital-led consultation on early designs between December 2021 and January 2022. A public webinar was then hosted where early thinking and a masterplan was shared with key nearby residents, alongside eight further meetings with local organisations, amenity societies and ward councillors of both Brent and Ealing. The webinar was advertised through a flyer sent to 2,740 properties, a social media advert which reached 8,285 persons and letters sent directly to key stakeholders. A website was also set-up providing a downloadable link to the consultation pack and a recording of the presentation given by the applicants at the webinar. A dedicated email address and phone line were also established at this time. The last consultation was undertaken between March and May 2022 with consultation of residents, key groups and ward councillors for presentation of development of the scheme following the initial feedback. Two further in-person consultation events and webinar were held and there were site tours offered as advertised by flyers and social media.

### ***Objections to the Proposals***

Two-hundred-and-forty representations were received from the public, including one from Member of Parliament (MP) Rupa Huq and two ward councillors, Councillor Fabio Conti and Councillor Athena Zissimos (see section below for summaries), objecting to the proposals based on the following summarised matters:

- Increased traffic to an already highly trafficked and congested location and at the Hanger Lane roundabout in particular,
- Increased pressure on public transport,
- Increased pressure on nearby schools,
- The development being out of keeping with the listed Abbey and overly urban,
- Insufficient provision of affordable housing,
- Demolition of elements of the listed building,
- Insufficient benefits for surrounding residents,
- Increased air pollution with the increased cars in the area and loss of trees,
- There having been enough residential development within the area recently,
- Loss of heritage,
- Loss of woodland and trees protected by a Tree Preservation Order/SINC during a climate emergency,
- Loss of Metropolitan Open Land (MOL),
- Loss of ecological value,
- Increase in littering within the surrounding area,
- Loss of privacy and light to residential properties abutting the application site,
- Crime would increase,
- Loss of the residential character of the area, and
- Increased air pollution to the detriment of residents of the area including the elderly.

*Planning Officer's Response:* An increase in littering through an increased number of persons living within the area is not generally considered to be a material planning consideration as it would normally be an environmental matter. It is however relevant to the impact on residents generally which is considered in this report. All other matters raised by the public, councillor and MP objections are addressed throughout the body of this report.

### ***Member of Parliament and Councillor Objections***

Rupa Huq's (MP) and Councillor Fabio Conti and Councillor Athena Zissimos comments, in summary, raise objections on the basis of the adverse impact of the proposal on MOL and open space, the incompatibility of the development with the surrounding area in respect of its scale, loss of trees and impact on biodiversity and increased pressure on services.

*Planning Officer's Response:* All matters are addressed throughout the body of this report.

### ***In Support of the Proposals***

Six representations received from neighbouring occupiers were in support of the proposal. Twenty representations were originally indicated as being in 'support' or neutral though fourteen actually contain comments objecting to the proposal and have been counted as such, likely having been made as in support/neutral in error. The six representations actually made in support do so on the following grounds (summarised):

- The development would bring a disused site back into use including public use,
- The need for additional housing stock,

- The provision open space to the public,
- Significant public benefits,
- The risk of The Abbey falling into further disrepair if the site is not developed, and
- The provision of affordable and social housing that could be utilised by existing residents of the area.

Caveats to the supporting comments are summarised as follows:

- The provision of additional car parking spaces is needed given the existing parking stress of the area, and
- An increase in social spaces and amenities is required within the area especially in light of the other residential developments approved within the area recently.

Planning Officer's Response: Both matters are addressed throughout the body of this report.

**Representations from Residents Association and Amenity Groups**

<p>Ealing Civic Society (ECS)</p>	<p><b>Neutral</b> representation received acknowledging positive aspects of the scheme in the restoration of The Abbey and carefully considered design of the new residential blocks. The infill extension and, in particular, the impact on MOL are identified as negative aspects of the scheme, though the ECS consider that the benefits of the proposal would outweigh harm to MOL and that there are no overwhelming reasons for the proposals to be refused.</p> <p><u>Planning Officer Response:</u> Noted. An assessment of the acceptability of harm caused by the development to MOL is provided within the 'Principle' section of this report.</p>
<p>West Twyford Residents Association</p>	<p><b>Objection</b> on the grounds of:</p> <ul style="list-style-type: none"> <li>• The excessive scale of the development that would ruin the character of the area,</li> <li>• Damage to habitat through the removal of trees,</li> <li>• Safeguarding of open space should take priority over new development as per The Development Strategy 2026 (2012),</li> <li>• Exacerbation of existing congestion and parking issues,</li> <li>• Overlooking of neighbouring residential properties and increase in noise pollution, and</li> <li>• Increase in flood risk.</li> </ul> <p><u>Planning Officer Response:</u> Noted. All matters are addressed within the body of this report.</p>

<p>Birkdale Area Residents Association</p>	<p><b>Objection</b> on the grounds of:</p> <ul style="list-style-type: none"> <li>• The open space of the development being insufficient to serve residents of nearby recent developments let alone the residential units being proposed,</li> <li>• Loss of green space being detrimental to fauna and flora, air quality and is against the London Borough of Ealing’s strategy for greening the area,</li> <li>• The housing proposed not being needed as London Borough of Ealing has met its housing needs,</li> <li>• The length of time it would take for the proposed vegetation to achieve the biodiversity value of the existing vegetation,</li> <li>• Pressure put on the surrounding roads by the increased number of vehicles using them as a result of the development, and</li> <li>• The current proposal not being comparable to the previous school permission which there was a necessity for.</li> </ul> <p><i>Planning Officer Response:</i> Noted. All matters are addressed within the body of this report.</p>
<p>The Countryside Charity</p>	<p><b>Objection</b> on the grounds of:</p> <ul style="list-style-type: none"> <li>• The proposal constituting inappropriate development on MOL without exceptional circumstances being applicable in this instance contrary to local and national planning policy,</li> <li>• The heritage benefits do not outweigh the environmental harm that would be caused,</li> <li>• Trees of the site, being subject to a blanket protection order and SINC designation, should be retained in their entirety,</li> <li>• Approval of the proposal being in direct conflict with the aims of the London Borough of Ealing’s declaration of a climate emergency, and</li> <li>• While acknowledging that the parking is policy compliant, the number of car parking spaces proposed would encourage car use that would be detrimental to air quality and reduction of car trips is supported by the Mayor’s Transport Strategy.</li> </ul> <p><i>Planning Officer Response:</i> The ecological impacts of the proposal are assessed within the section titled ‘Nature Conservation and Ecology’ and are considered acceptable.</p>

Internal Consultation

<p>Transport Services</p>	<p><b>No objection</b> subject to:</p> <ul style="list-style-type: none"> <li>• Securing the travel plan by the Section 106 legal agreement,</li> <li>• Denying parking permits for occupiers of the proposed development to any new controlled parking zone within a close distance of the site,</li> <li>• Provision of on-site car club bays for use of future occupiers,</li> <li>• Provision of three-year car club membership to all occupiers of the development,</li> <li>• Details of cycle parking being conditioned,</li> <li>• Disabled parking spaces and electric vehicle charging points being provided in accordance with the relevant planning policies,</li> <li>• A financial contribution towards accident remedial schemes, the reviewing and introducing controlled parking zones and improving pedestrian and cycle infrastructure within the vicinity of the development, and</li> <li>• The applicant entering into a Section 278 agreement to carry out footway improvements (replacements on Twyford Abby Road).</li> </ul> <p><i>Planning Officer's Response:</i> Noted, and all recommendations have been accepted and included in this report.</p>
<p>Heritage Consultant (Acting as Conservation Officer for the Council)</p>	<ul style="list-style-type: none"> <li>• The interventions to the fabric of the Abbey are not considered harmful to its architectural integrity or interest,</li> <li>• The proposals within its setting would overall fall within the 'less than substantial harm' category,</li> <li>• The removal of the 1960s link extension is a heritage benefit though the replacement extension does not enhance an appreciation and understanding of The Abbey,</li> <li>• This would be at the low end of the scale if it can be demonstrated that planting and landscaping would provide sufficient screening of the new blocks during both summer and winter months,</li> <li>• The demolition of the agricultural structures is not considered harmful and any perceived detriment is outweighed by the benefit, repair, restoration and re-use of the walled garden,</li> <li>• The acceptability of the urban density and scale of the development and its 'less than substantial' harm caused to The Abbey must be justified by the strength of the public benefits (including heritage benefits),</li> <li>• The strength of the heritage benefits is found within the restoration and sustainable use of the principal rooms and public access to the primary areas of the setting of the listed building within the landscape,</li> <li>• The strength of the access to the principal rooms is questionable given the proposed level of practical facilities (kitchen units and storage cupboards which may be harmful where currently proposed), and</li> <li>• The 'internal heritage balance' of the proposal may not be appropriate in this case and based on the heritage benefits</li> </ul>

	<p>alone and an assessment under paragraph 202 of the NPPF is warranted.</p> <p><i>Planning Officer Response:</i> The heritage impacts of the development, taking all of the above into account, are assessed within the 'Principle' and 'Impact on the Historic Significance of the Listed Buildings and their Settings' sections of this report. Comments on the principal rooms are noted and a condition of the listed building consent has been recommended which would require the submission and approval of details for storage units and the kitchenette within the principal rooms prior to works being able to commence. It is considered that the three days of use a week by the community of the principal rooms would be both realistic and meaningful. To ensure the use meets the needs of the community, a condition of planning permission being granted has been recommended which would require a study into local demand for certain uses and provision of appropriate uses that meet that demand.</p>
<p>Economic Development</p>	<p><b>No objection</b> subject to:</p> <ul style="list-style-type: none"> <li>• The provision of 14 apprenticeships over two years of the construction of the development, and</li> <li>• A financial contribution towards monitoring of the apprenticeships and training courses for the preparation of local residents for opportunities arising from the development.</li> </ul> <p><i>Planning Officer Response:</i> Noted. It was agreed between the applicant and Economic Development following their original comments that the provision of 12 apprenticeships would be acceptable in light of 20 work placements also being provided.</p>
<p>Housing</p>	<p><b>No objection</b> subject to:</p> <ul style="list-style-type: none"> <li>• An early-stage review included with the Section 106 Agreement allowing as recommended in the Mayor's 2017 Housing SPG triggered where an agreed level of progress on implementing the permission has not been reached after two years of the permission being granted, and</li> <li>• Shared ownership homes being affordable to a range of incomes and not all pitched at the top end of the shared ownership eligible income of £90K.</li> </ul> <p><i>Planning Officer Response:</i> Noted, and all recommendations have been accepted and included in this report.</p>
<p>Highways</p>	<p><b>No objection</b> subject to conditioning of a demolition/construction management plan.</p> <p><i>Planning Officer Response:</i> Noted, and all recommendations have been accepted and included in this report.</p>
<p>Education Services</p>	<p><b>No objection</b> subject to a financial contribution towards the provision of education infrastructure within the locality.</p>

	<p><i>Planning Officer Response:</i> Noted, and all recommendations have been accepted and included in this report.</p>
Environmental Services (Refuse)	<p><b>No objection.</b></p> <p><i>Planning Officer Response:</i> Noted. A condition of planning permission being granted has been included requiring the adherence to the operational waste management strategy.</p>
Lead Local Flood Officer	<p><b>No objection</b> in principle to the revised SUDS details provided subject to a condition requiring detailed drainage designs to be submitted to the local planning authority for approval.</p> <p><i>Planning Officer Response:</i> Noted, and all recommendations have been accepted and included in this report.</p>
Old Oak and Park Royal Development Corporation	<p>No response.</p>
Energy and Sustainability Officer	<p><b>No objection</b> subject to conditions requiring compliance with the submitted documents concerning BREEAM standards, sustainable design and construction, the use of low NOx boilers, overheating and cooling, the energy strategy and energy monitoring; and Section 106 obligations as follows:</p> <ul style="list-style-type: none"> <li>• A financial contribution towards carbon dioxide off-setting, and</li> <li>• A financial contribution as a contribution towards the provision of post-construction energy equipment monitoring to be fully carried out by Emergence Ltd., comprising: £6,156 for the automated energy monitoring web-platform and associated officer/consultant time, and £10,764 for the cost of the energy monitoring equipment and data processing (four years).</li> </ul> <p><i>Planning Officer Response:</i> Noted, and all recommendations have been accepted and included in this report.</p>
Landscape Services	<p><b>No objection</b> with comments being largely positive on the proposed landscaping details (including with regards to the landscape masterplan, planting and materials palettes). A condition was recommended requiring further details of landscaping and its management, play space, brown/green roofs and sustainable urban drainage. Concern is raised however with the proposal to remove a large proportion of the site's existing tree cover though it is noted that the Tree team would review the proposals.</p> <p><i>Planning Officer Response:</i> Noted, and all recommendations have been accepted and included in this report. While the comments on tree removals are acknowledged, Tree Services have not objected to the proposals subject to conditions and a financial contribution as discussed below within this table.</p>

<p>Pollution Technical (Environmental Health)</p>	<p><b>No objection</b> subject to conditions ensuring adequate insulation and mitigation for noise received by future occupiers generated both from within the development and external sources, mitigation of vibration from nearby roads and industrial uses as well as requiring the submission of a demolition statement/construction management plan and informatives related to ensuring surrounding occupiers are not unduly impacted by the effects of construction.</p> <p><i>Planning Officer Response:</i> Noted, and all recommendations have been accepted and included in this report.</p>
<p>Pollution Technical (Air Quality)</p>	<p><b>No objection</b> though concern is raised to the likely odour impact of nearby food manufacturers on future residents. The following is requested:</p> <ul style="list-style-type: none"> <li>• In relation to odour, conditions requiring the submission of an odour mitigation scheme and management plan to the local planning authority for approval as well as post-completion monitoring,</li> <li>• In relation to air quality, conditions requiring the submission of a ventilation strategy report, an air quality and dust management plan and revised air quality assessment to the local planning authority for approval. Another was recommended requiring construction machinery to comply with emissions standards, and</li> <li>• A financial contribution towards air quality monitoring.</li> </ul> <p><i>Planning Officer Response:</i> Noted, and all recommendations have been accepted and included in this report with the exception of a condition that relates to emergency plant and generators as none are proposed.</p>
<p>Pollution Technical (Contaminated Land)</p>	<p><b>No objection</b> subject to details of further intrusive land contamination investigations, a remediation scheme and a verification report.</p> <p><i>Planning Officer Response:</i> Noted, and all recommendations have been accepted and included in this report.</p>
<p>Tree Services</p>	<p><b>No objection</b> subject to the following though concern raised in relation to the significance and character of trees compared to those proposed which would largely more ‘ornamental’ in nature:</p> <ul style="list-style-type: none"> <li>• A financial contribution towards tree planting within the ward to account for the discrepancy in the value of trees being felled, and</li> <li>• Conditions concerning the submission of further protection measures for the existing trees, tree monitoring and a scheme for tree planning.</li> </ul> <p><i>Planning Officer Response:</i> Noted, and all recommendations have been accepted and included in this report.</p>



Parks	<b>No objection.</b>
Corporate Head of Fire Safety	<p><b>No objection</b> subject to the inclusion of a Fire Statement with direct reference to both national Gateway 1 requirements and the planning checklists outlined through London Plan policy D12A and D12B.</p> <p><i>Planning Officer Response:</i> Noted, and a revised Fire Statement with the requested requirements was received and is included in the documents listed above. Notwithstanding, to ensure full compliance, a condition has been recommended requiring a fire statement to be submitted to approved by the local planning authority prior to the development commencing.</p>

**External**

Greater London Authority (GLA)	<p>The following is a summary of the comments received from the GLA concerning strategic issues:</p> <p><i>Land Use Principles</i></p> <p>The proposal does not meet the exceptions of paragraph 149 of the NPPF and constitutes inappropriate development on MOL which is, by definition, harmful. A full public benefits package is required to determine whether ‘very special circumstances’ exist to outweigh the harm to MOL and any other harm. Confirmation is also required as to whether the loss of the extant school permission is considered acceptable in terms of being in a borough of identified need, or other social infrastructure.</p> <p><i>Urban Design/Heritage</i></p> <p>The proposal would result in harm to the grade II listed Abbey, with a degree of harm to the walled garden and St Marys Church which will need to be weighed against the public benefits including those related to the restoration of the historic buildings. This exercise will be undertaken at Stage II referral once the additional information is provided (including views) and a full public benefits package is available.</p> <p><i>Other Matters</i></p> <p>Also required are a London Plan (2021) compliant fire statement and consideration of pedestrian access to the North Circular as well as further information/revisions in relation to housing, affordable housing, transport and sustainable development.</p> <p><i>Planning Officer Response:</i> Noted, and all above matters will need to be discussed with the GLA during the Stage II process and are included in this report.</p>
Thames Water	<b>No objection subject to:</b>

	<ul style="list-style-type: none"> <li>• A condition to ensure there is sufficient surface water capacity to accommodate the development,</li> <li>• An informative being included advising the applicant to take measures to protect nearby underground Thames Water assets,</li> <li>• An informative being included advising that a groundwater risk management permit may be required from Thames Water, and</li> <li>• Further justification being provided in respect of the development achieving a greenfield runoff rate of 5l/s/ha as per policy SI.13 of the London Plan (2021).</li> </ul> <p><i>Planning Officer Response:</i> Noted, and all conditions and informatives have been accepted and included in this report. Runoff rates have been reduced for the development though they would be confirmed with the submission of detailed drainage designs as is required by the recommended conditions.</p>
Affinity Water	No response.
Cadent Gas	<b>No objection</b> subject to an informative in relation to access to their assets, the potential need for diversions and providing further details of works.
National Health Service (NHS)	<p><b>No objection</b> subject to a financial contribution for the provision of primary and community care services within the locality of the proposed development.</p> <p><i>Planning Officer Response:</i> Noted, and all recommendations have been accepted and included in this report.</p>
Secure by Design	<p><b>No objection</b> subject to condition requiring the development to achieve Secure By Design accreditation prior to first occupation though it was recommended that the walled garden be locked at night to avoid anti-social behaviour occurring within it.</p> <p><i>Planning Officer's Response:</i> Noted and a condition has been recommended requiring Secure By Design Accreditation is achieved. The walled garden would be gated and closed from dawn to dusk and the management company would appoint a security company that would be active at all times and conduct night patrols and CCTV monitoring.</p>
Historic England	<p>In relation to the listed building consent application:</p> <ul style="list-style-type: none"> <li>• A letter of direction was issued to council with instruction to determine the application as seen fit subject to conditions recommended by Historic England.</li> </ul> <p><i>Planning Officer's Response:</i> Noted. Conditions recommended by Historic England have been included with this recommendation. Those conditions have also had input from the consultant acting as council's conservation officer for the application.</p> <p>In relation to the full application:</p>

	<ul style="list-style-type: none"> <li>• The proposed works for repair and reuse of The Abbey, walled garden and cottage are welcomed,</li> <li>• The community space within the principal rooms of The Abbey is welcomed and it is recommended that the council ensures that this is a viable and usable space,</li> <li>• It is evident from the submitted VuCity images that the proposed building would largely be screened by trees in key views originating from the south of the site looking north, east and west towards The Abbey,</li> <li>• The impact would be increased when some trees are not in leaf though, when they are, the impact would be low,</li> <li>• As such, it is important that the condition of new trees is understood and that any trees that die within a certain timeframe are replaced,</li> <li>• Notwithstanding, the development within the grounds of The Abbey would cause harm to the setting and significance of the heritage assets of the site, particularly where the new buildings are seen in the immediate setting of The Abbey,</li> <li>• The impact would be particularly concentrated on the immediate setting of The Abbey and walled garden,</li> <li>• The harm would be 'less than substantial' in terms of the policies set out by the NPPF,</li> <li>• It is therefore for the council to weigh that harm against the public benefits of the proposed development when coming to a decision, in accordance with paragraph 202 of the NPPF,</li> <li>• Should the council decide the harm is outweighed by the public benefits, the following heritage benefits should be secured by the Section 106 legal agreement:             <ul style="list-style-type: none"> <li>➢ Repair and conversion of the Abbey, walled garden and cottage with those being linked to the delivery and phasing of new housing on the site,</li> <li>➢ Planting, future management and long-term maintenance of the walled garden including a planting plan and maintenance plan and an obligation to carry out all works as and when necessary,</li> <li>➢ Provision of pathways, landscaping, tree management and planting to the grounds of the south side of The Abbey including future management and maintenance, and</li> <li>➢ Public access to the grounds on the south side of The Abbey to the walled garden enabling people to use the site and appreciate the heritage assets.</li> </ul> </li> </ul> <p><i>Planning Officer Response:</i> The landscaping and tree conditions recommended would ensure the replacement of any damaged or dead trees. The less than significant harm that would be caused to the designated heritage assets from the surrounding development proposed is noted and this is assessed in full in the subsequent sections of this report, including against paragraph 202 of the NPPF. The recommended conditions and heads of terms would secure the restoration and maintenance of listed structures, landscaping and the ongoing maintenance and management of that and public access to the grounds and through the site.</p>
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London Fire Brigade (LFB)	<p>No response.</p> <p><i>Planning Officer Response:</i> While no response from LFB was provided, it is noted that the Corporate Head of Fire Safety has raised no objection and a condition of planning permission being granted has been recommended requiring a fire statement to be submitted for approval on which the LFB will be consulted on.</p>
Historic England (GLAAS)	<p><b>No objection</b> subject to a condition requiring a written scheme of investigation to be submitted to and approved by the local planning authority prior to works commencing. The scheme would need to include a programme and methodology for site investigation and recording, details of a programme for delivering public benefits and a programme for post-investigation assessment.</p> <p>An informative was also recommended stating that the scheme would need to be undertaken by a suitably qualified practice.</p> <p><i>Planning Officer Response:</i> Noted, and all recommendations have been accepted and included in this report.</p>
Environment Agency (EA)	<p><b>No objection</b> subject to condition requiring the development to be carried out in accordance with the submitted flood risk assessment.</p> <p><i>Planning Officer Response:</i> Noted, and all recommendations have been accepted and included in this report.</p>
Transport for London (TfL)	<p><b>No objection</b> subject to conditions and Section 106 provisions for:</p> <ul style="list-style-type: none"> <li>• Ensuring the outline delivery and servicing plan is adhered to,</li> <li>• Securing, monitoring, enforcing, review and funding of the travel plan,</li> <li>• Details of cycle parking which needs to meet London Cycling Design Standards in respect of design, quality, access, spacing and provision for larger and adapted cycles,</li> <li>• Introduction of a controlled parking zone to ensure parking is contained within the site, and</li> <li>• Physical works or a financial contribution towards healthy streets with there having been deficiencies found by the submitted Active Travel Zone Assessment including uneven surfaces and lack of lighting and CCTV.</li> </ul> <p><i>Planning Officer Response:</i> Noted, and all recommendations have been accepted and included in this report. It has been advised by Transport Services that a portion of their financial contribution sought would be put towards active travel zones.</p>
Health and Safety Executive (HSE)	<p>The application does not meet the criteria for HSE consultation (as per their response).</p> <p><i>Planning Officer Response:</i> Noted.</p>
Brent Council	<p>No objection.</p>

Hammersmith and Fulham Council	No response.
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All consultee responses can be accessed via the planning section of the Ealing Council website using the site address/reference numbers for the applications.

### **Planning Policies**

These are set out in the informative above. Taking all of the policies into account, the proposal is generally in accordance with the Development Plan policies identified in the Informative section.

### **Principle of the Development**

The proposed development would make a significant contribution towards increasing the housing stock of the Borough through the provision of 326 new homes which is strongly supported by policies GG4 and H1 of the London Plan (2021) and policies 3.4 and 3A of the Ealing Development Management DPD (2013). These policies should be considered in the context that the Council's increased housing delivery target is 2,157 new homes per annum (or 21,570 over 10-15 years) and that London will not be able to meet its housing needs over the next 10 years, exacerbating the existing housing crisis referred to by the Mayor of London on page XIII and on paragraphs 1.4.3 and 11.1.67 of the London Plan (2021).

The proposed development would also contribute towards increase the amount of publicly accessible open space in this part of the borough that is deficient from such provision and is strongly supported by policy G4 of the London Plan, policies 2.18, 5.5. and 6.3 of the Council's Development Strategy and policies 7d and EA of the Development Management DPD (2013).

However, despite the policy support of the above, the principle of the development needs also to be considered within the context of housing land supply, the site's location on land designated MOL, the restoration and stewardship of listed grade II heritage assets which are on Historic England's 'At-Risk Register' (including as very special circumstances in relation to harm to the openness of MOL) and the loss of the extant school permission.

### *Housing Land Supply*

This application needs to be considered in the context of the Borough's housing land supply position.

Paragraph 74 of the NPPF advises that 'Local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement set out in adopted strategic policies, or against their local housing need where the strategic policies are more than five years old.

The Council is currently compiling the evidence needed to confirm its position regarding the level of deliverable supply, and once completed this will be documented in an update to the latest AMR (October 2021). For reasons outside the Council's control, the completion of this exercise has been delayed awaiting the migration of missing pipeline data into the GLA's Planning London Datahub. The GLA's London Development Database (a 'live' system monitoring planning permissions and completions) was replaced in 2020 by the Planning London Datahub. During this transition between databases, there was a gap in coverage where neither database was operational and this prevented permission data being captured

for a significant period, which has given rise to the incomplete pipeline. This incomplete pipeline poses a significant barrier to establishing future levels of deliverable supply. Typically, most of the supply identified through a five year land supply is expected to be derived from the pipeline of permissions.

Because of the non-availability of this information from the GLA, in this period of uncertainty, the Council is not able to conclusively demonstrate that it has a 5-year supply of housing land, or what level of shortfall there may be if there is one.

Whilst the possibility of a shortfall pertains, the NPPF presumption in favour of sustainable development – the so-called ‘tilted balance’ – is engaged. NPPF para. 11(d) (ii) states that in these circumstances the development plan policies most important for determining the application are to be treated as out-of-date.

Therefore, in the current circumstances national policy is that planning permission should be granted for development that optimises the capacity of sustainable housing sites unless:

1. assets of particular importance, such as for example, heritage, environment, flood risk, ecology, protected countryside, provide a clear refusal reason or
2. any adverse impacts of the development would significantly and demonstrably outweigh the benefits of granting permission, when assessed against the policies in the NPPF considered as a whole.

The Committee will note the Court of Appeal judgment in *Gladman Developments Ltd v Secretary of State for Housing, Communities and Local Government (2021)* that in the planned Planning System the decision-maker (i.e. the Council) is entitled when determining the application to take into account and weigh other development plan policies relevant and applicable to the application, such as for example design, scale, amenity, contribution towards meeting affordable housing need, as well as the non-exhaustive list of matters noted in 1 above.

#### *Extant School Permission*

Should the subject applications be approved and implemented, the use of the site for a school, which was approved under permissions Ref: 172220FUL and Ref: 172221LBC, would be lost. The permissions were made extant through the demolition works carried out for that development as confirmed by lawful development certificate Ref: 204156CPE.

The school use falls within the definition of ‘social infrastructure’ of the London Plan (2021) and is given protection by policy S1 of that plan which seeks that development proposals that result in a loss of social infrastructure in an ‘area of defined need’ are permitted only where there are realistic proposals for re-provision that serve the needs of the community or if the loss is part of a wider public service transformation.

While there is demand for schooling in the area, it has not been identified as an area of identified need for a new school as has been confirmed by both Council’s education and policy planning departments. As such, it is not considered that re-provision of the school use is required in accordance with policy S1. It is also noted that it was a private school that was approved for the site that is understood to have not been financially viable. Only small-scale demolitions were undertaken to implement the school permissions and no construction works were undertaken.

*Impact on Metropolitan Open Land and Very Special Circumstances*

The London Plan (2021), under policy G3 outlines the functions of MOL and for land to be designated as MOL, it must meet one of the following criteria:

- a) it contributes to the physical structure of London by being clearly distinguishable from the built-up area,
- b) it includes open air facilities, especially for leisure, recreation, sport, the arts and cultural activities, which serve either the whole or significant parts of London,
- c) it contains features or landscapes (historic, recreational, biodiversity) of either national or metropolitan value, and
- d) it forms part of a Green Chain or a link in the network of green infrastructure and meets one of the above criteria.

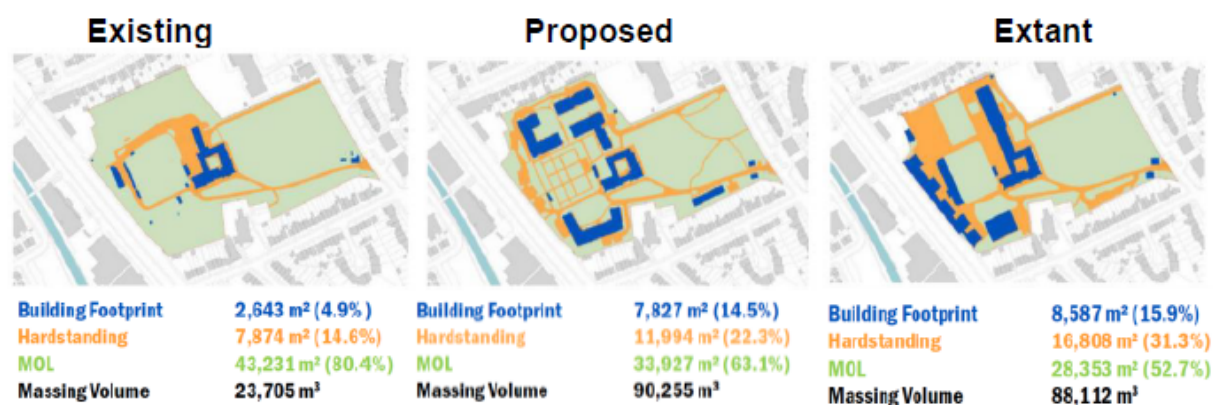
The Council's agrees with the conclusions of the submitted MOL Assessment in that the application site performs very poorly in terms of contribution to the strategic function of the MOL as it:

- Does not contribute to two (recreational use and green infrastructure) of the four criteria,
- Provides a very limited contribution to one (distinguishable from the built-up area, albeit hidden behind a secure boundary treatment) of the four criteria, and
- Provides a limited contribution to one (biodiversity) of the four criteria.

Policy G3 also states that MOL shall be given the same protection as Green Belt land. The NPPF and policy G2 of the London Plan (2021) state that 'inappropriate development' is, by definition, harmful to Green Belt (MOL in this case) and shall only be considered in 'very special circumstances' (VSC) with the stated exceptions being related to the provision of outdoor sport and recreation and infilling or development of previously developed land with that would not have a greater impact on openness than the existing development (summarised). Paragraph 148 of the NPPF states "when considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations".

The proposed development, in respect of inappropriate development on MOL, comprises of the construction of seven residential blocks and additional townhouses, ranging from two to six storeys, with associated hardstandings, resulting in a 5,347sqm increase in building footprint and 4,120sqm increase in hardstanding. Most remaining aspects of the development would be appropriate development including the high-quality landscaping, cottage refurbishment and provision of play space and allotment gardens within the walled garden.

It should be noted that extant permission is held for the construction of a school at the site of a similar scale to the proposed development which qualifies the development, in part, as 'previously developed land' as per the NPPF definition. As shown on Figure 5 below, the proposed development has both a smaller building footprint and hardstanding coverage than the approved school development. Notwithstanding, the massing volume and heights of buildings proposed exceed those of the school permission with there being a greater impact on the openness of the MOL as a result, as discussed in further detail within the 'Impact on the Openness of Metropolitan Open Land' section of this report.



**Figure 5 Illustrative Comparison of Footprints and Massing (Figure 4.5 of Submitted Planning Statement)**

The application submission has completed a MOL Impact Assessment and has submitted a planning statement that conclude that:

- The Proposed Development will result in ‘less than substantial harm’ to the openness of the MOL, and
- Although the Proposed Development would result in a further loss of openness compared to the extant permission within MOL on the Site, the remaining MOL would be significantly enhanced in terms of beneficial contribution to enhancing the quality, function and accessibility of MOL, both with reference to the London Plan (2021) and the Council’s Development Strategy’.

It is agreed that the level of harm to the openness of the MOL in this case is considered to be ‘less than substantial’. While the school permission is a material consideration in assessing many aspects of the proposed development, the difference in proposed use and increase in massing and height, resulting in increased impact on the openness of MOL, means that VSC needs to be demonstrated to exist for the proposed development (on its own merits) in order for the impact of the development on MOL to be acceptable and outweighed by other considerations in accordance with policies Policy G2 and G3 of the London Plan (2021), paragraph 148 of the NPPF, policy 5.2 of the Development Strategy and policy 2.18 of the Development Management DPD (2013).

In this instance, it is considered that the following aspects of the proposal qualify it as being benefits that contribute to the VSC case:

- The saving of a Grade II listed building on the ‘At Risk’ register, The Abbey, through its complete repair and restoration, conversion and removal of harmful additions,
- Full restoration of the ‘principal rooms’ and entrance hall of the Abbey to their original décor with the main space being available for meaningful community group use and events with this being secured via Section 106 legal agreement,
- Re-instatement of residential use at The Abbey and its continued long-term maintenance,
- Retention and repair of the Grade II listed walled garden which is also on the ‘At Risk’ register and its continued long-term maintenance,
- Reinstatement of use of the walled garden, which is not in use for any purpose currently, for grow gardens, with both resident and community use being provided,



- Repair and reuse of the historic cottage as a facilities management and community space and its long term maintenance,
- Planting, landscaping, future management of the setting of the listed Abbey building and listed Walled Garden and its long-term maintenance,
- Highways and footway improvements within the area surrounding the site (with some of the financial contribution for this also going to active travel zone improvements),
- Transfer of the southern lawn, the open space to the front of The Abbey, to the London Borough of Ealing, with full public access provided including to play space and ongoing maintenance provided by the applicants,
- Through provision of public access to the south lawn and wider side, enabling a better understanding and appreciation of the architectural interest and landscape setting of The Abbey,
- Permissive pedestrian and cycle access to the North Circular from Twyford Abbey Road, and
- Provision of 12 local apprenticeships and 20 work placements which would be secured by Section 106 legal agreement.

It is considered that the site meets its functions as MOL primarily through its distinct openness in relation to the surrounding built-up area, its historical features in The Abbey and walled garden and biodiversity values. Notwithstanding, currently being in private ownership with no public access and limited visibility from within the surrounding area, it does not perform well as MOL in respect the appreciation of those values by surrounding residents and the wider general public (as described above). The proposed development would help to reinforce the MOL status of the MOL criteria set out in London Plan (2021) policy and help to overcome the deficiency of publicly accessible open space in this part of the borough. Additionally, the heritage assets of the site have both been formally identified as being at 'At-Risk' and face further deterioration without restoration which is very unlikely to materialise without development of the site.

In this case, the VSC put forward directly responds to those issues through the ongoing provision of public access to the site including to the southern lawn which has the highest level of openness and the full repair and conversion (including partial restoration) of The Abbey and walled garden, as well as meaningful community access to those heritage assets. The proposed development would deliver a significant number of heritage and planning benefits which should be afforded substantial weight in the determination of the applications.

Such benefits would not likely be provided otherwise, or by development of any other sites, and further deterioration of the heritage assets is likely without restoration. In combination with the much-needed physical works within the surrounding area, it is considered that VSC have been demonstrated that outweigh the harmful impact of the development on the openness of the MOL and any other harm which is comparable to the impact of the extant school permission and focused on the less open and more urbanised portion of the site which performs poorly in respect of its MOL values. This meets the objectives of policies Policy G2 and G3 of the London Plan, paragraph 148 of the NPPF, policy 5.2 of the Development Strategy and policy 2.18 of the Development Management DPD (2013).

*Impact on Designated Heritage Assets (Abbey and Walled Garden)*

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) requires that a local planning authority, when considering whether to grant planning permission for development which affects a listed building or its setting, "shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses" and "shall have regard to the

desirability of preserving features of special architectural or historic interest, and in particular, listed buildings.”

This is an assessment of harm that is separate from the general statutory duty under Section 38(6) and Section 70(2), as discussed above, and that harm to listed buildings will be given considerable importance and weight in the overall assessment.

NPPF Section 16, London Plan policy HC1, Ealing’s Development Strategy 1.1(h) and 1.2 (h) and Development Management DPD (2013) policies 7C and EA are relevant to the development of heritage assets.

The NPPF sets out the Government’s policies for decision making on development proposals. At the heart of the framework is a presumption in favour of 'sustainable development'. Conserving heritage assets in a manner appropriate to their significance forms one of the 12 core principles that define sustainable development.

The potential impact of the proposal needs to be balanced against securing the 'optimum viable use' of the building and the public benefit the scheme brings. Section 16 of the NPPF covers the historic environment and defines listed buildings and conservation areas as 'designated heritage assets'. Paragraph 8 and 199 of the NPPF gives great weight to the conservation of a heritage asset’s significance.

The case for proportionality is outlined in terms of the greater the importance of the asset, then the greater this weight should be to its conservation. Paragraph 201 of the NPPF advises that where a proposal would lead to substantial harm or total loss of significance to a designated heritage asset then consent should be refused unless it can be demonstrated that it is necessary to achieve substantial public benefits that outweigh the harm. Paragraph 202 advises that where a proposal would 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.

The main issue for consideration is the potential impact that the proposals would have on the significance of the designated heritage assets, having regard for the overall merits of the scheme. In this case, as outlined in further detail within the subsequent sections of this report, the main harm caused to designated heritage assets would comprise of the following (summarised):

- Harm to the open, historical setting of The Abbey through the siting of the proposed five and six storey residential blocks around it, particularly the closest blocks, F, J and K,
- Similar harm to the walled garden by the enclosure by the proposed residential blocks, particularly the closest blocks C, D, F and K, and
- Potential harm to the principal rooms through the siting of kitchen units and storage cupboards in that space.

Tree canopies would largely obscure views of the new blocks where they would otherwise be seen in conjunction with the heritage assets, as discussed further within the subsection of this report below, 'Impact on Openness of MOL'. With this taken into account, it is considered that the overall impact on heritage assets would fall within the lower end of 'less than substantial' harm referred to within the NPPF, as has been advised by the consultant providing advice to Council on heritage matters (see comments within 'Consultation' section above).

While there is to be a low level of ‘less than substantial harm’, the proposal would provide substantial heritage benefits, primarily through the full repair, partial restoration, repair and long-term maintenance of The Abbey and walled garden, including of the principal rooms of The Abbey, and managed community access and use of both as well as an enhancement of the setting of The Abbey at the south lawn. Taken with the wider public benefits, as listed above under ‘Impact on MOL and VSC’, and the provision of access to the south lawn in particular, it is considered that the low level of harm in respect of heritage would be outweighed. It is also noted that the development would bring the heritage assets into viable use, ensuring no further potentially harmful developments would be necessary for their upkeep.

### **Impact on the Historic Significance of the Listed Buildings and their Settings**

#### *Significance of the Heritage Assets*

The site contains two Grade II listed heritage assets, those being The Abbey, and the walled garden. The site also forms part of the setting of St Mary’s Church (also listed Grade II) adjacent to the western site boundary. The grounds themselves are also of historic interest. While not statutorily listed, these are recognised in the London Parks and Gardens Trust Inventory of Historic Spaces. The site as a whole demonstrates evidential, historic, aesthetic and communal values of significance.

This sensitive site, which has been disused for years and identified by Historic England as Heritage-at-Risk in respect both The Abbey and walled garden, needs to be considered in terms of the potential impact of the proposals on the special interest and setting of the listed buildings, as well as the quality of the surrounding landscape.

#### *Demolition*

To enable the development to take place, some demolition is proposed that would affect The Abbey, the walled garden and some ancillary structures.

In relation to The Abbey itself, it is proposed to remove the three-storey infill ‘link’ extension of the principal elevation of The Abbey and the ‘east extension’ that is also three-storey and perpendicular to its original rear wall. Neither of the extensions, both added in the 1960s, replicate the original architecture of The Abbey and are utilitarian in appearance. It is therefore considered that the removal of the extensions would, in isolation, have the positive effect of removing harmful elements and revealing the significance of the building.

Various small buildings either attached to or close to the walled garden would also be removed including a workshop and old dairy, stables, lodge, garage, silo, boar house and mortuary. While these have some significance in terms of the previous use of the garden and grounds for cultivation and animal husbandry by the Alexian Brothers, their later date and poor condition means that demolition would not be harmful to the special architectural or historic interest of the site as a whole.

It is also proposed to demolish the lodge next to Twyford Abbey Road. This is not original, having been constructed at the end of the nineteenth century, and has been altered and extended since. Very little of its original significance remains, and therefore it is not considered that any harm to the setting of the heritage assets would result from its demolition. This lodge would be replaced by a pair of detached dwellinghouses, in this location, marking the main entrance.

It is also acknowledged that all structures to be demolished as part of the proposals, with the exception of the derelict workshop, would also have been demolished under the extant permissions for the school approved for the site, Ref: 172220FUL and Ref: 172221LBC.

*Repair, Alterations, Extensions and Partial Restoration of The Abbey*

It is proposed to restore much of the exterior of The Abbey to its original appearance including but not limited to works to replacement of roof finishes, repair and reinstatement of derelict areas, upgrade of rainwater goods, thermal upgrading, replacement of openings on a 'like for like' basis. The chapel would have its stained-glass windows, currently in a state of disrepair, replaced with windows to match.

Internal historic features of significance would be retained or reinstated including the reinstatement of the historic interiors and layout of the highly significant principal rooms, as well as reinstatement of the main entrance hall and main staircase of the south range. Unfortunately, the long-term deterioration of the building has meant that little of the interior remains, therefore the change in much of the plan form to accommodate flats would have little impact.

A new enclosed infill extension connecting the north-west and south-west at the first-floor level is proposed, which would replace the previous 1960s extension that would be demolished. While a smaller addition revealing the internal courtyard or no addition in this location would be preferable, it is acknowledged that the proposed addition sufficiently replicates the style of the front façade and that it would replace a harmful and utilitarian 1960s addition of a larger scale in height and depth terms.

The works would provide a substantial enhancement of the special architectural and historic interest of The Abbey and conditions, as recommended by Historic England, have been included in this recommendation to ensure that the details are correct. The conditions would ensure that as much of the original building fabric as possible is preserved or reinstated where appropriate.

*Walled Garden*

The walled garden itself would be utilised for its original purpose, by residents and the wider community, and the walls repaired and partially rebuilt as necessary to ensure its long-term survival. The specific works for the repair have not been provided and a condition of permission being granted has been recommended requiring those to be submitted to the local planning authority for approval, in consultation with Historic England. With the attached lean-to workshop demolished, a single storey building of a period brick to blend with the walled garden and similar scale and form to the workshop would be constructed in its place containing a single residential unit.

*New Buildings and Setting of Abbey and Walled Garden*

With The Abbey and walled garden currently occupying their historic, open setting, there would be a change to their context and an urbanisation with the introduction of the new residential blocks which is the primary harm caused by the proposed development in respect of heritage. The front façade of The Abbey would be seen in conjunction with Blocks K and J, as shown on Figure 6 below. Figure 7 shows a view of the opposite side in relation to the new buildings in that location.

Notwithstanding, the view encompassing The Abbey shown in Figure 6 below is considered to be the most impacted by the development (with the principal elevation of The Abbey being

affected) though, even with this view, there is a reasonable separation of the Abbey and new blocks and The Abbey is in an elevated position.

As has been demonstrated by the submitted Heritage, Town and Visual Impact Assessment and accepted by Historic England, views from the south lawn and from the driveways of the new development with The Abbey would largely be obscured by trees. When deciduous trees are not in leaf, as has been shown by the submitted documents, it is considered that the impact would be low as has been assessed by Historic England. It is also noted that, while there would be some urbanisation of the Abbey's setting, its primary setting within the south lawn would be enhanced by the creation of a public open space in that location and with the wide low belt of planting along the south facing elevation.

There would be enclosure to the walled garden through the location of new blocks around it though that listed structure is not of the importance of The Abbey visually and concern has not been expressed by Historic England or the consultant appointed as the local planning authority's planning officer. Further, the overall harm caused to the setting of the listed structures is considered to be on the lower end of 'less than substantial' and outweighed by the significant public benefits of proposed, as assessed under the 'Principle' section of this report.



**Figure 6** *View of Proposed Blocks K and J From Principal Façade of The Abbey*



**Figure 7** *View of Block F from South of The Abbey*

*Openness of MOL*

The bulk of the development would be concentrated around the northern extent of the site where it is less open and exposed to the North Circular, with all proposed residential blocks either partially or fully north of The Abbey.

As outlined on Figure 5, within the ‘Principle’ section of this report, the footprint of buildings and hardstandings taken together would be less than those of the school development. However, the proposed buildings would have a greater massing than the school buildings being more impactful in this regard.

Further, the proposed buildings of mostly five stories in height would be very impactful on the openness of MOL in their proposed location, including from views from the outside the site on the North Circular as shown below on Figure 8. It should be noted that, while there is limited visibility of buildings of the site from the North Circular as existing, the North Circular adds a hard urban edge which is not overly benefited from the openness of the application site.

Overall, there would be a high degree of urbanisation of the site where the proposed blocks of flats are proposed, greatly taking away its openness. However, as discussed further within the ‘Principle’ section of this report, this part of the site does not perform well in respect of its MOL values and the development in, part qualifies, as development on previously developed land by virtue of the approved school permissions. Owing to those factors, and the substantial benefits of the proposed development, it is considered that the impact of the proposed development on the openness of the MOL is acceptable and very special circumstances exist in this case to justify the proposals.



**Figure 8** *View of Proposed Development from North Circular (VuCity)*

**Design and Appearance**

*Blocks of Flats*

Examining the architectural merit of the blocks of flats, independent of their placement, massing and spatial relationships to historic assets (outlined in sections above), the proposed materials, fenestration orientation and structural detail would be sensitive, of high quality and positive contributors to the site and wider townscape.



Each elevation of the proposed blocks references architectural elements found along the facades of the original abbey, specifically the chamfers which feature in the octagon towers of the Abbey. These corner treatments are translated to the proposed blocks, to visually soften corners and open up the spaces between blocks, while also breaking up the mass along the length of the blocks. Along the internal facades of the blocks which face the Abbey, bays are used to mirror the turrets found along the Abbey facades, while also providing internal views of the Abbey, Garden and west drive parkland. The top floors of the proposed blocks are either set back, chamfered or both, to further break up the vertical mass of the structures, while also improving the visual impact of the blocks when viewed in conjunction.



**Figure 9** *Blocks C and D Viewed from within the Walled Garden, Demonstrating Chamfered Corners, Elevation Detail and Brickwork*



**Figure 10** *Block J with Bay Windows Referencing the Abbey's Turrets to the East*

In terms of window proportions and design, each is vertically accentuated, with leafs which are narrow and tall. All windows incorporate a simplified lintel detail, which varies in design,

and references a common characteristic of Gothic Architecture whereby windows are dressed in ornate decoration. Similarly, the proposed balconies along the blocks utilise metalwork which references the original arches found within the Abbey, another feature of Gothic architecture within this period.

The proposed brickwork would have a light, subtle pallet, to reference the cream and buff render found across the Abbey.



**Figure 10 and 11    Design Guide and Elevational Details for the Proposed Blocks of Flats**



**Figure 12    Blocks A and B in the Foreground, with Blocks C and D in the Background, Demonstrating Chamfered Corners, Setbacks and Window and Terrace Detailing**



*Terrace, Gatehouses and Other Structures*

Along the south-western part of the site, one terrace of eight dwellings and twin detached gate houses are proposed (one dwelling each). These buildings would utilise the same building materials and colour palette as the blocks of flats to the north, but without the chamfer details and terraces, due to their limited 2-storey height. Traditional pitched roofslopes on all 3 structures are proposed, both to minimise their presence in relation to the south lawn, and to imitate the traditional form of ancillary buildings of the original buildings surrounding the Abbey.



**Figure 13** *Block H (Terraces), Viewed from the South in Relation to the West Drive*

The two other retained structures, the Workshop and Cottage, both adjoining the Walled Garden, utilise similar design approaches to the southern blocks, with limited 1 to 2-storey scales, shallow pitched roof slopes, and subtle materials palettes to reference the brick work found along the Wall Garden.



**Figure 14** *Proposed Refurbished Workshop Facing the Walled Garden*

### Landscaping and Play Space

The proposed landscaping strategy has been developed through a multi-disciplinary approach guided by two main principles, respecting the history and nature of the site with its listed buildings (Twyford Abbey, the walled garden, and the adjacent St Mary's West Twyford Church) and preserving and enhancing the ecological value of the site. A high-level illustrative plan of the landscaping of the development is shown on Figure 15 below.

To accompany a key benefit of the scheme in the opening of the south lawn to the public, the landscaping proposals would aim to keep and enhance English country park character by keeping the same planting type and augmenting the planting and hedging using native and wildlife beneficial species. A pedestrian access point would be provided off Twyford Abbey Road, sized only for pedestrians, and sited to provide an optimised view of The Abbey across the south lawn from where there is currently no visibility.

Play facilities would be located in the south-eastern corner and equipment would be provided for all ages including teenagers with surfacing consisting of turf and recycled rubber crumb to underlay swings or slides. Private and semi-private children's play space would also be provided around the proposed residential blocks, as discussed further within the quality of living conditions section of this report.

Landscaping for the listed structures, The Abbey and Wall Garden, would seek to enhance the setting of those assets comprising of:

- A simple and open space in the courtyard of The Abbey to optimise that small space with a central lawn surrounded by a low hedge and path,
- One large southern terrace to overlook the south lawn that would be of the expected traditional style for a manor house and paved with clay pavers,
- Simple and classic landscaping of the main (west) façade comprising of evergreen shrubs and perennials,
- Individual, raised private terraces for the northern and eastern (traditionally back-of-house) facades with evergreen planting to privacy, and
- A traditional layout of the walled garden with a geometric design and hoggin paths including, in addition to the grow gardens, a wide area of wildflowers, picnic seats and benches and a community orchard. Grow garden plots would be provided at different heights to provide for all users including children.

Other key features and considerations of the proposed landscape masterplan include:

- The provision of public, semi-private, private and managed access spaces comprising of the south lawn and pedestrian paths (public), areas of privacy planting and spaces enclosed by the new residential blocks to the east and west (semi-private), the walled garden and inner Abbey courtyard (managed access) and the east and south Abbey terraces, private amenity terraces to new buildings and gardens at the town and gate houses along the west drive (private),
- The creation and enhancement of habitat through the introducing/re-introducing additional habitats through carefully considered planting, expanding the existing planting area of the existing swale, provision of orchard planting providing food for wildlife and residents and planting of 3922sqm of wildflower meadow and areas of species-rich grassland,
- Provision of a large rain garden within the walled garden to link to the ephemeral swale to the east,
- Planting of a new belt of trees along the northern boundary which would provide noise/pollution and visual screening of the main car parking area,

- Woodland style planning along the eastern and western boundaries also which would also provide screening,
- Brown (planted) roofs on all of the proposed buildings,
- Complementing of the view towards St Mary’s Church by a strip of simple lawn backed by an existing evergreen hedge, and
- Hard landscaping that has been minimised as much as possible through the utilisation of existing hardstanding areas, single lane roads and siting of the main car parking area where it would have the least impact on amenity and buildings and hardstandings in locations with the lowest ecological value. Majority of the paving used, approximately 68%, would be permeable.

The development would achieve a positive urban greening factor (UGF) of 0.673 which is an increase on the existing estimated score of 0.663 and in accordance with policy G5 of the London Plan (2021) which requires positive urban greening to result in an increase in green cover.

The proposed landscaping masterplan as a whole is considered to be a thoughtfully conceived strategy, which subject to the submission of the detailed aspects of the proposals, would enhance the setting of the heritage assets, contribute positively to the visual amenity of the overall site, and provide the long-term stewardship of the landscape for future generations to enjoy. The Council’s Landscape Architect has also reviewed the proposal and considers that it is well thought-out, with the only concern being the number of trees to be felled which is discussed within the subsequent subsection of this report.



**Figure 15** *Illustrative Plan of Proposed Landscaping*

**Trees**

There will be a replacement for all of the 157 trees that would be felled and six groups of trees. While this will result in a no net loss of trees from the site, it was expressed by Tree

Services that a considerable proportion of trees to be felled would have large crowns with the main species being sycamore, ash, horse chestnut, lime, false acacia and oak.

The proposed trees, being more ornamental, would not always replicate the character of the trees being felled though it is recognised by the Tree Team that the planting scheme is dictated by the reduced amount of space available around the proposed development.

Further, Tree Services have not objected to the proposals subject to a financial contribution (£100,000 agreed) calculated on the discrepancy between the CAVAT value of trees being lost and planted, for planting new additional trees off-site. Conditions were recommended in relation to the protection and retention of existing trees and vegetation, monitoring of the trees of the development and specifications of the proposed plantings such as tree size, soil volumes and pit preparation.

There is no doubt that the proposal would result in a notable loss of established mature trees, and that these amenity values would unavoidably take considerable time to become re-established from the proposed planting.

Nonetheless, in the longer term the proposed landscaping plan (including replacement tree planting) which has been prepared by specialist heritage landscape architects (with technical input from an arboriculturalist) has been carefully considered to be commensurate with and complement the site's historical status, and to ensure that the amenity of the site can be enhanced and sustainably managed for future generations to enjoy in accordance with policy G7 of the London Plan (2021) and policy 5.10 of the Ealing Development Management DPD (2013). It would also result in a slight biodiversity net gain and ecological benefits as discussed further within the subsequent section to this report, as well as planting of new additional trees off-site.

### **Nature Conservation and Ecology**

The Twyford Abbey grounds is a designated SINC ('Borough Importance' Grade II) due to the presence of extensive areas of woodland and other natural habitats (e.g. scrub, grasslands, scattered trees, tall herbs and bare ground) that have the potential to support birds, mammals and invertebrates. A key reason for the SINC designation is that the site is a large area of open space in a heavily built-up area.

As part of the submitted Ecological Impact Assessment (EIA: prepared by ArbTech, v3, dated: 05.05.2022), a preliminary ecological appraisal (PEA) was taken as well as various phase 2 ecological assessments.

The EIA concludes that the development, owing partly to the contained nature of the site, means that the proposal would be unlikely to project any impacts on the 16 other identified SINC sites that could potentially have been impacted. While there would be an adjustment to on-site habitats, the proposed landscaping scheme would provide consolidation and enhancement of habitat that would remain on site through (summarised):

- Improvement to remaining grassland by a banded introduction of a reseeded species rich area and de-intensification of the rowing regime,
- Planting of a traditional orchard,
- Introduction of new habitat types by seeding to create a wetland mosaic associated with the SUDS scheme,
- Introduction of proprietary micro-habitat features including bat boxes, bird boxes, insect houses and dead wood, and
- A policy of deadwood retention on site where practicable.

Owing to the above, there would be a slight positive impact upon the SINC post construction in respect of biodiversity net gain.

The PEA and subsequent evaluations found little evidence of protected species within the site that warranted specific phase 2 surveys with the only exception being for bats for which habitat was found. It is also anticipated that the site provides habitat for hedgehogs. Nonetheless, it is concluded that the overall impact on the habitat for both, with the suggested mitigation measures implemented, would be neutral. Mitigation measures are outlined within Section 1.50 of the EIA that would be deemed adequate including the provision of bat boxes. A condition of planning permission being granted has been recommended that would require the submission of an EIA that would be required to include such measures in detail.

No developments proposed at adjacent sites were identified that would result in a cumulative ecological impact in conjunction with the development proposed under these applications.

**Mix of Residential Units**

London Plan (2021) 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. This should also take into account:

- the ability of new development to reduce pressure on conversion, subdivision and amalgamation of existing stock,
- the need for additional family housing and the role of one and two bed units in freeing up existing family housing, and
- the nature and location of the site, with a higher proportion of one and two bed units generally more appropriate in locations which are closer to a town centre or station or with higher public transport access and connectivity.

The proposed development puts forward an acceptable housing mix, as follows:

**Table 2 Housing Mix**

	1-bed	2-bed	3-bed	Townhouse (3-bed)	Total
<b>London Affordable Rent</b>	19	27	24	-	70
<b>Immediate/shared ownership</b>	11	29	-	-	40
<b>Market</b>	80	118	8	10	216
<b>Total</b>	110	174	32	10	326

As such, of the 326 units proposed, about 13% would be 3-bedroom units, 53% would be 2-bedroom units, and about 34% would be 1-bedroom units. This represents an adequate range of units within the context of the development and surrounding site.

Both the GLA and the Council’s Housing department are supportive of the housing mix from a strategic perspective. As such, this aspect of the proposed development is considered acceptable in accordance with London Plan (2021) policy H10.

**Affordable Housing**

Paragraphs 62 to 65 of the NPPF seek to deliver housing for different groups in the community, including those requiring affordable housing, in new residential developments of five homes or more. Paragraph 65 expects that at least 10% of the total number of homes provided by new major development to available for affordable home ownership.

Policy H4 of the London Plan (2021) sets a strategic target of 50% of all homes to be genuinely affordable. Unless justified through detailed viability evidence, Policy H5 requires a minimum of 50% affordable housing on SIL sites appropriate for residential uses in accordance with Policy E7 where the scheme would result in a net loss of industrial capacity. 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 Mayor’s Affordable Housing and Viability SPG and Policy H5 set out the ‘threshold approach’ to planning applications whereby schemes that meet or exceed the relevant threshold of affordable housing by habitable room without public subsidy, meet the relevant tenure mix and meet other relevant policy requirements and obligations to the satisfaction of the borough and the Mayor are eligible to follow the Fast-Track Route set out in the SPG; this means that they are not required to submit a viability assessment or be subject to a late stage viability review.

The proposal intends to deliver 110 affordable homes, with the following tenure mix:

**Table 3 – Housing Tenure by Habitable Rooms and Units**

Tenure	Habitable rooms	No. of Units
Private	576 (64%)	216 (66%)
Affordable	324 (36%)	110 (34%)
<b>Total</b>	900	326

**Table 4 – Housing Tenure by Unit Offered**

	1-bed	2-bed	3-bed	Townhouse	Total
<b>London Affordable Rent</b>	19	27	24	-	70
<b>Immediate/ shared ownership</b>	11	29	-	-	40
<b>Market</b>	80	118	8	10	216
<b>Total</b>	110	174	32	10	326

**Table 5 – Housing Tenure by Unit Type**



Unit type	London Affordable Rent	Shared Ownership	Private	Total
1B1P	0	0	10	10 (3%)
1B2P	19	11	70	100 (31%)
2B3P	0	20	58	78 (24%)
2B4P	27	9	60	96 (29%)
3B5P	20	0	5	25 (8%)
3B6P	4	0	3	7 (2%)
Townhouses	0	0	10	10 (3%)
<b>Total</b>	<b>70 (22%)</b>	<b>40 (12%)</b>	<b>216 (66%)</b>	<b>326</b>

**Table 6 – Housing Tenure by Habitable Rooms**

Unit type (habitable rooms)	London Affordable Rent	Shared Ownership	Private	Total
1B1P	0	0	10	10 (1%)
1B2P	38	22	140	200 (22%)
2B3P	0	60	174	234 (26%)
2B4P	81	27	180	288 (32%)
3B5P	80	0	20	100 (11%)
3B6P	16	0	12	28 (3%)
Townhouses	0	0	40	40 (5%)
<b>Total</b>	<b>215 (24%)</b>	<b>109 (12%)</b>	<b>576 (64%)</b>	<b>900</b>

As such, this would allow for the delivery of 36% affordable units by habitable room with a tenure split of 66% London Affordable Rent / 34% Shared Ownership. Therefore, because the above affordable housing will be delivered without the need for public subsidy and is policy compliant, the scheme is eligible for fast-track consideration under the threshold approach. As such, financial viability information and late-stage financial review mechanisms are not required.

In the GLA’s Stage 1 response, they were broadly supportive of the affordable housing offer, subject to confirmation it is acceptable to the Council, can be delivered without public subsidy and the securing of the quantum of affordable housing, an early-stage implementation review, and suitable affordability and eligibility criteria for affordable housing products the s106 agreement, for review prior to Stage II.

The Council’s Housing Team is supporting of the affordable housing offer, as it provides a compliant amount of affordable habitable rooms. This is subject to an early-stage review, secured through the Section 106 agreement and that the shared ownership offer is marketed to a range of incomes, which has been confirmed and agreed.

Overall, the proposed affordable tenure mix can be considered acceptable in this case given the confirmed viability constraints of the scheme.

**Employment and Training**

London Plan (2021) Policy E11 requires that development proposals should support employment, skills development, apprenticeships, and other education and training opportunities in both the construction and end-use phases, including through Section 106 obligations where appropriate. In this context, the Council’s Regeneration section request

that the developer produce a Local Employment & Training plan, which will set out commitments for both the construction phase of the development and end user opportunities. These would include:

- 12 apprenticeships per annum over the construction period,
- 20 work experience placements over the construction period, and
- A financial contribution for monitoring the apprenticeships/training.

These commitments would be secured via the Section 106 legal agreement.

**Residential Amenity of Neighbouring Properties**

*Siting in Relation to Sensitive Occupiers and Impact on Outlook and Privacy*

The application site is flanked by residential properties on the eastern side of Brentmead Gardens and on the western side of Iveagh Avenue. Twyford Abbey Road separates it from the blocks of flats opposite the site to the south which are approximately 25m in distance away. The closest buildings beyond the site to the north, that are on the opposite side of the North Circular (A406), are exclusively industrial in use.

Owing to their distance from the application site and that development at southern portion of the site comprises of the two dwellinghouses and terrace which are well away from the southern boundary, the blocks of flats on the opposite side of Twyford Abbey Road would not be detrimentally impacted by a loss of light, outlook or privacy.

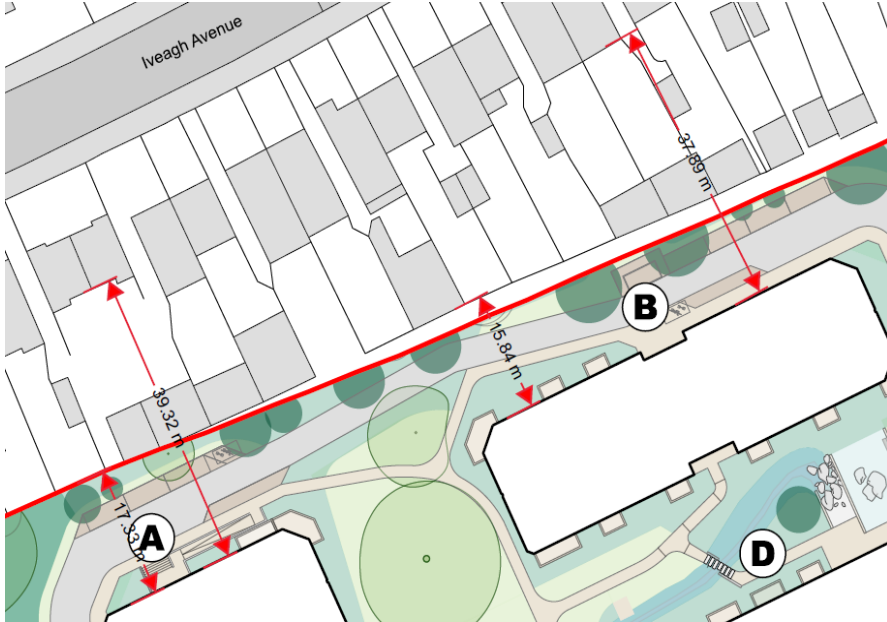
Further, the residential properties that would potentially be impacted in respect of light, outlook and privacy are those of Brentmead Gardens and Iveagh Avenue that share their rear boundaries with the site where development is proposed, as seen within Table 6 below with their distances from the proposed buildings shown.

**Table 7 Potentially Affected Properties**

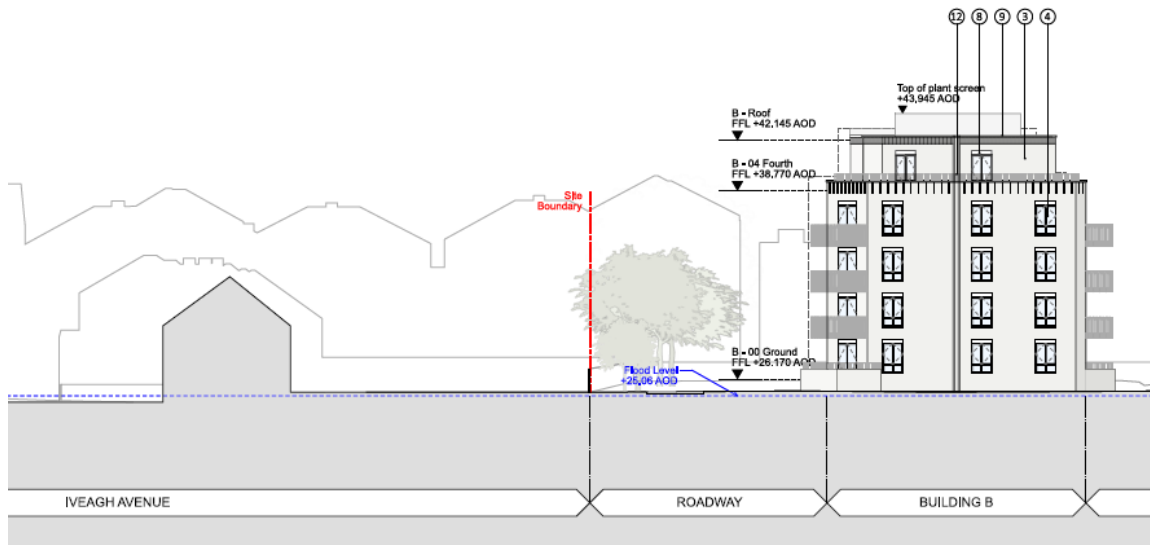
<b>Potentially Affected Properties</b>	<b>Proposed Building (s) Causing Potential Impact</b>	<b>Commentary</b>
Nos. 48 – 62 Brentmead Gardens	Blocks K & J (six stories in north-western corner)	As shown below, the blocks would be sited between approximately 14.8m – 17m from the rear gardens of those properties. The gardens of the properties are deep with the dwellings themselves being between approximately 40m – 43m in distance away.



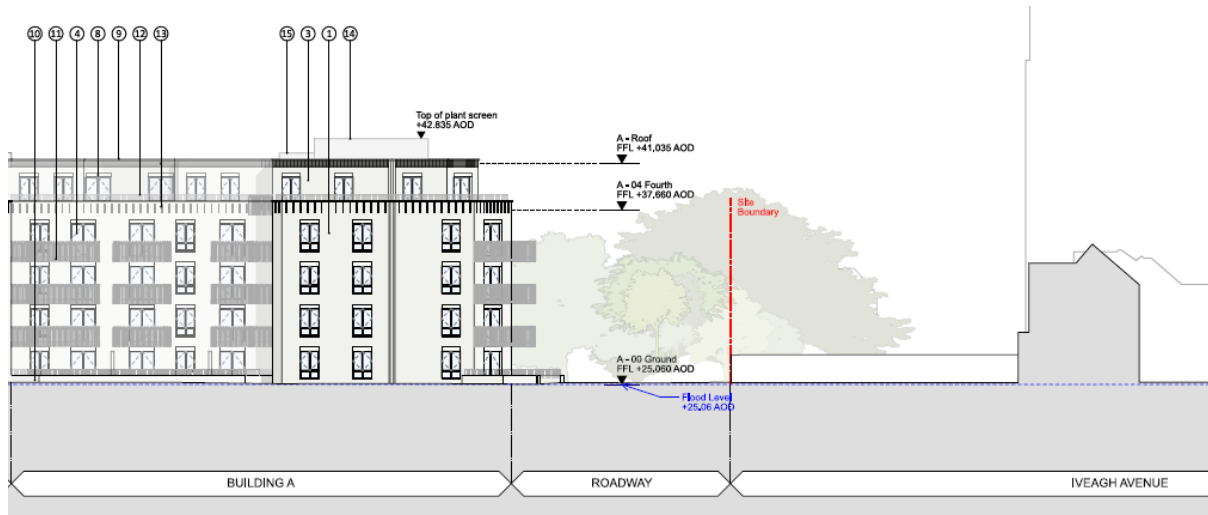
<p>Nos. 16 – 36 Brentmead Gardens</p>	<p>Terraced dwellinghouses</p>	<p>The terrace is separated by the properties of Brentmead Gardens to the rear by the back gardens proposed for the terrace and a narrow alleyway with a consistent separation distance of approximately 8m. The dwellinghouses would be a distance of approximately 30m away.</p>

<p>Nos. 1 – 37 Iveagh Avenue</p>	<p>Blocks A &amp; B (five stories in north-eastern corner)</p>	<p>Block A would be sited between approximately 15m – 17m from the gardens of the closest properties of Iveagh Avenue and approximately 34m – 38m from the dwellinghouses.</p> <p>The approximate distance of Block B to the nearest Iveagh Avenue properties' gardens would be between approximately 13.5m – 16.5m with there being between 33m – 40m to the dwellinghouses.</p> 
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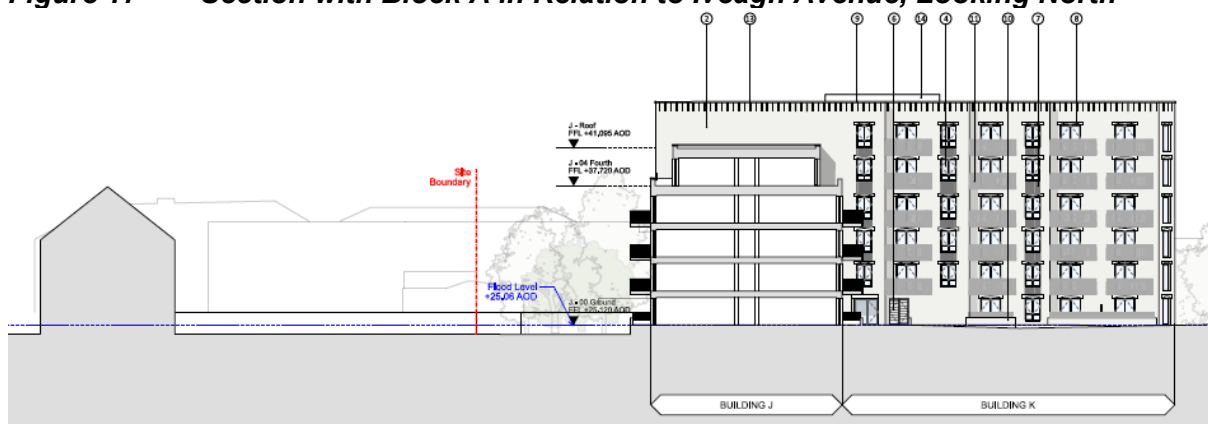
With the distances of the proposed blocks from the abovementioned properties, it is considered that there would sufficient separation for their privacy and outlook to not be unduly impacted. As also demonstrated by the submitted daylight/sunlight report which is discussed further within the subsequent section of this report, none of the gardens or windows of the properties shown below would be subject to undue impacts as assessed under Building Research Establishment (BRE) guidelines (titled: 'Site Layout Planning for Daylight and Sunlight'). Even with the separation proposed, it is accepted that the new buildings would be visible from neighbouring properties thereby having some impact on their outlook from the rear. Notwithstanding, as demonstrated by Figures 16, 17, 18, 19 and 20 below, which show the height and distance of the development relative to neighbouring properties, it is considered that the new buildings would not be unduly dominant or enclosing.



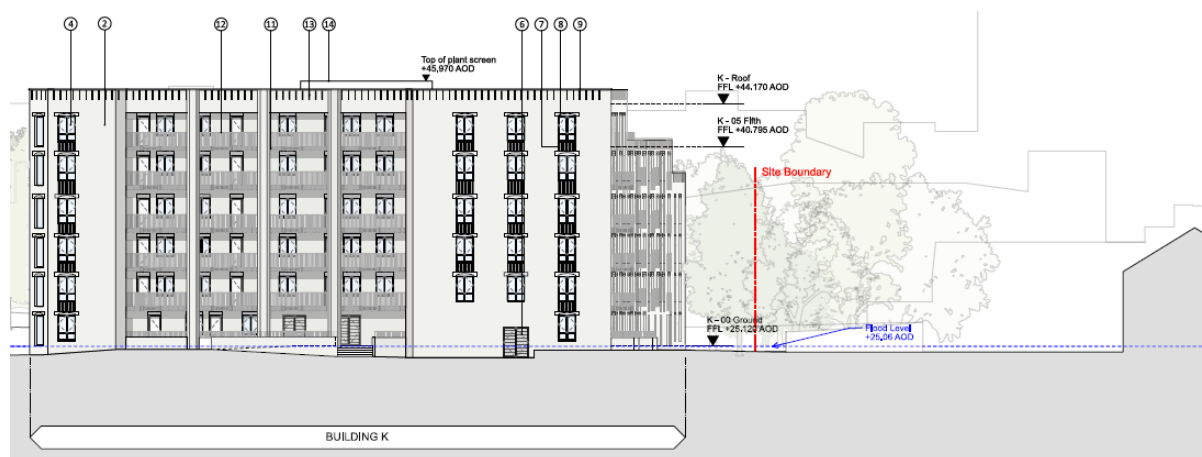
**Figure 16** Section with Blocks B in Relation to Iveagh Avenue, Looking South



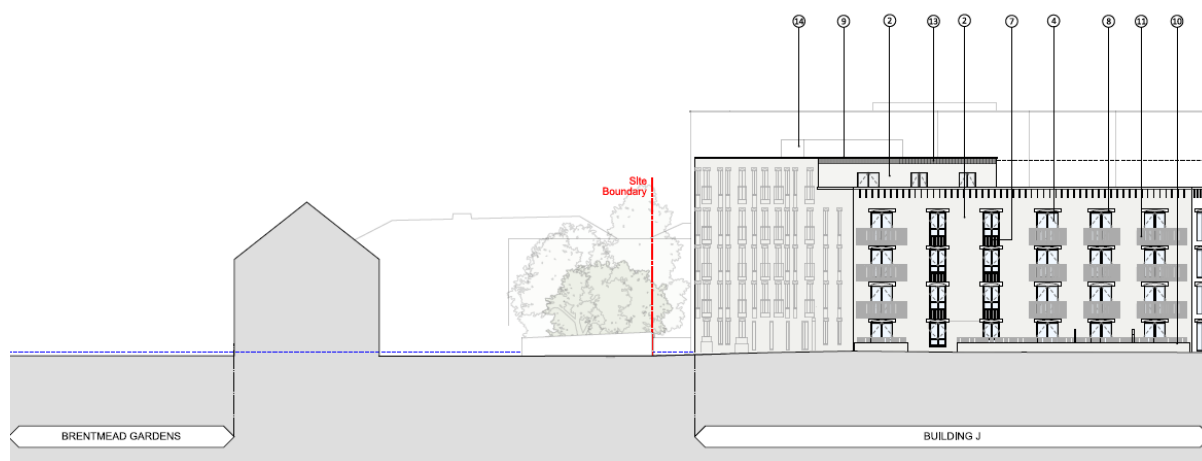
**Figure 17** Section with Block A in Relation to Iveagh Avenue, Looking North



**Figure 18** Section with Blocks J and K in relation to Brentmead Gardens, Looking North



**Figure 19 Section with Block K in Relation to Brentmead Gardens, Looking South**



**Figure 20 Section with Block J in Relation to Brentmead Gardens, Looking North**

*Daylight/Sunlight*

The impact on some ground floor windows of nos. 21, 25 and 27 Iveagh Avenue would be in respect of both direct sunlight and vertical sky component (VSC), being the amount of sky visible from a centre point of a window. In the case of all non-compliances, there are overhangs to the windows and, with the calculations done with those removed, all windows pass in respect of direct sunlight and VSC. Further, the additional calculations demonstrate that the presence of the elements overhanging the windows is a significant factor in the non-compliances. This is also evidenced by windows of a similar distance to proposed Block B not being detrimentally impacted.

The ground floor rear windows of no. 29, while not affected beyond a reasonable level in respect of their VSC and sunlight, would be impacted slightly beyond BRE recommendations in respect of distribution of daylight. They serve a rooms lit only from one side which are 5m deep and it is noted by the BRE guidelines that a daylight distribution impact for such rooms may be unavoidable.

The development would therefore impact only a limited number of ground floor windows of four properties above BRE recommendations, with all impacts partly owing to elements of those properties or the depth of the space being affected which are to be given consideration under BRE guidance. Further, it is considered that the proposed development achieves a

high level of compliance with BRE guidelines and its impacts on the small number of properties that would be affected above what is recommended by BRE guidelines would not be undue.

*Noise, Emissions, Lighting*

Taking into account the siting of the proposed blocks a reasonable distance from the nearby residential properties and their sole use for residential accommodation, it is not considered that there would be noise generated that would unduly impact those properties. This is confirmed through Pollution Technical (Environmental Health) having reviewed the proposal and raising no objection in respect of its impact on neighbouring occupiers in respect of noise or other forms of disturbance.

Notwithstanding, a condition was recommended requiring external artificial lighting at the development not exceeding vertical illumination lux levels at neighbouring premises that are recommended for Environment Zone 3 by the 'Guidance Note 01/20 For The Reduction Of Obtrusive Light' (Institution of Lighting Professionals).

In regards to potential noise disturbance during the temporary construction phase, that would be minimised through good-practice, and a condition has been included requiring the submission of a revised Demolition and Construction Management Plan. It would need to be demonstrated by the Delivery and Servicing Management Plan required by condition that deliveries and servicing of the development would not unduly impact residents through noise or other forms of disturbance.

**Quality of Living Conditions**

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 units. The following table indicates the space standards for new units:

**Table 8 Internal Floor Area Standards**

Unit Type	Single bedroom (sqm)	Double Bedroom (sqm)	Storage (sqm)	GIA (sqm)
1-bedroom, studio, 1-storey	N/A	11.5	1	39 (37 with standing shower)
1-bedroom, 2-person, 1-storey	N/A	11.5	1.5	50
2-bedroom, 3-person, 1-storey	7.5	11.5	2	61
2-bedroom, 4-person, 1-storey	N/A	11.5	2	70
3-bedroom, 5-person, 1-storey	7.5	11.5	2.5	86
3-bedroom, 5-person, 2-storeys	7.5	11.5	2.5	93
3-bedroom, 6-person, 1-storey	N/A	11.5	2.5	95

3-bedroom, 6 person, 2-storeys	N/A	11.5	2.5	102
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London Plan (2021) 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 majority of the proposed units meet the space standards, though about 8.5% of the units across the site (28 units) fall marginally under space standards. 3 units in Block C fall under space standards by 0.2sqm to 0.3sqm, though all units are dual aspect and have private outdoor amenity space. 3 units in Block D do not meet space standards, all by 0.3sqm, though again these units are dual aspect with private amenity space. Within Block F, 7 units are under space standards, all by 0.4sqm and all dual aspect with private amenity space. Within Block J, 8 units are undersized, with 3 1b2p units 1.5sqm undersized, the largest difference across the units, and these units are single aspect, though do have private balcony space. The remaining 5 undersized units are studios, and are undersized by 0.1sqm to 0.4sqm, and these units are single aspect, though do have private balcony space. Block K has 6 units undersized by 1m, all 2-bedroom, 4-person units, all dual aspect with private amenity space. Within the restored Abbey, there is 1 unit undersized by 1sqm, with private amenity space and dual aspect.

While new units not meeting size standards is generally not acceptable, the limited number of undersized units (8.5% of the total units), and the marginal differentials across all the GIAs, as well as the fact that all the undersized units have private amenity space through the provision of a balcony, on balance, these units are seen as acceptable. It should also be noted that the majority of the proposed units exceed space standards. Fifty-two percent of the proposed units would be dual aspect dwellings. While this does not present an ideal ratio of single to dual aspect dwellings, all the single aspect dwellings would be either east or west facing, protecting from undue overheating (when compared to a south facing single aspect unit) and receiving adequate natural daylight and sunlight (when compared to a north facing single aspect unit). Additionally, all the single aspect units have private amenity space through the provision of a terrace.

### Daylight, Sunlight and Overshadowing Assessment for New Units

The numerical results submitted within the Daylight and Sunlight Assessment for the proposed units demonstrates that the development achieves a very high level of compliance with the BRE recommendations. Whilst a small number of rooms and outdoor amenity areas do not meet the recommendations, the results are not unusual in the context of an urban location, and therefore on balance acceptable. Three tests were carried out to determine the quality of interior daylighting, the Average Daylight Factor (ADF), the Room Depth test and the Daylight Distribution/No Sky Line test. Additionally, the development was assessed in relation to amount of sunlight to windows and overshadowing of gardens and open spaces.

In terms of interior daylighting, 87.5% of all rooms tested meet and surpass ADF targets. Of the 114 rooms which fall short, 110 are living/dining/kitchens. 54 of these rooms achieve an ADF of 1.5%, which is the minimum recommended target for living rooms. As such, in overall terms, the ADF scores represent a relatively high level of compliance with BRE recommendations.

All rooms pass the depth tests, and while no fixed numerical pass/fail criteria are set for the No Sky Line test for new dwellings, as assessment was completed and included in the report. This assessment shows very positive results of the daylight distribution modelling.

Assessing the levels of sunlight to windows, 71% of units have a living room which faces within 90 degrees of due south, and 44% of units have a living room window which meet BRE numerical targets, specifically receiving 25% of annual probable sunlight hours, including at least 5% of the annual probable sunlight hours during the winter months between 21st September and 21st March. As such the proposed development provides good levels of sunlight to windows, having consideration for the urban nature of the site, and the requirements and constraints of the site.

Finally, test results show that 56% or more of the area of each amenity space will receive at least 2 hours of sunlight on 21 March, which exceeds the 50% recommendation set out in BRE guidance. The proposed development therefore passes the BRE overshadowing to gardens and open spaces test.

The proposed development has been designed to minimise overlooking between units. As such, Blocks A and B are separated by 26m, Block C and D are separated by 17m, The Abbey and Block J are separated by 27m and the Abbey and Block F are separated by 10m. Within the Abbey, units facing the internal courtyard would be set back by 18.5m and 22.2m. Blocks A and C will be separated by 19m across the internal courtyard, and the internal terraces along Block A, K, and J will be protected from overlooking with recommended condition 51, which determines treatments to protect from overlooking between units.

The GLA was generally accepting of the quality of the living accommodation, subject to the Council reviewing overlooking, daylight/sunlight requirements and protection from potential environmental nuisances, which has been done above. On this basis, it is considered the proposed residential units would offer a good standard of living conditions and would therefore comply with policies 7B and 7D of Ealing's Development Management DPD (2013) and London Plan (2021) Policy D6.

### **Private Outdoor Amenity Space**

In terms of private amenity space, London Plan (2021) Policy D6 and 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 5 sqm per 1 – 2 person unit and 1 sq m in addition for each additional occupant. Policy 7D also requires a minimum of 15 sq m of communal outdoor space per residential unit.

Each unit includes a private amenity provision, which can be used as extensions to the living space from which it is accessed. A minimum of 5 sqm of private outside space is provided for a 1-2 person dwelling and an additional 1 sqm for each additional occupant. As such, the proposed development is in accordance with policy D6 of the London Plan (2021) and policy 7D of the Ealing Development Management DPD (2013).

### **Communal Amenity and Play Space**

Policy S4 of the London Plan requires development proposals to make good quality and accessible provisions for play and informal recreation based on the expected child population generated by the scheme. The Mayor's Play and Informal Recreation SPG and Policy S4 expect a minimum of 10sqm per child to be provided in new developments.



Using the GLA's child play space calculator, the required play space is 1,534 sqm. It is noted that the Design and Access Statement states that the proposal will accommodate or exceed these requirements on site, providing doorstep play facilities within each building block, as well as additional play space located at the southern end of the South Lawn.

The provision of on-site high quality, accessible, safe, playable features for children, as well as safety measures and shaded spaces, and places for rest will be secured, as well as maintenance and management plans for the proposed play spaces. In accordance with Policy S4 of the Local Plan, the ongoing availability of all play space to all children in the development is secured by appropriate conditions of approval.

The application includes two portions of publicly accessible open space, permissible to be accessed between dawn and dusk daily, both of which are currently inaccessible: the south lawn at 10,256sqm and the Walled Garden at 4,540sqm.

The Council's Landscape Officer did not request any Section 106 contributions, considering the extent to which the development exceeds the policy requirements.

This delivery of open space is strongly supported, particularly as access to public open space is identified as one of the greatest needs for the area on the GLA's Green Infrastructure Focus Map, and the proposal is in accordance with Policy S4 of the London Plan (2021).

## **Environmental Health**

### *Contaminated Land*

A Desk Study and Ground Investigation Report has been submitted (prepared by GEA, dated December 20121) and reviewed by the Council's Pollution-Technical Officer (for contaminated land). The report indicates that there is no significant contamination at the site, only three locations of marginally elevated metals with two in the location of the proposed car park and one adjacent to the building footprint of Block F. It is anticipated that the contamination would likely be removed during the reduction of the site to formation. Given the history of the site and data available, the officer does not consider that further site investigation is required and recommended one condition requiring any unsuspected contamination encountered during the development to be drawn to the attention of the local planning authority. In the event of such contamination being encountered, no development could continue until a programme of investigation and/or remedial work is submitted to and approved by the local planning authority. The development could not be occupied until remedial works have been carried out and a full validation report has been submitted and approved. Subject to compliance with this condition, the development would be in accordance with local variation policy 5.21 of the Ealing Development Management DPD (2013).

### *Air Quality and Odour*

The site is located wholly within the London Borough of Ealing's borough-wide Air Quality Management Area since it was implemented in 2000. Paragraph 174 of the NPPF states that planning policies and decisions should contribute to and enhance the natural and local environment by (amongst other things): 'preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality.'

London Plan Policy SI 1 (Improving Air Quality) requires development proposals not to lead to further deterioration of existing poor air quality and should not create unacceptable risk of high levels of exposure to poor air quality. Development Management Policy 7A (Amenity) states that development which in the course of its operations will cause emissions of any sort must not erode the amenity of the surrounding uses, take reasonable steps to ameliorate these emissions and must provide all necessary evidence of mitigation that is requested.

An Air Quality Assessment has been submitted and assesses the baseline conditions, demolition and construction phases, operational phase and a mitigation and management strategy. It identifies appropriate mitigation measures to be implemented, including an Air Quality Management Plan. The assessment concludes that with these standard mitigation measures in place residual impacts are not considered significant. It also confirms the proposed development should be considered in conformity with the principles of the NPPF and Ealing Core Strategy in terms of air quality.

An Olfactometric Odour Assessment was submitted and found that while there are potential odour sources surrounding the site, future users would not be exposed to significant harmful odours.

The Council's Pollution Technical (EH) department have reviewed the above assessments and while they did not raise an objection, they raised concerns regarding the potential odour nuisances faced by future occupants and the impact of parking throughout the site on air quality through the operational stage. As such, odour sources and ventilation strategy conditions were recommended and included in the report below. Additionally, a revised Air Quality and Dust Management Plan was requested through pre-commencement condition and is included below. A financial contribution was also requested and agreed to address air quality mitigation within the borough, as agreed in the section 106 heads of terms.

The GLA Stage 1 response raised similar concerns, requesting additional information on impacts from construction traffic, an updated Air Quality Management Plan and compliance with Non-Road Mobile Machinery Low Emissions Zone for London standards, all of which are conditioned below.

As such, the proposal is broadly compliant with London Plan policy SI1, subject to conditions and Section 106 contributions.

#### *Noise and Vibration*

A Noise Impact Assessment (NIA) has been submitted (prepared by SRL Technical Services, dated May 2022) and reviewed by the Council's Pollution-Technical Officer.

The report identifies the North Circular Road as a significant source of noise generation experienced across the site that would, without sufficient mitigation, detrimentally affect façades of the proposed buildings including bedrooms facing the North Circular. Notwithstanding, based on the findings of the NIA, Pollution Technical have raised no objection subject to noise impacts on the development from the North Circular or any other nearby sources subject to conditions that would require details noise insulation of the building and of ground and airborne building vibration from road traffic and industrial/commercial uses to be approved by the local planning authority prior to commencement of the development demonstrating that internal noise limits specified in SPG10 would be achieved.

Other conditions were recommended for details of sound insulation to be submitted to the local planning authority for approval, including between sensitive rooms of neighbouring residential units, communal spaces/facilities and residential units and of lifts, to ensure future occupiers are not adversely impacted by noise generated from within the development itself.

It is also noted that the buildings closest to the North Circular, through their 'u' shaped footprints and orientation, would provide a barrier to noise from the North Circular for their semi-private amenity spaces. There would also be a tree belt planted along the boundary of the site with the North Circular to mitigate both noise and pollution effects on the proposed development.

### **Transport Matters and Servicing**

#### *Site Context*

The site has a PTAL rating of 1b to 3 (check consistent) which represents a poor to moderate level of access to public transport modes. The nearest bus stop is located on Bodiam Way, approximately 100m south-west of the site. This is served by the 226 bus route which runs from Ealing to Golders Green. The 224 bus route which runs from Wembley to St Raphael's Estate, via Alperton, can currently be caught from a stop 250m east of the site. In addition, the 112 bus from Ealing to Brent Cross can be caught from the North Circular. The nearest tube stations are Hanger Lane (approximately 700m) which serves the Central Line, and Park Royal Station (approximately 800m) which serves the Piccadilly Line. Overall, there are two tube stations within a 10-minute walking distance from the site; and three bus routes within an 8-minute walking distance.

The site is not currently within a controlled parking zone and some on-street parking is available on both sides of Twyford Abbey Road (due to the absence of parking restrictions). Twyford Abbey Road is protected by a 20mph speed limit, and there is a bus gate approximately 100m east of the main site access. The narrowing of the carriageway either side of the bus gate results in a width restriction (1.9m or 6'6") between the two site accesses.

#### *Access and Internal Layout*

The proposed development would refurbish and use two existing vehicular access points from Twyford Abbey Road. Both would be available for pedestrians and cyclists, with a third pedestrian/cyclist entrance proposed for the north of the site which would enable direct access from the North Circular.

Access to the main car parking area at the northern side of the walled garden and adjacent to the North Circular would be provided by the eastern-most access only that would follow the eastern border of the site in the approximate location of the existing access road.

The western-most access, leading to a one-way loop to the front of The Abbey, would serve the remaining 21 car parking spaces adjacent to Blocks K, J and H. Both accesses would be single laned in places to avoid adverse impacts on roots of nearby significant trees. Lay-by bays would be provided and Transport Services have not objected to this approach following amendments to widen the accesses where possible.

The proposed access with separate vehicular entrances would ensure adequate separation of traffic generated within the site and minimise trips near The Abbey, avoiding an impact on its setting that would potentially be caused with another arrangement. Access restrictions

through the use of retractable bollards would be in place requiring servicing vehicles to turn around on-site and avoiding the development becoming a rat run.

### *Parking*

The bulk of the car parking for the development would be located behind the walled garden and adjacent to the North Circular, though smaller car parking areas are also proposed adjacent to each of the new residential buildings including the terraced dwellings.

There are a total of 100 spaces proposed for the development which is compliant with the maximum provision of London Plan (2021) policy T6.1 which allows, for an Outer London site with a PTAL of 2, 0.75 parking spaces per one to two bedroom residential unit and 1 per unit with three or more bedrooms. Two on-site car club bays would be provided catering to residents that only require access to a vehicle infrequently.

This level of parking provision has been reviewed by the Council's Transport Officer and is considered acceptable to minimise impacts on surrounding streets. Also, in accordance with the London Plan (2021) standards, ten parking bays would be accessible and would be provided nearby accessible units. Twenty percent of spaces would be provided with electric charging and the remainder with passive provision, allowing conversion once demand is sufficient. Both the disabled parking and charging would be secured by condition, as well as a car parking management plan to ensure the parking is acceptably designed and allocated.

Financial contributions have also been sought for the review and potential implementation of a CPZ on adjacent streets to further address any potential impact on parking surrounding the site. Additionally, the Section 106 legal agreement would restrict parking permits of residents for any future CPZs implemented around the application site.

### *Cycle Parking*

A total of 601 long-stay cycle parking spaces would be provided for occupiers of the development, generally located near the entrances of the buildings at ground floor level, which is in excess of the 588 required by the London Plan (2021). Twenty-two short stay spaces would be provided and integrated within the public realm of the site with that number also being in excess of the London Plan (2021) requirement. No objection has been raised by Transport Services in relation to the provision of cycle parking or its design and a condition of planning permission being granted has been recommended that would require the numbers of spaces proposed to be implemented and detailed design of the stores to be submitted to the local planning authority for approval.

### *Servicing*

Deliveries and servicing are proposed to take place completely within the site at bays directly outside of the buildings. Both access roads would be utilised by service vehicles which would be required to turn on-site, using the loop of the western access or car parking area at the end of the eastern access. While this arrangement is considered acceptable, a DSMP would be secured by condition to provide further details of servicing including delivery times, trip frequency and operational details to ensure servicing is sufficiently functional and undistruptive of other road users and residents. The servicing of the development would be required to be operated strictly in accordance with the details so approved, shall be maintained as such thereafter and no change therefrom shall take place without the prior written consent of the Local Planning Authority obtained through the submission of a planning application.

### *Summary*

Subject to financial contributions for road safety improvements, for travel plan initiatives and monitoring and to implement the CPZ review referred to above as well as compliance with the recommended conditions which also require further details for the travel plan, delivery and servicing management plan, construction management plan, parking management details and cycle parking as well as a legal agreement that secures the provision of car club bays and memberships, it is considered that on-balance the proposal would not raise any adverse road safety concerns nor would it be considered to have a detrimental impact on the surrounding road network. The proposal would therefore be in accordance with Chapter 10 (Transport) policies of the London Plan (2021).

### **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. A Fire Statement prepared by a suitably qualified third-party assessor has been submitted. This has been reviewed by the GLA Stage Report, which indicates the information provided is in line with London Plan Policies D5 and D12 but requests a condition to secure compliance with the agreed fire statement. This condition has been applied.

The proposed development does not meet the height requirements for the national Health and Safety Executive to provide comments on the submitted Fire Strategy. Ealing's Corporate Head of Fire did not object to the proposed development and submitted Fire Strategy, though they did provide an updated guideline template for the submitted document, which was subsequently revised. Notwithstanding, and as stated above, to ensure full compliance, a condition has been recommended requiring a fire statement to be submitted to approved by the local planning authority prior to the development commencing.

### **Archaeological Impacts**

The site is located within an Archaeological Interest Area, specifically in relation to the potential for remains of a medieval moated manor house. An Archaeological Desk Based Assessment (prepared by RPS dated May 2022; DBA) has been submitted in support of the application and reviewed by Historic England's Greater London Archaeological Advisory Service (GLAAS). The comments received from the GLAAS note that the submitted report confirms that previous archaeological evaluation in the area has identified no remains. However, they do also state that little detail has been provided on the impacts works to convert The Abbey would have. Such works as the removal of footings during the demolition process, construction of the new infill structure and excavation for new services all have the potential to expose remains relating to the old medieval structure and moat. It is agreed that no further archeological work is needed for the wider scheme of new buildings surrounding The Abbey, though any excavation within the manor platform area, shown on Figure 14 of the DBA, should be carried out under an archaeological watching brief.

Further, based on those concerns, GLAAS recommend a condition, that has been included with this recommendation for approval, that requires a Written Scheme of Investigation (WSI) to be submitted to the local planning authority for approval prior to any demolition or development taking place. The WSI would be required to provide a programme and methodology of site investigation and recording, details of delivering related public benefits (where appropriate) and the programme for post-investigation assessment and subsequent analysis. The fieldwork would need include the aforementioned watching brief for observation of ground works around the manor platform area.

## Energy and Sustainability

The provision of sustainable development is a key principle of the NPPF 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% CO<sub>2</sub> emissions reduction target beyond Building Regulations Part L 2013. For the domestic element, a minimum 35% reduction in regulated CO<sub>2</sub> 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 Strategy, using the new Standard Assessment Procedure (SAP), setting out how the development would reduce carbon dioxide emissions. This has been reviewed by the Council's Energy & Sustainability advisor who supports the proposed energy and sustainability strategies but requires conditions as well as a S106 contribution towards low-carbon/renewable energy monitoring and a S106 carbon offsetting contribution.

As stated in the Energy Strategy, energy efficiency on site will be achieved through high efficiency building fabric, with a target to improve the new-build residential accommodation by >10% over current Building Regulations. Air Source Heat Pumps will be used throughout the development, within the new build flats, houses, workshop area, and refurbished buildings. A proportion of the heat for the heat pumps will be taken from ground and air sources, which allows them to be partially renewable. In addition, roof space area will be utilised to maximise PV provision, providing approximately 100kWp of PV. Energy modelling within the report shows the base CO<sub>2</sub> emissions for the development are approximately 324.8 tonnes CO<sub>2</sub>/year. Reductions of CO<sub>2</sub> emissions as a result of the efficiency measures are 38.7 tonnes CO<sub>2</sub>/year (12%). CO<sub>2</sub> reductions as a result of ASHP system contribute another 163.5 tonnes CO<sub>2</sub>/year (50%) reduction. The use of heat pumps results in a 100% electric development. Finally, the installation of PV panels will result in another reduction of 18.2 tonnes CO<sub>2</sub>/year (6%). As such, there will be a site wide 68% reduction in CO<sub>2</sub> emissions.

The submitted Overheating Assessment and Mitigation Strategy submitted with the application indicates that all refurbishment rooms, and 90% of new build rooms, comply with the mandatory TM59 DSY1 for criteria (a) and (b). Four of the six failing new build rooms are bedrooms, and additional MVHR and increased window openable areas are proposed to mitigate possible overheating.

The submitted Whole Life Carbon Assessment submitted with the application shows that the development would exceed the GLA benchmark set out in their March 2022 guidance. Additionally, the Circular Economy Statement submitted states the development aims to

meet the London Plan target of diverting 95% of construction waste from landfill, putting 95% of excavation materials to beneficial on-site use, and diverting 65% of Operational Waste from landfill by 2030.

Finally, the Sustainability Statement submitted with the proposal outlines how the development will integrate multiple sustainability principles, including social sustainability, adapting to climate change, integrating ecology and landscape design, low energy and carbon reduction measures, mitigating and preventing environmental pollution, reducing water usage through efficient appliances, and utilising sustainable transport modes. In the GLA's Stage 1 response, they state the proposal falls short of London Plan Policy S12 net zero-carbon target, while exceeding the target for the minimum 35% reduction on site. As such, a carbon offset payment is required, which will be outlined further below. Additionally, the Whole Life Carbon (WLC) report submitted with the proposal indicates it meets the requirements of Policy S12, and the applicant has submitted an excel version of the GLA's WLC assessment. Finally, the Stage 1 response also requested a Circular Economy Statement, which has now been submitted.

The Council's Energy Officer provided comments on the proposal, stating the council is highly supportive of the proposed energy and sustainability strategy, especially omission of any gas infrastructure on site. There is a shortfall of 3,132 tonnes CO<sub>2</sub> (over 30 years) in the zero-carbon that will be mitigated through an "offset" S106 payment at £95 per tonne to the Council of £297,540. For information, the carbon offset amount saved through the Clean/Green energy equipment is £522,700. A s106 contribution of £6,156 for automated monitoring and £10,764 for monitoring equipment and data processing is also sought. Finally, six conditions are sought for enforcing and monitoring the various elements of the Energy and Sustainability Strategies.

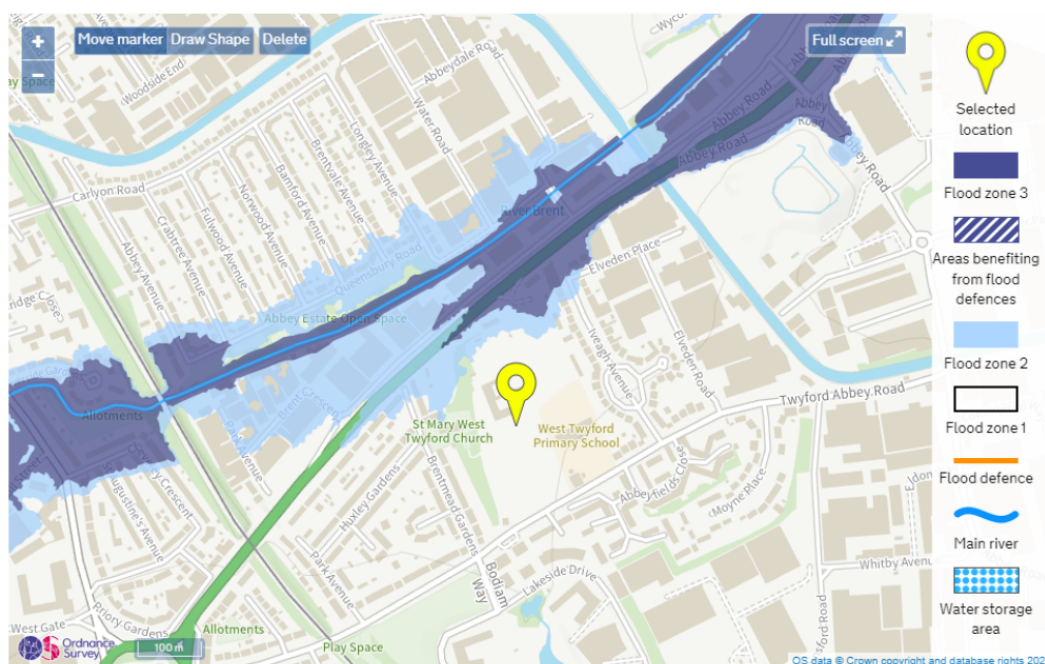
Subject to these conditions and S106 obligations, the development would comply with national, regional and local policies in terms of sustainability.

### **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. The NPPF, paragraph 161 through 164, requires a risk-based sequential test to steer new development to areas with the lowest probability of flooding. If development is to occur within areas of Flood Risk greater than Zone 1, the development must (1) provide wider sustainability benefits to the community which outweigh the flood risk and (2) be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall.

The majority of the site is within Flood Zone 1, however the north of the Site is located Flood Zone 2, and a small area is located in Flood Zone 3. The Site is at low risk of flooding from all other sources.





**Figure 2: Environment Agency Flood Zone Map**  
**Source: Environment Agency.**

**Figure 21 Map Showing the Site with the Location of Flood Zones 2 and 3 in Blue**

The Flood Risk Assessment submitted states that the proposed development meets exception (2) of the NPPF sequential test, through a number of measures. Firstly, the most vulnerable ground floor levels within Flood Risk Zones 2 and 3 would be raised above flood level in accordance with EA requirements. A Flood Compensation Scheme and Warning and Evacuation Plan will also be implemented across the site. To mitigate the increase of impermeable surfaces across the site, infiltration methods will be used to address increased run-off rates. Sustainable Urban Drainage Systems (SUDS) will be applied to the vulnerable areas of the site.

To meet exemption (1) an assessment by the Council has been undertaken to determine if the wider sustainability and community benefits of the scheme outweigh the flood risk. Considering the minimal area of the site which is within Flood Risk Zone 2 and 3, the limited proportion of proposed buildings within this area, and the multiple public benefits of the scheme outlined above, the development is seen to meet the 2 exception criteria within the NPPF.

Thames Water raised no objection to the proposed development, while requesting conditions and informatives to protect its infrastructure, which are included above.

The Environment Agency reviewed the proposal and did not raise an objection subject to the inclusion of a condition requiring the development to be carried out in accordance with the submitted flood risk assessment. This condition has been included above.

The Council's SUDS/Drainage Officer has raised no objection in principle to the proposals. However, particularly as an agreed off-site run-off rate has not yet been agreed, a condition has been recommended requiring the submission of detailed drainage designs to be submitted to and approved by the local planning authority.

**Refuse and 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.

The Council's Waste and Refuse consultee raised no objection to the proposed development, and as such, a condition has been included above which requires the development to be carried out in accordance with the submitted Operational Waste Management Strategy, Delivery and Servicing Plan and Estate Management Plan.

**Digital Connectivity**

London Plan Policy SI6 requires development proposals to ensure that sufficient ducting space for full fibre connectivity infrastructure is provided to all end users within new developments, unless an affordable alternative 1GB/s-capable connection is made available to all end users. The GLA has requested a condition be applied to ensure that this is provided and secured, and this condition is included below.

**The Mayor's Community Infrastructure Levy (CIL)**

The Mayoral Community Infrastructure Levy 2 (MCIL2) was adopted on 1st April 2019. This has introduced a charging system within Ealing of £60 per sqm of gross internal floor area to be paid to the GLA for applications decided on or after the above date. MCIL2 will be used to fund Crossrail 1 (the Elizabeth Line) and Crossrail 2 and supersedes the previous MCIL1 charging schedule. The proposed scheme would be liable to MCIL2 which would amount to approximately £1,130,080 subject to indexation. This would be payable upon implementation of a planning permission as per the CIL regulations and is a local finance consideration for the purposes of Section 70 (2)(b) of the Town and Country Planning Act 1990.

**Conclusion**

For all the reasons outlined in this report, it is recommended that listed building consent be granted subject to conditions; and that on-balance, planning permission should be granted, subject to Section 106 obligations and planning conditions to mitigate potential adverse impacts of the proposal.

**Human Rights Act**

In making your decision, you should be aware of and take into account any implications that may arise from the Human Rights Act 1998. Under the Act, it is unlawful for a public authority such as the London Borough of Ealing to act in a manner which is incompatible with the European Convention on Human Rights.

You are referred specifically to Article 8 (right to respect for private and family life), and Article 1 of the First Protocol (protection of property). It is not considered that the recommendation to approve 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 agreement will be required for alterations to roads and footpaths. Various licences may be required for public houses, restaurants and elements of any scheme that constitutes a 'house in multiple occupation 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 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 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 will issue a Completion Certificate to confirm that the works comply with the requirement of the Building Regulations.

In relation to fire safety in new 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.

**APPENDIX A CONDITIONS AND INFORMATIVES, REF: 222378LBC**

1. Time Limit

The development to which this consent relates must be begun no later than the expiration of three years beginning with the date on which the consent is granted.

Reason: To comply with the provisions of Section 18(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, as amended, to prevent the accumulation of unimplemented listed building consents, and to enable the Local Planning Authority to review the situation at the end of this period if the development has not begun.

2. Approved Drawings

The development hereby approved shall be carried out in accordance with drawing title numbers:

- DL0182-AHMM-ZZ-ZZ-DR-A-PL001 Site Location Plan P01
- DL0182-AHMM-ZZ-ZZ-DR-A-PL002 Existing Site Plan P01
- DL0182-AHMM-ZZ-ZZ-DR-A-PL003 Proposed Block Plan P01
- DL0182-AHMM-ZZ-ZZ-DR-A-PL004 Existing Site Sections Key Plan P01
- DL0182-AHMM-ZZ-ZZ-DR-A-PL030 Existing Site Sections P01
- DL0182-AHMM-ZZ-00-DR-A-PL098 Proposed Demolition Plan P01
- DL0182-AHMM-ZZ-00-DR-A-PL099 Proposed Site Sections and Elevations Key Plan P01
- DL0182-AHMM-ZZ-00-DR-A-PL100 Masterplan Proposed Ground Floor Plan P01
- DL0182-AHMM-ZZ-ZZ-DR-A-PL101 Masterplan Proposed Levels 01-03 Plans P01
- DL0182-AHMM-ZZ-04-DR-A-PL102 Masterplan Proposed Level 04 Plan P01
- DL0182-AHMM-ZZ-05-DR-A-PL103 Masterplan Proposed Level 05 Plan P01
- DL0182-AHMM-ZZ-RF-DR-A-PL104 Masterplan Proposed Roof Plan P01
- DL0182-AHMM-ZZ-ZZ-DR-A-PL300 Proposed Site Sections P01
- DL0182-AHMM-AA-B1-DR-A-PL009 Existing Basement Plan P01
- DL0182-AHMM-AA-00-DR-A-PL010 Existing Ground Floor Plan P01
- DL0182-AHMM-AA-01-DR-A-PL011 Existing Level 01 Plan P01
- DL0182-AHMM-AA-02-DR-A-PL012 Existing Level 02 Plan P01
- DL0182-AHMM-AA-RF-DR-A-PL013 Existing Roof Plan P01
- DL0182-AHMM-AA-ZZ-DR-A-PL020 Existing North & South Elevations P01
- DL0182-AHMM-AA-ZZ-DR-A-PL021 Existing East & West Elevations P01
- DL0182-AHMM-AA-ZZ-DR-A-PL022 Existing Courtyard Elevations P01
- DL0182-AHMM-AA-ZZ-DR-A-PL030 Existing Sections 1 of 2 P01
- DL0182-AHMM-AA-ZZ-DR-A-PL031 Existing Sections 2 of 2 P01
- DL0182-AHMM-AA-B1-DR-A-PL049 Scope of Demolition - Basement Plan P01
- DL0182-AHMM-AA-00-DR-A-PL050 Scope of Demolition - Ground Floor Plan P01
- DL0182-AHMM-AA-01-DR-A-PL051 Scope of Demolition - Level 01 Plan P01
- DL0182-AHMM-AA-02-DR-A-PL052 Scope of Demolition - Level 02 Plan P01
- DL0182-AHMM-AA-RF-DR-A-PL053 Scope of Demolition - Roof Plan P01
- DL0182-AHMM-AA-ZZ-DR-A-PL060 Scope of Demolition and Remediation - North Elevation P01
- DL0182-AHMM-AA-ZZ-DR-A-PL061 Scope of Demolition and Remediation - South Elevation P01
- DL0182-AHMM-AA-ZZ-DR-A-PL062 Scope of Demolition and Remediation - East Elevation P01
- DL0182-AHMM-AA-ZZ-DR-A-PL063 Scope of Demolition and Remediation - West Elevation P01
- DL0182-AHMM-AA-ZZ-DR-A-PL064 Scope of Demolition and Remediation - Courtyard Elevations 1 of 2 P01

DL0182-AHMM-AA-ZZ-DR-A-PL065 Scope of Demolition and Remediation - Courtyard Elevations 2 of 2 P01

DL0182-AHMM-AA-B1-DR-A-PL099 Proposed Basement Plan P01

DL0182-AHMM-AA-00-DR-A-PL100 Proposed Ground Floor Plan P03

DL0182-AHMM-AA-01-DR-A-PL101 Proposed Level 01 Plan P01

DL0182-AHMM-AA-02-DR-A-PL102 Proposed Level 02 Plan P01

DL0182-AHMM-AA-RF-DR-A-PL103 Proposed Roof Plan P01

DL0182-AHMM-AA-ZZ-DR-A-PL200 Proposed North & South Elevations P01

DL0182-AHMM-AA-ZZ-DR-A-PL201 Proposed East & West Elevations P01

DL0182-AHMM-AA-ZZ-DR-A-PL202 Proposed Courtyard Elevations P01

DL0182-AHMM-AA-ZZ-DR-A-PL300 Proposed Sections 1 of 2 P01

DL0182-AHMM-AA-ZZ-DR-A-PL301 Proposed Sections 2 of 2 P01

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

### 3. Details of Works

Notwithstanding the submitted documents, details in respect of the following shall be submitted to and approved in writing by the Local Planning Authority, in consultation with Historic England, before the relevant work is begun:

- a. Details of works to the walled garden and associated cottage, including any necessary works of repair and to ensure the future stability of the walls,
- b. Details of external render repairs to the Abbey, including technical specification and methodology,
- c. Details of works to the windows of the Abbey, including any new windows and repairs and/alterations to retained windows,
- d. Details of works to doors of the Abbey, including any new doors and works to retained doors,
- e. Details of proposed works to roof of the Abbey, including any replacement structure and finishes,
- f. Details of works to the ceiling of the former Abbey Chapel,
- g. Details of the repair and restoration works to the following interiors of the Abbey: the entrance vestibule, main entrance lobby, staircase compartment and community room (including proposed cornices, joinery, window shutters and wall and floor finishes and drawings to an appropriate scale),
- h. Details of kitchen units, cupboards and storage cupboards for the principal rooms, and
- i. Details of the replacement infill extension for The Abbey building including elevation materials, windows and roof materials.

Details shall include a philosophical and methodological statement setting out the approach to repair and restoration of each element describing the full process and, if applicable, stages.

The relevant work shall be carried out in accordance with such approved details.

Reason: To maintain and preserve the special architectural and historic interest of the listed buildings on site in accordance with policy 7C of the Ealing Development Management DPD (2013); policy HC1 of the London Plan (2021); policies 1.1(h), 1.2(g) and 2.1 (c) of the Ealing Development (or Core) Strategy DPD (2012); and the National Planning Policy Framework (2021).

### 4. Hidden Historic Features

Any hidden historic features which are revealed during the course of works shall be retained in situ, and any work potentially impacting on such features or their setting suspended and the Council as local planning authority notified immediately. Provision shall be made for the retention or salvage and/or proper recording of such hidden features, as required by the Council, as advised by Historic England.

Reason: To maintain and preserve the special architectural and historic interest of the listed buildings on site in accordance with policy 7C of the Ealing Development Management DPD (2013); policy HC1 of the London Plan (2021); policies 1.1(h), 1.2(g) and 2.1 (c) of the Ealing Development (or Core) Strategy DPD (2012); and the National Planning Policy Framework (2021).

#### 5. Recording of Chapel Painting

Prior to their removal, a full historical recoding (Historic England Level 2 (as set out in *Understanding Historic Buildings: A Guide to Good Recording Practice*, 2016)) of the chapel ceiling paintings of The Abbey shall be undertaken and submitted to the local planning authority and the Ealing Local History Centre.

Reason: To record the presence and details of the paintings in the interest of advancing the understanding of historical assets in accordance with policy HC1 of the London Plan (2021) and policy 7C of the Ealing Development Management DPD (2013).



**APPENDIX B CONDITIONS AND INFORMATIVES, REF: 222341FUL**

1. Time Limit – 3 years

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

Reason : In order to ensure that this allocated site is brought forward for development as soon as practicable and to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

2. Approved Plans

The development hereby approved shall be carried out in accordance with drawing title numbers:

- DL0182-AHMM-ZZ-ZZ-DR-A-PL001 Site Location Plan P01
- DL0182-AHMM-ZZ-ZZ-DR-A-PL002 Existing Site Plan P01
- DL0182-AHMM-ZZ-ZZ-DR-A-PL003 Proposed Block Plan P01
- DL0182-AHMM-ZZ-ZZ-DR-A-PL004 Existing Site Sections Key Plan P01
- DL0182-AHMM-ZZ-ZZ-DR-A-PL005 Proposed Phasing Plan P02
- DL0182-AHMM-ZZ-ZZ-DR-A-PL030 Existing Site Sections P01
- DL0182-AHMM-ZZ-00-DR-A-PL098 Proposed Demolition Plan P01
- DL0182-AHMM-ZZ-00-DR-A-PL099 Proposed Site Sections and Elevations Key Plan P01
- DL0182-AHMM-ZZ-00-DR-A-PL100 Masterplan Proposed Ground Floor Plan P01
- DL0182-AHMM-ZZ-ZZ-DR-A-PL101 Masterplan Proposed Levels 01-03 Plans P01
- DL0182-AHMM-ZZ-04-DR-A-PL102 Masterplan Proposed Level 04 Plan P01
- DL0182-AHMM-ZZ-05-DR-A-PL103 Masterplan Proposed Level 05 Plan P01
- DL0182-AHMM-ZZ-RF-DR-A-PL104 Masterplan Proposed Roof Plan P01
- DL0182-AHMM-ZZ-ZZ-DR-A-PL300 Proposed Site Sections P01
- DL0182-AHMM-AA-B1-DR-A-PL009 Existing Basement Plan P01
- DL0182-AHMM-AA-00-DR-A-PL010 Existing Ground Floor Plan P01
- DL0182-AHMM-AA-01-DR-A-PL011 Existing Level 01 Plan P01
- DL0182-AHMM-AA-02-DR-A-PL012 Existing Level 02 Plan P01
- DL0182-AHMM-AA-RF-DR-A-PL013 Existing Roof Plan P01
- DL0182-AHMM-AA-ZZ-DR-A-PL020 Existing North & South Elevations P01
- DL0182-AHMM-AA-ZZ-DR-A-PL021 Existing East & West Elevations P01
- DL0182-AHMM-AA-ZZ-DR-A-PL022 Existing Courtyard Elevations P01
- DL0182-AHMM-AA-ZZ-DR-A-PL030 Existing Sections 1 of 2 P01
- DL0182-AHMM-AA-ZZ-DR-A-PL031 Existing Sections 2 of 2 P01
- DL0182-AHMM-AA-B1-DR-A-PL049 Scope of Demolition - Basement Plan P01
- DL0182-AHMM-AA-00-DR-A-PL050 Scope of Demolition - Ground Floor Plan P01
- DL0182-AHMM-AA-01-DR-A-PL051 Scope of Demolition - Level 01 Plan P01
- DL0182-AHMM-AA-02-DR-A-PL052 Scope of Demolition - Level 02 Plan P01
- DL0182-AHMM-AA-RF-DR-A-PL053 Scope of Demolition - Roof Plan P01
- DL0182-AHMM-AA-ZZ-DR-A-PL060 Scope of Demolition and Remediation - North Elevation P01
- DL0182-AHMM-AA-ZZ-DR-A-PL061 Scope of Demolition and Remediation - South Elevation P01
- DL0182-AHMM-AA-ZZ-DR-A-PL062 Scope of Demolition and Remediation - East Elevation P01
- DL0182-AHMM-AA-ZZ-DR-A-PL063 Scope of Demolition and Remediation - West Elevation P01

DL0182-AHMM-AA-ZZ-DR-A-PL064 Scope of Demolition and Remediation - Courtyard Elevations 1 of 2 P01  
DL0182-AHMM-AA-ZZ-DR-A-PL065 Scope of Demolition and Remediation - Courtyard Elevations 2 of 2 P01  
DL0182-AHMM-AA-B1-DR-A-PL099 Proposed Basement Plan P01  
DL0182-AHMM-AA-00-DR-A-PL100 Proposed Ground Floor Plan P03  
DL0182-AHMM-AA-01-DR-A-PL101 Proposed Level 01 Plan P01  
DL0182-AHMM-AA-02-DR-A-PL102 Proposed Level 02 Plan P01  
DL0182-AHMM-AA-RF-DR-A-PL103 Proposed Roof Plan P01  
DL0182-AHMM-AA-ZZ-DR-A-PL200 Proposed North & South Elevations P01  
DL0182-AHMM-AA-ZZ-DR-A-PL201 Proposed East & West Elevations P01  
DL0182-AHMM-AA-ZZ-DR-A-PL202 Proposed Courtyard Elevations P01  
DL0182-AHMM-AA-ZZ-DR-A-PL300 Proposed Sections 1 of 2 P01  
DL0182-AHMM-AA-ZZ-DR-A-PL301 Proposed Sections 2 of 2 P01  
EAST SITE (BUILDINGS A-F) -CC  
DL0182-AHMM-CC-00-DR-A-PL100 East Site (Buildings A-F) Proposed Ground Floor Plan P01  
DL0182-AHMM-CC-ZZ-DR-A-PL101 East Site (Buildings A-F) Proposed Levels 01-03 Plans P01  
DL0182-AHMM-CC-04-DR-A-PL102 East Site (Buildings A-F) Proposed Level 04 Plan P01ae  
DL0182-AHMM-CC-RF-DR-A-PL103 East Site (Buildings A-F) Proposed Roof Plan P01  
DL0182-AHMM-CC-ZZ-DR-A-PL200 East Site (Buildings A-F) Proposed North and South Elevations P01  
DL0182-AHMM-CC-ZZ-DR-A-PL201 East Site (Buildings A-F) Proposed East and West Elevations P01  
DL0182-AHMM-CC-ZZ-DR-A-PL202 East Site (Buildings A-F) Proposed North and South Courtyard Elevation P01  
DL0182-AHMM-CC-ZZ-DR-A-PL300 East Site (Buildings A-F) Proposed Courtyard Sections P01  
DL0182-AHMM-BA-ZZ-DR-A-PL400 Proposed Bay Elevation & Section Building A P01  
DL0182-AHMM-BB-ZZ-DR-A-PL400 Proposed Bay Elevation & Section Building B P01  
DL0182-AHMM-BC-ZZ-DR-A-PL400 Proposed Bay Elevation & Section Building C P01  
DL0182-AHMM-BD-ZZ-DR-A-PL400 Proposed Bay Elevation & Section Building D P01  
DL0182-AHMM-BF-ZZ-DR-A-PL400 Proposed Bay Elevation & Section Building F P01  
WEST SITE (BUILDINGS J&K) - DD  
DL0182-AHMM-DD-00-DR-A-PL100 West Site (Buildings J & K) Proposed Ground Floor Plan P01  
DL0182-AHMM-DD-ZZ-DR-A-PL101 West Site (Buildings J & K) Proposed Levels 01-3 Plans P01  
DL0182-AHMM-DD-04-DR-A-PL102 West Site (Buildings J & K) Proposed Level 04 Plan P01  
DL0182-AHMM-DD-05-DR-A-PL103 West Site (Buildings J & K) Proposed Level 05 Plan P01  
DL0182-AHMM-DD-RF-DR-A-PL104 West Site (Buildings J & K) Proposed Roof Plan P01  
DL0182-AHMM-DD-ZZ-DR-A-PL200 West Site Buildings J & K Proposed North and South Elevations P01  
DL0182-AHMM-DD-ZZ-DR-A-PL201 West Site Buildings J & K Proposed East and West Elevations P01  
DL0182-AHMM-DD-ZZ-DR-A-PL300 West Site Buildings J & K Proposed Courtyard Sections P01  
DL0182-AHMM-BJ-ZZ-DR-A-PL400 Proposed Bay Elevation & Section Building J P01  
DL0182-AHMM-BK-ZZ-DR-A-PL400 Proposed Bay Elevation & Section Building K P01  
SOUTH SITE (BUILDINGS G&H) - EE

DL0182-AHMM-EE-00-DR-A-PL100 South Site (Buildings G & H) Proposed Ground Floor Plan P01  
 DL0182-AHMM-EE-01-DR-A-PL101 South Site (Buildings G & H) Proposed Level 01 Plan P01  
 DL0182-AHMM-EE-RF-DR-A-PL102 South Site (Buildings G & H) Proposed Roof Plan P01  
 DL0182-AHMM-EE-ZZ-DR-A-PL200 South Site Buildings Proposed Elevations P01  
 DL0182-AHMM-EE-ZZ-DR-A-PL201 South Site Buildings Proposed Elevations P01  
 DL0182-AHMM-BH-ZZ-DR-A-PL400 Proposed Bay Study Building H P01  
 DL0182-AHMM-BG-ZZ-DR-A-PL400 Proposed Bay Study Building G P01  
 DL0182-BBUK-ZZ-00-DR-L-0100 GA plan PL03  
 DL0182-BBUK-ZZ-00-DR-L-0200 Hardworks Plan PL02  
 DL0182-BBUK-ZZ-00-DR-L-0500 Tree plan - existing PL01  
 DL0182-BBUK-ZZ-00-DR-L-0502 Tree plan - proposed PL01  
 DL0182-BBUK-ZZ-00-DR-L-0900 UGF masterplan - existing PL01  
 DL0182-BBUK-ZZ-00-DR-L-0901 UGF masterplan - proposed PL01  
 DL0182-BBUK-ZZ-00-DR-L-0902 Planting strategy plan PL01 PL02  
 DL0182-BBUK-ZZ-00-DR-L-0903 Topographical survey PL01  
 DL0182-BBUK-ZZ-00-DR-L-0904 10% Blue Badge Parking Plan PL01  
 DL0182-BBUK-ZZ-00-DR-L-2000 Site section PL01  
 DL0182-BBUK-ZZ-00-DR-L-4000 Details – trees PL01  
 DL0182-BBUK-ZZ-00-DR-L-4400 Details – furniture PL01  
 DL0182-BBUK-ZZ-00-DR-L-4500 Details – planting PL01  
 DL0182-BBUK-XX-00-SH-L-8100 Materials schedule PL02  
 Arbtech AIA 04 Arboricultural Impact Assessment  
 Arbtech TPP 01 (Construction) Tree Protection Plan  
 Arbtech TPP 01 (Demolition) Tree Protection Plan

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

### 3. Materials – Details

Prior to commencement of the superstructure works for each phase, details of the materials to be used for the external surfaces of the development shall be submitted to and approved in writing by the Local Planning Authority, unless otherwise agreed in writing. This condition shall apply notwithstanding any indications as to these matters which have been given in this application. Development shall be carried out only in accordance with the approved details and permanently retained thereafter.

Reason: To ensure that the materials harmonise with the surroundings, in accordance with policies 7.4, 7B and 7C of the Ealing Development Management DPD (2013); policy 2.10 of the Ealing Development Strategy 2026 DPD (2012); policies D3, D4 and HC1 of the London Plan (2021); and the National Planning Policy Framework (2021).

### 4. Cycle Parking

Notwithstanding the details provided with the application and shown on the submitted drawings, details shall be submitted prior to the first occupation of each phase of the development to demonstrate the provision of at least 601 long stay secure and sheltered cycle parking spaces and at least 22 short stay spaces are carried out across the masterplan to the specifications and adopted standards of the London Plan, the London Cycle Design Standards, and the Local Planning Authority. These details shall include:

- A mechanically or pneumatically assisted system for accessing the upper level of any double-decker cycle storage racks,

- Storage/Parking racks that allow for double-locking,
- Minimum aisle widths as set out in the London Cycle Design Standards,
- Cycle parking for the residential use shall be kept separate and secure from those for the commercial use, and
- Parking that would accommodate larger cycles, such as adapted cycles.

The approved details shall be brought into use for each phase prior to first occupation of that phase and retained permanently.

Reason: To ensure adequate cycle parking is provided within the development in pursuance of the objectives of sustainability and encouraging the use of modes of transport other than private motor vehicles in accordance with policy T5 of the London Plan (2021), policies 1.1(k) and (g) of Ealing's adopted Development (or Core) Strategy (2012), Ealing's Sustainable Transport for New Development SPG, and The London Cycle Design Standards.

#### 5. Travel Plan

Notwithstanding the submitted Travel Plan (titled: 'TWYFORD ABBEY RESIDENTIAL TRAVEL PLAN', v. 2.0, dated: May 2022), the detailed Travel Plan for each phase of the development shall be submitted to and approved in writing by the Local Planning Authority prior to first occupation of the development. The detailed Travel Plan (s) shall be prepared in accordance with the Transport for London Travel Plan Guidance and Ealing's Sustainable Transport for New Development SPD in use at the time of its preparation. The phased development shall be carried out in accordance with the approved Travel Plan (s).

Reason: To promote sustainable modes of transport, and to ensure that the development does not exacerbate congestion on the local road network, in accordance with policies 1.1 (f) (g) of the Ealing Development Strategy 2026 (2012); policy T4 of the London Plan (2021); and Ealing's Sustainable Transport for New Development SPG.

#### 6. Sustainable Urban Drainage Strategy - Detailed Design and Maintenance Plan

Prior to the commencement of each phase of the development (aside from demolition and site clearance), detailed drainage designs confirming the disposal of surface water in accordance with the principles agreed for submitted FRA/Drainage Strategy Report (and addendum report, Sep. 2022, project number C999) shall be submitted to and approved in writing by the Local Planning Authority in consultation with the sewerage undertaker. The details must include (related to the relevant phase being submitted for): - Any on and/or off-site drainage works necessary; - Proposal(s) to promote benefits including biodiversity, amenity, water quality and attenuation; - Surface water attenuation volume to be designed to reduce peak run-off to Qbar Greenfield rate and 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 relevant phase 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).

#### 7. Implementation of Approved Flood Risk Assessment

The development shall be carried out in accordance with the submitted flood risk assessment titled 'Twyford Abbey Flood Risk Assessment', conducted by O'Connor Sutton Cronin & Associates, dated May 2022 (Project No: C999) and the following mitigation measures it details including:

- Residential dwelling finished floor levels shall be set no lower than 25.06 metres above Ordnance Datum (AOD).

These mitigation measures for each phase of the development shall be fully implemented prior to occupation and subsequently in accordance with the scheme's timing/phasing arrangements. The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development.

Reason: To reduce the risk of flooding to the proposed development and future occupants which is in line with Paragraph 167 of the National Planning Policy Framework (2021) and policy SI 12 of the London Plan (2021).

#### 8. Secure by Design

Prior to the first occupation of each phase of the hereby approved development, each phase of the development shall achieve Secured by Design accreditation.

Reason: In the interests of public safety and to deliver a safe and secure development in accordance with policy 7.3 of the Ealing Development Management DPD (2013) and policy D11 of the London Plan (2021).

#### 9. Energy and CO<sub>2</sub>

- a) Prior to construction above ground, completion and occupation of each phase of the development, the development shall implement and maintain, and in the case of energy generation equipment confirm as operational, the approved measures for each phase to achieve an overall sitewide reduction in regulated CO<sub>2</sub> emissions against SAP10 standards of at least 67.86% (equating to 220.4 tonnes of CO<sub>2</sub> per year) beyond Building Regulations Part L 2013. These CO<sub>2</sub> savings shall be achieved through the Lean, Clean, Green Energy Hierarchy as detailed in the approved Energy Statement prepared by PRP in May 2022 (v1) including:
  - i. Lean, passive design measures to achieve an annual reduction of at least 11.92% equating to at least 38.7 tonnes in regulated carbon dioxide (CO<sub>2</sub>) emissions over BR Part L 2013.
  - ii. Green, renewable energy equipment including the incorporation of photovoltaic panels with a combined total capacity of (approx) 100 kWp, and Air Source Heat Pumps to achieve an annual reduction of at least 55.94%, equating to 181.7 tonnes, in regulated carbon dioxide (CO<sub>2</sub>) 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 systems including the heat generation and the combined parasitic loads of the heat pumps.
- b) Prior to Installation, details of the proposed renewable energy equipment, and associated monitoring devices required to identify their performance for each phase, 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 number of PV arrays, the kWp capacity of each 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.

- c) On completion of the installation of the LZC equipment for each phase copies of the MCS certificates and all relevant commissioning documentation shall be submitted to the Council.
- d) Each phase of the development shall incorporate the overheating and cooling measures detailed in the dynamic Overheating Assessment prepared by PRP (v1 May 2022) for the new build space, and in the Harley Haddow assessment (v1 April 2022) for the Abbey refurbishment. Any later stage versions shall be compliant with CIBSE guidance TM59 and/or TM52, and modelled against the TM49 DSY1 (average summer) weather data files, and the more extreme weather DSY2 (2003) and DYS3 (1976) files for TM59 criteria (a) and (b).
- e) Within three months of the final sale or hand-over of the last dwelling of each phase 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 Certificate(s) (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).

10. 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:

- a) 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 each phase of the development and/or the energy use of each phase of the development as per energy and CO<sub>2</sub> Condition(s).
- b) Upon final construction of the development and prior to occupation of each phase of the development, the agreed suitable devices for monitoring the performance/efficiency of the renewable 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 (Emergence Ltd) on commencement of construction to facilitate the monitoring process.
- c) Upon final completion and prior to occupation of each phase of the development, 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 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.

#### 11: Post-Construction Energy Use Monitoring (“Be Seen”)

In order to demonstrate compliance with the ‘be seen’ post-construction monitoring requirement of Policy SI 2 of the London Plan, the legal Owner shall at all times and all in all respects comply with the energy monitoring requirements set out in points a, b and c below. In the case of non-compliance the legal Owner shall upon written notice from the Local Planning Authority immediately take all steps reasonably required to remedy non-compliance.

- a) No less than four weeks before commencing each phase of development, the Owner is required to submit to the GLA accurate and verified estimates of the ‘be seen’ energy performance indicators, as outlined in Chapter 3 ‘Planning stage’ of the GLA ‘Be seen’ energy monitoring guidance document, for the consented development. This should be submitted to the GLA’s monitoring portal in accordance with the ‘Be seen’ energy monitoring guidance,
- b) Once the as-built design has been completed for each phase (upon commencement of RIBA Stage 6) and prior to the building(s) being occupied (or handed over to a new legal owner, if applicable), the legal Owner is required to provide updated accurate and verified estimates of the ‘be seen’ energy performance indicators for each reportable unit of the development, as per the methodology outlined in Chapter 4 ‘As-built stage’ of the GLA ‘Be seen’ energy monitoring guidance. All data and supporting evidence for each phase should be uploaded to the GLA’s monitoring portal. In consultation with the Council’s chosen Automated Energy Monitoring Platform provider the owner should also confirm that suitable monitoring devices have been installed and maintained for the monitoring of the in-use energy performance indicators, as outlined in Chapter 5 ‘In-use stage’ of the GLA ‘Be seen’ energy monitoring guidance document,
- c) Upon completion of the first year of occupation following the end of the defects liability period (DLP) and for the following four years, the legal Owner is required to provide accurate and verified annual in-use energy performance data for all relevant indicators under each reportable unit of the development as per the methodology outlined in Chapter 5 ‘In-use stage’ of the GLA ‘Be seen’ energy monitoring guidance document. All data and supporting evidence should be uploaded to the GLA’s monitoring portal. This condition will be satisfied after the legal Owner has reported on all relevant indicators included in Chapter 5 ‘In-use stage’ of the GLA ‘Be Seen’ energy monitoring guidance document for at least five years.
- d) In the event that the in-use evidence submitted shows that the as-built performance estimates have not been or are not being met, the legal Owner should use reasonable endeavours to investigate and identify the causes of underperformance and the potential mitigation measures and set these out in the relevant comment box of the ‘be seen’ spreadsheet. Where measures are identified, which it would be reasonably practicable to implement, an action plan comprising such measures for the relevant phase of the development should be prepared and agreed with the Local Planning Authority. The measures approved by the Local Planning Authority should be implemented by the legal Owner as soon as reasonably practicable.

Reason: In order to ensure that actual operational energy performance is minimised and demonstrate compliance with the ‘be seen’ post-construction monitoring requirement of Policy SI 2 of the London Plan (2021).

12: Whole Life-Cycle Carbon Assessment

Once the as-built design has been completed for each phase of the development (upon commencement of RIBA Stage 6) and prior to the building(s) being occupied (or handed over to a new owner, if applicable), the legal owner(s) of the development should submit the post-construction Whole Life-Cycle Carbon (WLC) Assessment to the GLA at:

[ZeroCarbonPlanning@london.gov.uk](mailto:ZeroCarbonPlanning@london.gov.uk).

The owner should use the post construction tab of the GLA’s WLC assessment template and this should be completed accurately and in its entirety, in line with the criteria set out in the GLA’s WLC Assessment Guidance. The post-construction assessment should provide an update of the information submitted at planning submission stage (RIBA Stage 2/3), including the WLC carbon emission figures for all life-cycle modules based on the actual materials, products and systems used. The assessment for each phase of the development should be submitted along with any supporting evidence as per the guidance and should be received three months post as-built design completion, unless otherwise agreed.

The Development shall implement the measures identified in the WLC Assessment prepared by PRP in May 2022 (v1). Modules A1-A5 should achieve 329 KgCO<sub>2</sub>e/m<sup>2</sup>, and B1-C4 (excluding B6/B7) 282 KgCO<sub>2</sub>e/m<sup>2</sup>, with a total carbon emissions baseline scenario (over 60 years) of 586 KgCO<sub>2</sub>e/m<sup>2</sup>.

Reason: To ensure whole life-cycle carbon is calculated and reduced and to demonstrate compliance with Policy SI2(F) of the London Plan (2021).

13. Circular Economy

Prior to completion of construction of the permitted development a Circular Economy Statement Post Completion Report should be completed accurately for each phase of the development and in its entirety in line with the GLA’s Circular Economy Statement Guidance (or equivalent alternative Guidance as may be adopted). This should be submitted to the GLA at: [CircularEconomyLPG@london.gov.uk](mailto:CircularEconomyLPG@london.gov.uk), along with any supporting evidence as per the guidance. The Post Completion Report shall provide updated versions of Tables 1 and 2 of the Circular Economy Statement, the Recycling and Waste Reporting form and Bill of Materials. Confirmation of submission to the GLA shall be submitted to, and approved in writing by, the local planning authority, prior to occupation. The specific ambitions detailed in the Revised Circular Economy Statement (Sep. 2022), and any accompanying Logistic Plans, shall be implemented including; diverting 95% of demolition and excavation waste from landfill (and putting to beneficial on-site use), diverting 75% of construction waste from landfill, implementing Clarion’s best practice sourcing of 30% recycled construction materials, and diverting the London Plan target of 65% of Operational Waste from landfill by 2030.

Reason: In the interests of sustainable waste management and in order to maximise the appropriate re-use and recycling of materials in line with London Plan (2021) policy SI7.

14: Sustainable Design and Construction

Prior to completion of each phase of the development the sustainability measures detailed in the Sustainability Statement produced by PRP in May 2022 (draft version), or any later version, shall be implemented and maintained. The measures shall meet the requirements of



local and regional planning policies and be in line with the Mayor's Sustainable Design and Construction SPG. Each phase of the development shall be constructed in line with the approved energy and sustainability measures.

Reason: In the interest of addressing climate change and to secure sustainable development in accordance with policies SI2 and SI3 of the London Plan (2021), 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 and Mayor's Sustainable Design and Construction SPG.

#### 15. Unsuspected Contamination

The developer shall draw to the attention of the Local Planning Authority the presence of any unsuspected contamination encountered during each phase of the development. In the event of contamination to land and/or water being encountered within a phase, no development shall continue within that phase until a programme of investigation and/or remedial work to include methods of monitoring and certification of such work undertaken has been submitted and approved in writing by the Local Planning Authority. None of the development within that phase shall be occupied until the approved remedial works, monitoring and certification of the works have been carried out and a full validation report has been submitted to and approved in writing by the Local Planning Authority. In the event that no contamination is encountered, the developer shall provide a written statement / photographic evidence to the Local Planning Authority for that phase confirming that this was the case, and only after written approval by the Local Planning Authority shall the development within that phase be occupied. The evidence shall include waste disposal transfer notes proving correct disposal of soil.

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).

#### 16. Transport/Commercial/Industrial/Cultural Noise Sources

Prior to the occupation of each phase of the development, details shall be submitted of the sound insulation of the building envelope including glazing specifications (laboratory tested including frames, seals and any integral ventilators, approved in accordance with BS EN ISO 10140-2:2010) according to recommendations by SRL Technical Services Limited in their Noise and Vibration Assessment report No. 80169-SRL-RP-YA-005-P6 dated May 2022 and demonstrating that internal noise limits specified in SPG10 will be achieved. Details shall include acoustically attenuated mechanical ventilation and cooling as necessary (with air intake from the cleanest aspect of the building and details of self-noise not exceeding NR20 Leq 5mins (octaves) inside habitable rooms). Details of best practicable mitigation measures for external amenity spaces shall also be provided and implemented, as necessary. Details shall confirm that noise limits specified in BS8233:2014 will not be exceeded. Approved details shall be implemented prior to occupation of each phase of the development and thereafter be permanently retained.

Reason: In the interests of the living conditions of the future occupiers of the site in accordance with policy D6 of the London Plan (2021) and policy 7B of the Ealing Development Management DPD (2013).

#### 17. Separation of Communal Uses and Facilities from Dwellings

Prior to occupation of each phase of the new build development, details shall be submitted to the Council for approval in writing, of enhanced sound insulation of at least 10/15/20 dB,

as necessary above the Building Regulations value for residential use, of the floor/ceiling/walls separating the communal areas and mechanical 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 each phase of the development and thereafter be permanently retained.

Reason: In the interests of the living conditions of the residential occupiers, in accordance with policy D6 of the London Plan (2021) and policy 7B of the Ealing Development Management DPD (2013).

#### 18. Lifts

Prior to commencement of above ground works in each phase 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 (unless otherwise agreed in writing). 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: In the interests of the living conditions of the future occupiers of the site in accordance with policy D6 of the London Plan (2021) and policy 7B of the Ealing Development Management DPD (2013).

#### 19. Ground and Airborne Building Vibration from Road Traffic, Industrial/Commercial Uses

Prior to commencement of each phase of the development, details shall be submitted to the Council for approval in writing, of building vibration levels generated by road traffic and effective mitigation measures where necessary, unless otherwise agreed in writing. The criteria to be met and the assessment method shall be as specified in BS 6472:2008. Details shall demonstrate that building vibration will meet a level that has low or no probability of adverse comment. No part of each phase of the development shall be occupied until the approved details have been implemented. Approved details shall thereafter be permanently retained.

Reason: To ensure that the amenity of occupiers of the development site is not adversely affected by ground or airborne vibration, in accordance with policy D6 of the London Plan (2021) and policy 7B of the Ealing Development Management DPD (2013).

#### 20. External Noise from Machinery, Equipment, Extract/Ventilation Ducting, Mechanical Installations

Prior to installation of plant/machinery/equipment/ducting/air-in and outlets/mechanical installations, details of the external rating noise level emitted from plant/ machinery/ equipment/ducting/air in- and outlets/mechanical installations, together with mitigation measures as appropriate shall be submitted to the Local Planning Authority for approval in writing. The measures shall ensure that the external rating noise level LAeq emitted will be lower than the lowest existing background sound level LA90 by 10dBA at the most noise sensitive receiver locations at the development site and at surrounding premises. The

assessment shall be made in accordance with BS4142:2014 +A1 2019, with all plant/equipment operating together at maximum capacity. Where required, a post installation sound assessment shall be submitted to the Local Planning Authority for approval in writing. The assessment shall be carried out to confirm compliance with the noise criteria and shall include additional steps to mitigate noise as necessary. Approved details shall be implemented in each phase prior to occupation/use of plant/machinery/ equipment and thereafter be permanently retained.

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 policy D6 of the London Plan (2021) and policy 7B of the Ealing Development Management DPD (2013).

#### 21. Anti-Vibration Mounts and Silencing of Machinery

Prior to use, machinery, plant and 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/ surrounding premises is not adversely affected by vibration noise from mechanical installations/ equipment, in accordance with policy D6 of the London Plan (2021) and policy 7B of the Ealing Development Management DPD (2013).

#### 22. Floodlights, Security Lights and Decorative External Lighting

External artificial lighting at the development shall not exceed the vertical illumination lux levels at neighbouring premises that are recommended for Environmental Zone 3 by the Institution of Lighting Professionals in the 'Guidance Note 01/20 For The Reduction Of Obtrusive Light'. Lighting should be minimized by limiting the hours of use. Glare and sky glow should be prevented by correctly using, locating, aiming and shielding luminaires, in accordance with the Guidance Note.

Reason: To ensure that the amenity of occupiers of surrounding premises is not adversely affected by lighting, in accordance with policy D6 of the London Plan (2021) and policy 7B of the Ealing Development Management DPD (2013).

#### 23. Demolition Method Statement and Construction Management Plan

Prior to commencement of any phase of the development, a demolition method statement/ construction management plan for each phase shall be submitted to the Council for approval in writing, unless otherwise agreed 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,
- 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,

- Public display of contact details including accessible phone numbers for persons responsible for the site works for the duration of the works,
- The number of on-site construction workers and details of the transport options and parking facilities for them,
- Details of working hours,
- Anticipated route, number, frequency and size of vehicles entering/exiting the site per day,
- Delivery times and booking system (which is to be staggered to avoid morning and afternoon school-run peak periods),
- Route and location of site access for construction traffic and associated signage,
- Management of consolidated or re-timed trips,
- Details of noise and vibration mitigation measures and monitoring arrangements for noise and vibration by suitably qualified noise specialists. Noise and vibration mitigation measures must accord with the Mayor's 'Best Practice Guidance',
- Details of site security, temporary lighting and the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate,
- Secure, off-street loading and drop-off facilities,
- Wheel washing provisions,
- Vehicle manoeuvring and turning, including swept path diagrams to demonstrate how construction vehicles will access the site and be able to turn into and emerge from the site in forward gear and including details of any temporary vehicle access points,
- Details as to the location(s) for storage of materials, plant and construction debris and contractors' welfare facilities and offices,
- Procedures for on-site contractors to deal with complaints from members of the public,
- Measures to consult cyclists, disabled people and the local schools with regard to delivery times and necessary diversions,
- Details of all pedestrian and cyclist diversions,
- A commitment to be part of Considerate Constructors Scheme, and
- Confirmation of use of TfL's Freight Operator Recognition Scheme (FORS) or similar.

Reason: To ensure that the amenity of occupiers of surrounding premises is not adversely affected by noise, vibration, dust, lighting or other emissions from the site and that the functioning and safety of the highway network is not compromised, in accordance with policy 7B of the Ealing Development Management DPD and policies T3 and T4 of the London Plan (2021).

#### 24. Accessible Units

Ninety percent of the approved residential dwellings shall be designed and constructed to meet Approved Document M (Volume 1: Dwellings), Part M4(2)(Accessible and adaptable dwellings) of Building Regulations 2015, or other such relevant technical requirements in use at the time of the construction of the development.

Reason: To ensure that the development is adaptable, flexible, convenient and appropriate to the changing needs of the future occupiers, in accordance with policy D7 the London Plan (2021); and policy 1.1(h) of the Ealing Development Strategy 2026 DPD (2012).

#### 25. Wheelchair Units

Ten percent of the approved residential dwellings shall be designed and constructed to meet Approved Document M (Volume 1: Dwellings), Part M4(3) (Wheelchair user dwellings) of

Building Regulations 2015, or other such relevant technical standards in use at the time of the construction of the development.

Reason: To ensure the provision of wheelchair housing in a timely fashion that would address the current unmet housing need, produce a sustainable mix of accommodation ; and provide an appropriate choice and housing opportunity for wheelchair users and their families, in accordance with the objectives of policy D7 of the London Plan (2021) and policy 1.1(h) of the Ealing Development Strategy 2026 DPD (2012).

#### 26. Delivery and Servicing Plan

A delivery and servicing plan (DSP), for each phase of the development, detailing servicing arrangements, times and frequency and operational details shall be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of the relevant phase of the development. The servicing of each phase of the development shall be operated strictly in accordance with the details so approved, shall be maintained as such thereafter and no change therefrom shall take place without the prior written consent of the Local Planning Authority obtained through the submission of a planning application.

Reason: To ensure that the amenity of occupiers of the development site and surrounding premises is not adversely affected by noise, and that resulting servicing arrangements are satisfactory in terms of their impact on transport safety and the free-flow of traffic in accordance with policies T4 and T6 of the London Plan (2021) and policy 7B of the Ealing Development Management DPD (2013).

#### 27. Fire Safety

Prior to the commencement of the superstructure works for each phase of the development, a Fire Statement shall be submitted to and approved by the local planning authority in writing. The Fire Statement shall include details of:

- The building's construction: methods, products and materials,
- Appropriate features which reduce the risk to life in the event of a fire,
- Appropriate way to minimise the risk of fire spread,
- A robust strategy for evacuation, including a convenient means of escape for all building users,
- How access will be achieved for fire service personnel and equipment in an evacuation situation, including water supplies, provision and positioning of equipment, firefighting lifts, stairs and lobbies, and
- Any fire suppression and smoke ventilation systems proposed, and the ongoing maintenance and monitoring of those.

Reason: In the interests of fire safety and to ensure the safety of all building users, in accordance with policy D12 of the London Plan (2021).

#### 28. Air Ducting Space

Prior to first occupation of each phase of development hereby approved, details of digital connectivity for the proposed development (each relevant phase) shall be submitted to and approved by the local planning authority, in consultation with the Greater London Authority. It shall be demonstrated that ducting space would be provided to achieve for full fibre connectivity infrastructure for future occupiers, unless an alternative 1GB/s-capable connection can be provided.

Reason: To ensure future occupiers are provided with sufficient digital connectivity in accordance with policy SI 6 of the London Plan (2021).

### 29. Pre-Demolition Audit

No demolition works within each phase shall take place until a pre-demolition audit for the relevant phase has been submitted to and approved by the local planning authority which shall identify the structures and materials present on the application site and include a scheme for re-use and recycling of the identified materials.

Reason: to ensure that all materials present on site prior to any demolition taking place are reused and recycled as much as is reasonably possible in accordance with policy SI 7 of the London Plan (2021).

### 30. Site Waste Management Plan

No development within each phase of the development shall take place until a Site Waste Management Plan setting out how construction waste will be re-used, recycled, stored and collected during the construction phases of the development has been submitted to and approved by the local planning authority. The approved Site Waste Management Plan(s) shall be implemented and adhered to during the construction phases of the development.

Reason: to ensure that construction waste is reused and recycled as much as is reasonably possible in accordance with policy SI 7 of the London Plan (2021).

### 31. Off-Site Surface Water Capacity

No development within each phase of the development shall be occupied until confirmation has been provided that either:

1. Surface water capacity exists on or off-site to serve the development, or
2. A development and infrastructure phasing plan has been agreed with the Local Planning Authority in consultation with Thames Water, or
3. All surface water network upgrades required to accommodate the additional flows from the development have been completed.

Where a development and infrastructure phasing plan is agreed, no occupation of the relevant phase(s) shall take place other than in accordance with the agreed development and infrastructure phasing.

Reason: Network reinforcement works may be required to accommodate the proposed development. Any reinforcement works identified will be necessary in order to avoid flooding and/or potential pollution incidents.

### 32. Ecology Impact Assessment

Notwithstanding the Ecology Impact Assessment (May 2022) and related details submitted with the application, no development within each phase shall take place until an updated Ecology Impact Assessment for that phase has been submitted to and approved by the local planning authority. The Assessment(s) shall set out controls for the transition from the current habitat state to that envisaged, including how any impacts will be avoided and mitigated within each phase of the development.

Reason: To ensure the development has a positive impact on the ecology of the site, which is a Site of Importance for Nature Conservation, and any negative impacts are appropriately managed in accordance with policy 2.18 of the Ealing Development Management DPD (2013) and policy G6 of the London Plan (2021).

### 33. Hard and Soft Landscaping and Boundary Treatment

Notwithstanding the submitted information, full details of hard and soft landscaping and boundary treatments for each phase of the development shall be submitted to and approved in writing by the local planning authority prior to first occupation of each phase. These details shall include (but not limited to):

- Details of hardscape, boundary treatment and furniture palette to include not just material and height but also specifications, colour schemes and how these would work with the associated building materials palette where applicable,
- A biodiversity habitat management strategy for the site for a minimum period of 5 years,
- Details of planting and palette including species and mixes for trees, shrubs, perennials, bulbs, grass and wildflower meadows,
- Details of habitat creation including meadow seed mixes, bird and bat boxes, bug hotels, log piles etc.,
- Details of street furniture,
- Details of lighting of external spaces of the development,
- Details of the brown/green roof construction and specification, together with a maintenance schedule,
- Details of a Landscape Management Plan for a minimum period of 5 years from the implementation of final planting to include sections on management and maintenance of the heritage landscape, its features (grotto, walled garden etc.) and its trees, and
- Full planting schedule of tree/shrub sizes, species, number of trees and locations.

The approved details of the hard landscaping, boundary treatments and play spaces for each phase of the development shall be implemented prior to occupation of each phase and retained thereafter. The play spaces and play equipment shall be accessible for all residents of the development and must not be segregated by tenure.

The soft landscaping details shall be laid out and planted within the first planting season following the commencement of the development or other such period as may be agreed in writing with the local planning authority. Any trees or plants which die within 5 years of planting, are removed, or become seriously damaged or diseased shall be replaced with others of the same size and species and in the same positions within the next planting season.

Reason: In the interests of visual amenity, and in ensuring suitable recreational space and external environment for residents and visitors to the site in accordance with policies GG3, GG6, T5, S4, G5 of the London Plan (2021), policies 7B, 7.4, 7D and 5.10 the Ealing Development Management DPD (2013) and Ealing's SPG 9 - Trees and Development Guidelines.

### 34. Play Space

Notwithstanding the submitted information, details of play equipment and play areas for each phase of the development (including their management and maintenance), showing a range of play items and play experience offered for the relevant age ranges, as well as safety measures and shaded spaces and places for rest, shall be submitted to and approved by the

local planning authority prior to first occupation of the relevant phase of the development hereby approved. The play spaces shall be implemented in accordance with the approved details and retained as such in perpetuity.

Reason: To ensure sufficient access to quality play space is made available to future residents and the wider community in accordance with policy S4 of the London Plan (2021) and policy 7D of the Ealing Development Management DPD (2013).

### 35. 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 each phase of the development hereby approved.

No operations shall commence on site in connection with the relevant phase of 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), and
  - 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

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 5.10 and 7.21 of the London Plan, policy 5.10 of Ealing's Development Management DPD (2013) and Ealing's SPG 9 - Trees and Development Guidelines.

### 36. Existing Tree/Shrub/Hedge Retention

No trees, shrubs or hedges within each phase of development 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.

37. Protection of Existing Trees/Hedgerows and Planting Locations (Demolition & Construction)

No operations (including initial site clearance) shall commence within each phase of the development hereby approved until a suitable scheme (Arboricultural Method Statement) for the protection of existing trees and hedgerows within each phase 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),
- Access arrangements and car parking,
- 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 5.10 and 7.21 of the London Plan, policy 5.10 of Ealing's Development Management DPD (2013) and Ealing's SPG 9 - Trees and Development Guidelines.

### 38. Tree Monitoring Plan

Each phase of the development hereby approved shall be constructed in accordance with a suitable Tree Monitoring Program.

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

- Confirmation of who shall be the lead arboriculturalist for the relevant phase (s) of 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 occupation of each phase 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 5.10 and 7.21 of the London Plan, policy 5.10 of Ealing's Development Management DPD and Ealing's SPG 9 - Trees and Development Guidelines.

### 39. Existing Tree/Shrub/Hedge Retention

No trees, shrubs or hedges within the site which are shown to be retained on the approved plans 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.

#### 40. Waste Strategy

Separation, storage and collection of waste generated with the occupation of the development hereby approved shall be undertaken in accordance with document titled: 'Operational Waste Management Strategy' (May 2022) submitted with the application.

Reason: To ensure sufficient management of waste in the interests of living conditions of future occupiers in accordance with policies 7A and 7B of the Ealing Development Management DPD (2013).

#### 41. Lighting – Colour Heat Range

Notwithstanding the details of the submitted ecology report, the range of external lighting colour heat shall be below 2700K as per 'Artificial Lighting Guidance – Buildings, Planning & Development', Bat Conservation Trust.

Reason: For the protection of the habitat of bats of the site in accordance with policy G6 of the London (2021) and 2.18 of the Ealing Development Management DPD (2013).

#### 42. Wayfinding

Prior to occupation of any part of the development hereby approved, details of wayfinding signage shall be submitted to and approved by the local planning authority.

Reason: To assist public access through the site ensuring safety and minimal interference with the residential accommodation and to ensure the appearance of the signage is in-keeping with the development in accordance with policies 7B and 7C of the Ealing Development Management DPD (2013).

#### 43. Estate Management Strategy

Prior to first occupation of the development hereby approved, a detailed estate management plan shall be submitted to and approved by the local planning authority. Details shall include

but not be limited to: maintenance and cleaning of mechanical ventilation systems, access arrangements and timed access, litter bins and collection and general management of the public realm and non-residential buildings.

Reason: To ensure the development is sufficiently accessible and functional and that it provides an ongoing high degree of amenity in accordance with policy D8 of the London Plan (2021).

#### 44. Management of Walled Garden

Prior to first occupation of any part of the development hereby approved, a management plan for use and management of the walled garden shall be submitted to and approved by the local planning authority providing details of allocation and layout of plots, community use, supervision and security, provision of tools and other resources. The walled garden shall be made fully available for use by residents and the wider community within three months of first occupation in accordance with approved details and shall remain in use as such in perpetuity.

Reason: To ensure organised and meaningful use of the walled garden, a key benefit of the development, in accordance with policies G8 and S4 of the London Plan (2021).

#### 45. Car Parking Management Plan

Details of a Car Parking Management Plan shall be submitted to and approved in writing by the local planning authority prior to the first occupation or use of the flats hereby approved. The development shall be operated only in accordance with these approved details permanently thereafter.

Reason: To promote sustainable patterns of transport, in accordance with Section 9 of the National Planning Policy Framework (2021) and policies T6 and 6.1 of the London Plan (2021).

#### 46. Vehicle Parking and Access

Notwithstanding the submitted details, at least 3% of the vehicle parking spaces shall be used for blue badge parking (increasing up to 10% in the event demand requires).

Vehicle parking shall include the provision of charging facilities for at least 20 percent car of parking spaces, with the remaining spaces provided with passive charging provision. The two car club bays shall be provided with active electric vehicle charging points and as per the approved drawings.

No additional car parking shall be formed or made available other than the spaces (numbering 100) shown on the approved drawings. The parking spaces shall be kept continuously available and shall not be used for any other purpose.

Both cycle and pedestrian access to the North Circular shall be provided and retained in perpetuity as per the approved drawings/documents.

Reason: To ensure that there is adequate and inclusive parking provision within the site, to encourage the use of ultra-low carbon vehicles, and to ensure that excessive parking is not provided, in accordance with policies T3 and T6 of the London Plan (2021).

#### 47. Archaeological Investigation

No demolition or development shall take place until a written scheme of investigation (WSI) has been submitted to and approved by the local planning authority in writing. For land that is included within the WSI, no demolition or development shall take place other than in accordance with the agreed WSI, which shall include the statement of significance and research objectives, and

- A. The programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works
- B. Where appropriate, details of a programme for delivering related positive public benefits
- C. The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material.

This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the WSI.

Reason: To ensure that any archaeological remains on site and the cultural heritage of the site are protected in accordance with policy 7C of the Ealing Development Management DPD (2013); policies 1.1 (h) and 1.2 (g) of the Ealing Development Strategy 2026 DPD (2012); policy HC1 of the London Plan (2021); and Section 12 of the National Planning Policy Framework (2021).

#### 48. Use of Principal Rooms

Prior to first occupation of The Abbey, a study shall be submitted to and approved by the local planning authority into demand for specific uses of the principal rooms of The Abbey. Appropriate uses of the principal rooms, for which there is a demonstrated demand, shall be identified. A management plan shall also be submitted to and approved by the local planning authority prior to first occupation of The Abbey detailing provision of community use in line with the study with details of any measures, if applicable, to facilitate such uses.

Reason: To ensure community use of the principal rooms, a key public benefit of the development, meets the needs of the community ensuring meaningful and as frequent as possible use.

#### 49. Details of Privacy Screens and Obscure Glazing

Details shall be submitted to the local planning authority for approval in writing of privacy screens and obscure glazing of windows where needed on the approved buildings (Blocks A, C, D and F) to avoid undue overlooking between balconies and windows and windows with other windows. Approved details shall be implemented prior to first occupation of those blocks and thereafter permanently retained.

Reason: To safeguard the privacy of future occupiers in accordance with policy D6 of the London Plan (2021), policies 1.1(j) of the Ealing Development (or Core) Strategy (2012), Local Variation policy 3.5 and policy 7A of Ealing Development Management Development Plan Document (2013).

#### 50. Ventilation Strategy Report

Prior to first occupation of the development, a Ventilation Strategy Report to mitigate the impact of existing poor air quality for residents shall be submitted to and approved by the

Local Planning Authority. The report will contain details for the installation of a filtered fresh air ventilation system capable of mitigating elevated concentrations of nitrogen oxides and particulate matter in the external air for all residential dwellings.

The report shall also include the following information:

- a) Details and locations of the ventilation intake locations of all floors
- b) Details and locations of ventilation extracts locations of all floors

The maintenance and cleaning of the systems shall be undertaken regularly in accordance with manufacturer specifications and shall be the responsibility of the primary owner of the property. Approved details shall be fully implemented prior to the occupation/use of the development and thereafter permanently retained and maintained.

Reason: To minimise exposure to existing poor air quality, and provide a suitable internal living environment for future occupiers, in accordance with policy SI 1 of the London Plan 2021, policy 1.1(j) of the Ealing Development Strategy 2026 DPD (2012); and policy 7A of the Ealing Development Management DPD (2013).

#### 51. Air Quality and Dust Management Plan

Prior to commencement of any works onsite, an Air Quality and Dust Management Plan (AQDMP) shall be submitted for the approval of the Local Planning Authority.

The plan shall include:

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

The applicant shall contact the council's Pollution Technical team about the installation of air quality monitors on site and always provide direct access to monitoring data for the duration of the project. The monitors shall be installed on site at least 4 weeks prior to any site clearance and demolition to provide baseline data and shall be maintained on site until first occupation of the development hereby approved.

Direct access to monitoring data will be always provided. 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).

#### 52. Emissions Standards for Non-Road Mobile Machinery

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).

### 53. Odour Sources

(A) Prior to first occupation of the development, a suitable odour mitigation scheme (following assessment) shall be submitted to the Council for approval in writing, of external odour emission levels from industrial/commercial/cultural sources, having regard to the Defra's Odour Guidance for Local Authorities (2010), London Plan Policies 3.13.4, E5, 6.5.1, E7, IAQM – Guidance on the assessment of odour for planning (2014), Defra – Guidance on the control of Odour and Noise from Commercial Kitchen Exhaust Systems (2005), so as to minimise cumulative impact of odour emissions to an acceptable level (level 1 or 2 on IAQM assessment scale) such that it prevents such emissions giving rise to nuisance/statutory nuisance. Under the 'Agent of change principle' planning legislation introduced circ 2016, developers are encouraged to engage with commercial businesses earlier in the design process to identify potential sources likely to impact the proposed development and enter into an agreement to reduce emissions at source, using best available techniques (BAT). Details and potential options shall include, but not limited to, additional filtration units, increase of height of discharge of effluvia at top of chimney stack, relocation of extraction systems in relation to layout of development. The approved details shall be implemented prior to occupation of the development and thereafter be permanently retained.

(B) Also prior to first occupation of the development, the developer shall carry out odour assessment test as per IAQM Guidance (2014), under worst case scenario at a number a number of specified and worst affected locations to be agreed prior to completions, to the satisfaction of local planning authority and maintained as such for life time of the development. And odour management plan (OMP) capable of ensuring effective odour emissions control at all times in future shall be submitted to the local planning authority for approval.

Reason: To ensure that the amenity of occupiers of the development site/surrounding premises is not adversely affected by odour from mechanical installations/equipment, in accordance with relevant policies of the Ealing Development (Core) Strategy (2012).

### Informatives

1. The decision to grant listed building consent\* and planning permission has been taken having regard to the policies in the Ealing Development Management Development Plan Document (2013); the Ealing Development (Core) Strategy DPD (2012); the London Plan (2021); the National Planning Policy Framework (2021); and to all relevant material considerations including Supplementary Planning Guidance:

#### National Planning Policy Framework (2021)

2. Achieving Sustainable Development
4. Decision-Making
6. Building a Strong, Competitive Economy
7. Ensuring the Vitality of Town Centres
8. Promoting Healthy and Safe Communities

- 9. Promoting Sustainable Transport
- 11. Making Effective Use of Land
- 12. Achieving Well-Designed Places
- 13. Protecting Green Belt Land
- 14. Meeting the Challenge of Climate Change, Flooding and Coastal Change
- 16. Conserving and Enhancing the Historic Environment

London Plan (2021)

- GG1 Building Strong and Inclusive Communities
- GG2 Making the Best Use of Land
- GG3 Creating a Healthy City
- GG5 Growing a Good Economy
- GG6 Increasing Efficiency and Resilience
- SD1 Opportunity Areas
- SD10 Strategic & Local Regeneration
- D1 London's Form, Character and Capacity for Growth
- 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
- D14 Noise
- S4 Play and Informal Recreation
- H1 Increasing Housing Supply
- H4 Delivering Affordable Housing
- H10 Housing Size Mix
- HC1 Heritage Conservation and Growth
- G3 Metropolitan Open Land
- G4 Open Space
- G5 Urban Greening
- G6 Biodiversity and Access to Nature
- G7 Trees and Woodlands
- S4 Play and Informal Recreation
- 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 8 Waste Capacity and Net Waste Self-Sufficiency
- 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
- T7 Deliveries, Servicing and Construction
- T9 Funding Transport Infrastructure through Planning
- DF1 Delivery of the Plan and Planning Obligations



Ealing Development (Core) Strategy (2012)

- 1.1 Spatial Vision for Ealing 2026 (e) (f) (h)\* (j) (k)
- 1.2 Delivery of the Vision for Ealing 2026 (f) (g)\*
- 5.2 Protect and Enhance Metropolitan Open Land
- 6.2 Social Infrastructure

Ealing Development Management DPD (2013)

- 2.18 Green Infrastructure: The Network of Open and Green Spaces
- 5.2 Minimising Carbon Dioxide Emissions
- 5.10 Urban Greening
- 5.12 Flood Risk Management
- 7A Amenity
- 7.3 Design out Crime
- 7.4 Local Character
- 7B Design Amenity
- 7C Heritage
- 7D Open Space

Adopted Supplementary Planning Documents

Sustainable Transport for New Development (2013)

Interim Ealing Supplementary Planning Guidance

- SPG 3 Air Quality
- SPG 4 Refuse and Recycling Facilities
- SPG 9 Trees and Development Guidelines
- SPG 10 Noise and Vibration

In reaching the decision to grant listed building consent and planning permission, specific consideration was given to the impact on and benefits to the special architectural and historic interest of the listed building and walled garden, the principle of the development, including development on Metropolitan Open Land, the design and appearance, trees, landscaping and ecology, the potential impact on neighbouring occupiers, servicing and highway matters, environmental health, flood risk, quality of living conditions, affordable housing, energy and sustainability, the terms of the Section 106 agreement proposed, the extant permission for the school development and representations received.

Taking all of the policies into account, the proposal is generally in accordance with the Development Plan policies identified in the Informative section.

2. Cadent Gas Ltd own and operate the gas infrastructure within the area of your development. There may be a legal interest (easements and other rights) in the land that restrict activity in proximity to Cadent assets in private land. The applicant must ensure that the proposed works do not infringe on legal rights of access and or restrictive covenants that exist.

3. If buildings or structures are proposed directly above the apparatus the development may only take place following diversion of the apparatus. The applicant should apply online to have apparatus diverted in advance of any works, by visiting [cadentgas.com/diversions](http://cadentgas.com/diversions)

4. Prior to carrying out works, including the construction of access points, please register on [www.linesearchbeforeudig.co.uk](http://www.linesearchbeforeudig.co.uk) to submit details of the planned works for review, ensuring requirements are adhered to.

5. 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.

6. 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. Updates of work should be provided regularly to affected neighbours. Any complaints should be properly addressed as quickly as possible.

7. 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.

8. Dark smoke and nuisance No waste materials should be burnt on site of the development hereby approved.

9. 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 and -2:2009+A1:2014 Codes of practice for noise and vibration control on construction and open sites.

10. The written scheme of investigation will need to be prepared and implemented by a suitably professionally accredited archaeological practice in accordance with Historic England's Guidelines for Archaeological Projects in Greater London. This condition is exempt from deemed discharge under schedule 6 of The Town and Country Planning (Development Management Procedure) (England) Order 2015.

11. The proposed development is located within 15 metres of Thames Waters underground assets and as such, the development could cause the assets to fail if appropriate measures are not taken. Please read our guide 'working near our assets' to ensure your workings are in line with the necessary processes you need to follow if you're considering working above or near our pipes or other structures. <https://developers.thameswater.co.uk/Developing-a-large-site/Planning-your-development/Working-nearor-diverting-our-pipes>. Should you require further information please contact Thames Water. Email: [developer.services@thameswater.co.uk](mailto:developer.services@thameswater.co.uk) Phone: 0800 009 3921 (Monday to Friday, 8am to 5pm) Write to: Thames Water Developer Services, Clearwater Court, Vastern Road, Reading, Berkshire RG1 8DB

12. 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. We 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](mailto:trade.effluent@thameswater.co.uk). Application forms should be completed on line via [www.thameswater.co.uk](http://www.thameswater.co.uk). Please refer to the Wholesale; Business customers; Groundwater discharges section.