
Ref:	223616FUL
Address:	Ealing Studios, Ealing Green, Ealing, London, W5 5EP
Ward:	Walpole
Proposal:	Construction of four buildings, ranging in height from 4 to 6 storeys, to provide studio space for film, television, and entertainment production, offices and workshops (Use Class E)
Drawing numbers:	Refer to Condition 2 within Appendix A
Supporting Documents:	Refer to Condition 2 within Appendix A
Type of Application:	Full Application (Major)
Application Received:	16.08.2022

Report by Emma Bunting

Recommendation:

Grant Planning Permission Subject to –

- 1) Section 106 Agreement, and**
- 2) Conditions set out in appendix A**

Executive Summary

Planning permission is sought to demolish 4 buildings within the Ealing Studios site, and construct four buildings, 3 of which would be massed together, ranging in height from 4 to 6 storeys. The proposal would provide studio space for film, television, and entertainment production, offices and workshops, all within Use Class E. The proposed development would support and expand the business offer of the oldest continually operating film studio in the UK, and a significant creative, cultural and historic asset within the borough.

The proposed site forms part of the wider Ealing Studios site, which is within the Ealing Green Conservation Area and the Ealing Metropolitan Town Centre. The site is not within a CPZ, and has a PTAL rating of 5, representing 'excellent' access to surrounding public transportation networks. While there are no listed buildings within the red line boundary, the wider studio site has 2 Grade II listed buildings and various statutory and locally listed building share the boundary to the east.

The proposed development would include the larger of the two buildings, located centrally within the site, at about 0.25 hectares, 6 storeys or 22m high at its highest point and 4 storeys or about 14m high at its shortest point, 70m deep and 33m wide. The smaller building to the north would be about 42m deep, 10m wide and 4 storeys or about 14m high. The proposed buildings would have Art Deco architectural elements, referencing the architectural style of the studio's heyday. It should be noted that a quantitatively larger previous scheme has been approved and partially implemented on site, through application

ref: P/2000/4080, granted in 2001. The current proposal is supported by the public, with extensive consultation carried out by Ealing Studios and the statutory public consultation period carried out as a part of the current application resulting in 4 responses, all expressing support for the proposed development. No objections to the proposed development were received.

The principle of the development is entirely supported by national, regional and local planning policy, as it supports and expands an existing business use, while more effectively utilising brownfield land within the site. The proposed development would be largely screened from view within the Conservation Area, adjoining residential streets and Walpole Park, with brief glimpses of the entrance to the main central building from Ealing Green along the access road. Additionally, the Art Deco architecture would coherently reference the vernacular of the surrounding buildings on site. As such, the proposed development would appear in keeping with the surrounding Conservation Area, protecting against undue harm to the surrounding historic assets.

The design and appearance of the proposal would be well massed within the site, with setbacks adjacent to sensitive residential uses and rounded edges with crisscross windows breaking up the impact of the most prominent flank walls. The proposed entrance would be legible, with Ealing Studio branding, while also providing the required security for the filmmaking use. The quantum of development is well considered, increasing the footprint of the demolished buildings by about 20%, while better utilising vertical space to provide required workshop and office space.

Impacts on adjoining residential amenity would be minimal, and in line with the existing impacts on site and the urban character of the surroundings. Daylight and sunlight assessments demonstrate broad compliance with BRE guidelines, while the moderate height and set backs of the proposed buildings would protect adjoining residents from an undue loss of sunlight, daylight, privacy and increased sense of enclosure.

The proposed development would result in an overall reduction in hardstanding used for car parking and the larger vehicles required for support vans and trailers. During non-filming time, there would be 60 car parking spaces available, while during filming periods, the majority of spaces would be dedicated to larger support vehicles, parked up for the duration of filming, with 23 parking spaces for daily use. In general, as is the case with the existing site, the vast majority of trips are taken to and from the site by pedestrians utilising public transportation.

The proposed scheme would provide benefits for the local economy, is supported by a strong sustainability program, as the building would be zero-carbon, as a result of the large PV provision, and the greening on site would result in a predicted bio-diversity net gain of 116.4%. In terms of environmental health, flood risk and refuse collection, the proposed development would meet policy requirements while improving the conditions of the existing site.

Overall, the development represents a high-quality development, that would regenerate and optimise this large site within the Ealing Metropolitan Town Centre. The proposal will provide an improved business offer for a nationally and locally significant creative industry, while constructing an architecturally interesting and attractive building. The application is accordingly recommended for approval, subject to conditions and S106 legal agreement.

Recommendation

That the committee GRANT planning permission subject to 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:

- £6,812 for post-construction energy monitoring,
- £76,320 for air quality monitoring and improvements
- £92,100 for Town Centre improvements
- £62,500 for transportation network improvements, safety measures, and infrastructure provisions
- £3,000 for travel Plan monitoring
- £36,000 for apprenticeship and work placement monitoring

Total contribution: £264,232

AND:

- Potential carbon offset contribution if, as a result of monitoring, the building falls short of the zero-carbon target
- Provision of a travel plan
- Provision of 30% local labour force during construction phase
- 4 apprenticeships per year during the construction phase
- 6 work placements during the construction phase

AND: subjection to the conditions found within Appendix A

Site Description

The proposal site is within the wider Ealing Studios site, forming 0.71 hectares within the larger 1.5 hectare site. The proposal site contains a large parking area and 4 existing buildings to be demolished, the Central Building and Buildings F, G and H, as well the primary vehicular access to the site, from the north-east corner onto Ealing Green. None of the buildings within the red line boundary have a statutory or local heritage listing.

The wider Ealing Studios site contains two statutorily listed buildings, both Grade II listed. The Ealing Studios Stages 2, 3a, 3b and 5 sit within the listed building to the west, and is identified under reference 1389249, described as valuable because of its cultural and historical contribution to the studios and the film made there. The second Grade II listed building, The White House, under reference 1389250, is described as significant both for its architectural merit and its cultural contributions to the film industry. Within the southern part of the wider film site is a collection of 3 storey office buildings constructed as part of a previous planning permission granted in 2000.

Figure 1: Existing site plan



Figure 2: Existing site, showing retained and demolished structures



The proposal site and wider film studio site sit within the Ealing Green Conservation Area, the Walpole Park/Ealing Common Archaeological Interest Area and the Ealing Metropolitan Town Centre. The site is not within a CPZ, and has a PTAL rating of 5 (classified as ‘excellent’) towards the north-east corner, descending to 4 (classified as good) within the south-west corner of the site. This generally indicates good connectivity to surrounding public transportation network.

The wider site context includes a variety of designations and uses. To the immediate west is Walpole Park, designated Public Open Space, Metropolitan Open Space, and Heritage Land, with a large number of protected trees along the shared boundary with the wider

studio site, though not the application site. To the north sits the Ealing Telephone Exchange, and the residential units at Walpole Court, which share part of the access road to the Ealing Studios Site. To the east of the site sit a number of residential and community uses with various heritage designations. The dwellinghouses at Thorpe Lodge, Pine Cottage, Morgan House, Wrexham Lodge and Willow House are all Grade II Listed. The dwellings at St Aidan and Welsh Cottage are locally listed, as are the community and religious buildings at the Welsh Presbyterian Church and Kingdom Hall, Emmanuel House. Finally, 5 of the Forge Cottages are identified as Positive Contributors to the Ealing Green Conservation Area. To the south of the site are the residential properties along Disraeli Road.

Proposal Description

The proposed development puts forward the construction of four buildings, ranging in height from 4 to 6 storeys, to provide studio space for film, television, and entertainment production, offices and workshops (Use Class E). The proposed sound stage would occupy the largest area, within the centre of the building, while being book-ended with office, workshop and reception space along the northern end and further workshop space to the south. The second building would sit within the north western corner of the site, adjacent to Walpole Park, and would be about 4 storeys high.

The two proposed buildings would be sited within the locations of the 4 demolished building, the Central Building and Blocks F, G, and H. Upon completion the proposed buildings would be used in concert with the existing Use Class E on site, providing improved filming space, office space and workshop space to support the existing film studio use on site.

The larger of the two buildings, located centrally within the site, would be about 0.25 hectares, 6 storeys or 22m high at its highest point and 4 storeys or about 14m high at its shortest point, 70m deep and 33m wide. The smaller building to the north would be about 42m deep, 10m wide and 4 storeys or about 14m high. The proposed buildings would have art deco architectural elements, referencing the architectural style of the studio’s heyday.

Figure 3: Proposed site plan

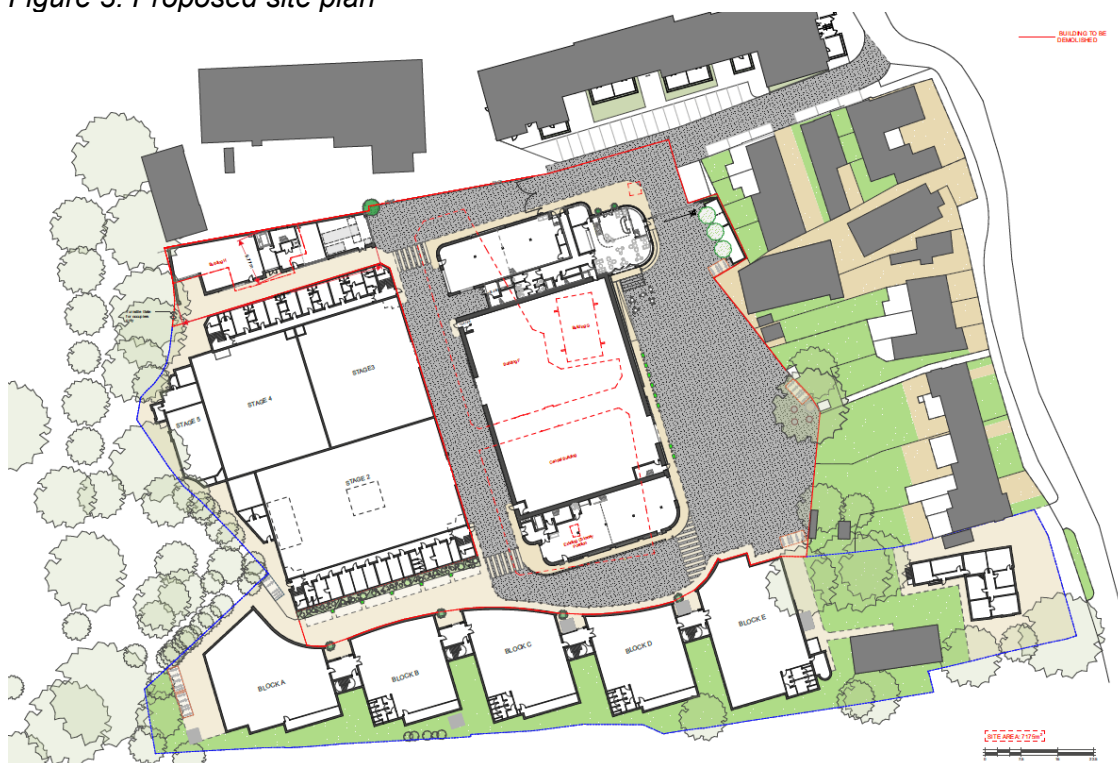


Figure 4: Proposed central building, with proposed Block H to the rear left



Relevant Planning History

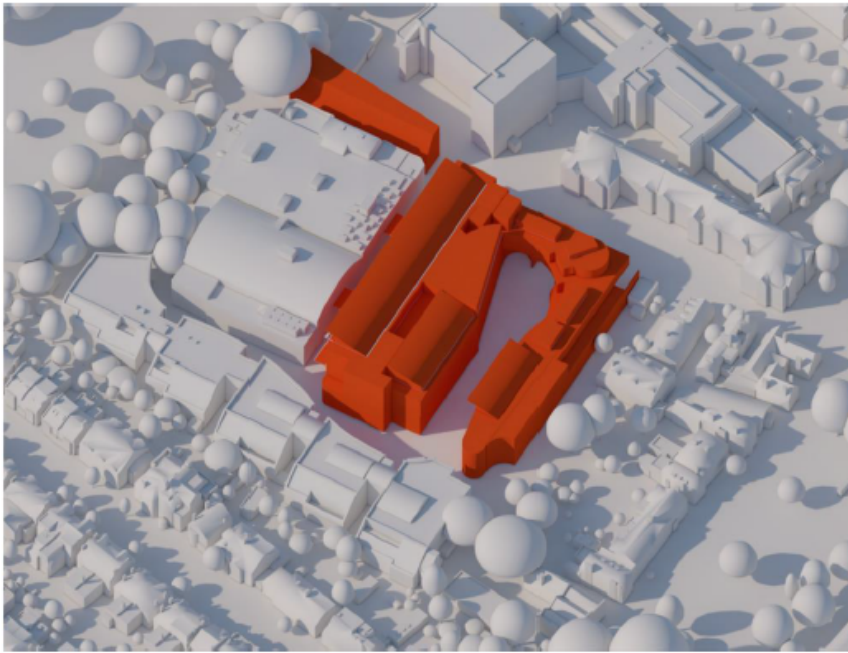
There have been multiple planning applications decided on site, though most relevant for the current application is ref. P/2000/4080, granted in 2001, for the large scale redevelopment of the site, though only the existing office buildings along the southern edge of the wider site were constructed.

Figure 5: Previously consented scheme



The current proposal under consideration has a substantially reduced mass and scale when compared to the previously consented and implemented permission.

Figure 6: Previously consented scheme compared to proposed scheme



CONSENTED SCHEME



PROPOSED SCHEME

Consultation

Public Consultation

On 07.09.2022, a press advert was posted in the Ealing Gazette, and 14 site notices were posted along Ealing Green, St Mary's Road, Disraeli Road, Sunnyside Road, Cairn Avenue and Lammas Park Gardens. 4 comments in support of the application were received, 3 in support (Ealing Green and Town Centre Conservation Area Panel, Central Ealing Neighbourhood Forum and Save Ealing's Centre) and 1 neutral representation (Ealing Civic Society), all from civic organisations. As such, their comments will be outlined in full in 'External Consultation' section below.

It should also be noted that the applicant and agent team held various public consultations through the pre-application stage, sending letters to key local stakeholders, including 10 political stakeholders and 13 community groups, hosting a dedicated consultation website,

targeted social media consultation advertisements, a public consultation night to present the proposals with 21 people in attendance, in person meetings with immediately adjoining neighbours, and in person meetings on site with key stakeholders.

External Consultation

In addition, letters were sent to the following external organisations and community groups. The organisations consulted and their responses, if received, are recorded below:

Ealing Civic Society (ECS)	<p>Neutral stating they have no objection to the proposals, and the enhancement to the studio site is welcomed, as is the art deco design reflecting the heyday of the studio.</p> <p><u>Officer Response:</u> Noted.</p>
Ealing Green and Town Centre Conservation Area Panel	<p>Supports stating the proposal represents a much needed enhancement. They do state the white brick proposed should be of a quality which would not deteriorate over time</p> <p><u>Officer Response:</u> Noted. A pre-commencement materials condition is included to ensure the quality and appearance of the proposed brick.</p>
Central Ealing Neighbourhood Forum	<p>Supports stating the design is a welcome reflection of the Studio's history. They do however request the access to Walpole Park be controlled, access only when the park is open; and the green walls be properly maintained</p> <p><u>Officer Response:</u> Noted. A pre-commencement condition requiring a Landscape Management Plan is included below, and it has been confirmed that the access way to the park will be controlled and only available for users of the Studio.</p>
Save Ealing's Centre	<p>Supports stating the proposal respects the history of the site and its location in Ealing. They do however propose the Studio promotes its presence more.</p> <p><u>Officer Response:</u> Noted. The applicant has expressed the intention of a public display outside the White House to celebrate the history of the Studio, though access to the site must be balanced with privacy and security concerns for its users.</p>
Ealing Chamber of Commerce	<p>No Response</p>
Thames Water	<p>No Objection with recommended conditions and informatives if the proposed development were approved.</p> <p><u>Officer Response:</u> Noted. Recommended conditions and informatives are included below.</p>
TfL Borough Planner	<p>No Response.</p>

CCTV Systems Manager	No Response.
Design Out Crime	No Objection with recommended Design out Crime accreditation condition. <u>Officer Response:</u> Noted. Recommended conditions and informatives are included below.
Environment Agency	No Response.
Ealing BID Company	No Response.
Historic England Archaeological Advisor	No Objection as the proposed development is unlikely to have a significant effect on heritage assets or archaeological interest. <u>Officer Response:</u> Noted
Walpole Residents Association	No Response.

Internal Consultation

The following internal departments were also consulted, and their responses, if received, are recorded below:

Transport Services	No objection subject to: <ul style="list-style-type: none"> • Securing the travel plan by the Section 106 legal agreement, • Securing £3,000 for travel plan monitoring • Securing financial contributions to road safety schemes, provision of infrastructure, and parking controls • Securing conditions regarding construction and demolition method statements, parking management plans, serving and delivery management plans <u>Officer Response:</u> Noted, and all recommendations have been accepted and included in this report.
Pollution Technical – Noise Officer	No objection subject to: <ul style="list-style-type: none"> • Securing pre-commencement conditions and informatives to ensure the protection of users and adjoining residents from noise nuisance <u>Officer Response:</u> Noted, and all recommendations have been accepted and included in this report.

<p>Pollution Technical – Air Quality Officer</p>	<p>No objection subject to:</p> <ul style="list-style-type: none"> • Securing pre-commencement to protect air quality • Clarifying that no fossil fuel generators will be used on site and what filters will be used for the HVAC system <p><u>Officer Response:</u> Noted, and all recommendations have been accepted and included in this report.</p>
<p>Pollution Technical – Contaminated Land Officer</p>	<p>No objection subject to:</p> <ul style="list-style-type: none"> • Securing an unsuspected contamination condition <p><u>Officer Response:</u> Noted, and the proposed condition is included below</p>
<p>Waste and Street Services</p>	<p>No response.</p>
<p>Regeneration</p>	<p>No objection subject to:</p> <ul style="list-style-type: none"> • Securing a financial contribution towards town centre improvements • Clarifications on the current employment offer on site, as well potential impacts on adjacent commercial areas <p><u>Officer Response:</u> Noted, and a proposed contribution has been accepted, and the clarifications sought on the above points are included in the relevant sections below</p>
<p>Energy Officer</p>	<p>No objection subject to:</p> <ul style="list-style-type: none"> • Securing pre-commencement and enforcement conditions • Securing provisions through legal agreement to ensure potential carbon offset contributions • Securing £6,812 in post construction energy monitoring <p><u>Officer Response:</u> Notes, and all recommendations have been accepted and included in this report.</p>
<p>Flood Risk Officer</p>	<p>No response.</p>
<p>Landscape and Tree Officer</p>	<p>No objection subject to:</p> <ul style="list-style-type: none"> • Securing the protection of trees within Walpole Park during the construction of Block H • Various tree, shrub and landscaping protection conditions and management plans <p><u>Officer Response:</u> Notes, and all recommendations have been accepted and included in this report.</p>
<p>Strategic Planning</p>	<p>No response.</p>

Design and Community Review Panel Process

The proposed development was presented to the DRP on 12 July 2022, and key points of feedback included:

- Panel supportive of the principle of development, particularly enhancement of existing studio uses, and welcomes the retention and creation of additional employment on the site
- Suggests that more should be done to celebrate the history and cultural identity of the Studios for the local community
- The arrangement of the proposed buildings is a significant improvement compared with the extant scheme and the art deco style and architectural language adopted could be appropriate, but detailing will be crucial to ensure a high-quality outcome
- The approach to environmental design is currently too tentative and the panel urges the team to be more ambitious, specifically to see climate responsive measures clearly reflected within the architectural design, as well as further detail of the approach to embodied carbon, circular economy principles and whole life-cycle costs
- The landscape strategy should also be developed further to maximise opportunities for urban greening

The proposed development as presented to the CRP on 5 July 2022, and key points of feedback included:

- The panel feels that the design is sympathetic and fits in well with the existing context. The proposed massing and articulation are particularly successful, as well as the art deco architectural style adopted
- The entrance sequence and design of the main reception works well, however the panel suggests that additional signage and wayfinding should be considered
- The approach to sustainability is commended and the panel is pleased to see that the design has been meaningfully informed by environmental considerations rather than ‘token gestures.’
- Pleased that consultation with the community and stakeholders is underway

As a result of these two meetings, the following changes were made to the scheme:

- Detail design of hub has been positively enhanced by removing the internal steps and platform lift
- The expression of windows on the corners have been finessed to improve the architectural appearance of the façade, specifically through curvature of the glazing
- The applicant has expressed the intention to include arts information in front of the White House which will illustrate the rich history of the studios
- The landscape design has been maximised
- Every effort will be made to sustainably demolish the existing buildings, including re-using materials where possible, while the proposed development will be highly sustainable in its operational phase, thus contributing to reducing emissions. The Proposed Development has been designed to achieve BREEAM Outstanding

Figure 7: Scheme before and after last pre-app meeting, DRP and CRP meetings



Planning Policies

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

Reasoned Justification:

Main Planning Considerations

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

- Principle of the development
- Impact on historic significance of the listed building, their setting and the Ealing Green Conservation Area
- Design and appearance
- Impacts on adjoining residential amenity
- Transport, parking and servicing
- Employment and training
- Energy and sustainability
- Landscaping, trees and ecology
- Environmental health
- Drainage and flood risk
- Refuse and recycling storage
- Archaeological impacts
- Fire Safety
- Community Infrastructure Levy

Principle of the Development

The National Planning Policy Framework (NPPF) requires planning policies and decisions to “make as much use as possible of previously-developed or ‘brownfield’ land” (paragraph 117) and “encourage multiple benefits from both urban and rural land, including through mixed use schemes” (paragraph 118). Paragraph 124 also states that “good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities”. In addition, paragraph 80 of the NPPF supports economic growth through the investment, expansion, and adaption of businesses.

Policy GG2 of the adopted London Plan (2021) seeks to make the best use of land. To facilitate this, the policy encourages the re-development of brownfield land, particularly those which are well connected by public transport modes. Policy E1 of the London Plan (2021) supports increases in the current office stock, noting that “improvements to the quality, flexibility, and adaptability of office space of different sizes (for micro, small, medium-sized and larger enterprises) should be supported by new office provision, refurbishment and mixed-use development.”

Policy 1.1 of the Ealing Core Strategy seeks to promote business and enterprise by encouraging regeneration and renewal through being responsive to market demands, while Policy 2.5 has an overarching aim to revitalise Ealing Town Centre. The vision for Ealing Green, where the Site is situated, is to create a “cultural and community quarter with Pitzhanger Manor, the cinema, the film studios and important university functions.”

The proposed development would represent the improved function of an existing Class E commercial, office and light industrial use. As a film studio, the proposal site would benefit from more efficient, effective facilities, both supporting the economic and employment benefits of the existing site, while also allowing a historic Ealing business and cultural institution to continue operating within the borough. It should also be noted that a more substantial development on site has been previously consented, in terms of scale, mass and intensity of use.

As such, the principle of the proposed development would be entirely acceptable, as it is in accordance with the NPPF, Policy GG2 and E1 of the London Plan (2021) and Policy 1.1 and 2.5 of the Ealing Core Strategy.

Impact on the Historic Significance of the Listed Buildings, Their Settings and Ealing Green Conservation Area

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.”

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 National Planning Policy Framework (2021), section 16, paragraph 202 states that: ‘Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use’. However, this needs to be considered in the context of section above and so it is not a simple balancing exercise given that special attention must be paid to the desirability of preserving or enhancing the character or appearance of the area.

Policy HC1 of the London Plan and policy 1.1 of the Council's Adopted Development (or Core) Strategy, (Core Strategy), and policy 7C of the Council's Adopted Development Management Development Plan Document, (DPD), seek to ensure that new development conserves the significance of heritage assets. Development should be sympathetic in its

materials and architectural detailing and the introduction of designs or materials that undermine the significance of heritage assets should be avoided.

The Ealing Green Conservation Area Management Plan and Appraisal (2008) identifies the historic significance of Ealing Studios as the oldest continually running film studios in the UK, while clarifying that the structure with architectural and townscape merit is the White House, while the Studio building is valuable for its cultural and historic contributions to the film industry, through the films that were made there. The documents also identify the listed cottages along the west side of Ealing Green as valuable to the townscape of the Conservation Area.

As stated in the submitted Heritage Assessment, the proposed buildings to be demolished do not have any heritage value, are not mentioned in any of the Ealing Green Conservation Area documents, or the statutory listings. This demonstrates that the existing buildings do not meaningfully contribute to the significance of the Conservation Area, and that their replacement with a well-designed new building would be acceptable. It should also be noted that the existing buildings are of a poor quality, while also failing to meet the functional needs of the film studio.

The proposed development would not result in structural alterations to the surrounding statutorily or locally listed buildings, however the proposed buildings would be within the setting of both the Conservation Area and the surrounding listed buildings on site and adjacent to the site. In terms of its setting, the proposed development would be close to the listed film studios, though it would be similar in this respect to the existing building. The addition of a well-designed, functionally related and complimentary new building that would sustain the beneficial on-going use of the listed building would not harm its significance.

The proposed buildings would only be viewable from the driveway onto Ealing Green, and would not be viewable from within Walpole Park, as it would be obscured by the existing listed sound stages, or from Ealing Green. The proposed building would also be substantially set back from the rear elevations of the listed buildings to the east, as such sensitively responding to their setting. Whilst there are places where slightly more of the proposed development would be visible due to the increased height, the verified views illustrate that such differentials are quite minor. There are no indications of any harm to the significance of the conservation area due to the differences in visibility/height between the two.

Figure 8: Existing and proposed verified view from Ealing Green along access road



VERIFIED VIEW 1



PROPOSED

Figure 9: Existing and proposed verified view from Ealing Green



VERIFIED VIEWS 2



PROPOSED

As such, this localised increased presence of a high quality new building as part of a renowned and historic film studio site, would not harm the significance of the Conservation Area. Ealing Studios is regarded as a valuable part of the present character and appearance

of the Conservation Area, and with the historic interest attached to the listed film studios likewise a component of the historic interest and significance of the Conservation Area. In this sense, the proposed development's ability to sustain the film studios, as part of the mixed and vibrant Conservation Area uses and townscape, would be beneficial, as would the replacement of the lacklustre existing buildings with a high quality new building.

Overall, it is not considered that the proposed development would have any impact or harm on the surrounding heritage assets, having regard for the surrounding Conservation Area, Statutory Listed Buildings and Locally Listed Buildings. As such, the proposed development would be compliant with Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, section 16 of the NPPF, policy HC1 of the London Plan (2021), policy 1.1 of the Ealing Core Strategy and policy 7C of Ealing DPD.

Design and Appearance

Policy D4 of the London Plan (2021) state that development should be of a high quality design which responds to the pattern and grain of existing spaces and streets in terms of orientation, scale, proportion and mass, while incorporating the highest quality material and design appropriate to its context. These are supported by policy 7.4 of the Ealing Development Management DPD (2013) which states that developments should complement their street sequence, building pattern, scale, materials and detailing.

The main building within the proposed development is made up of three components, the soundstage, workshops and production spaces/offices. The architectural language of the building has an 'Art Deco' theme and seeks to respect the character of the existing buildings on Site. The sound stage elevation is treated in a white brick on the upper portion to match the rest of the existing facades. The Ealing Studios branding will feature prominently within a recessed brick panel on the upper portion of the building. The proposed crittall windows would further reference the Art Deco theme, while providing well considered fenestration detailing along the large flank walls, breaking up their mass and impact.

Figure 10: Proposed central building looking north from within the site



The proposed entrance of the building would present a visible, legible primary frontage, while respecting the security and privacy needs of the studio use. The proposed entrance along the elevation facing Ealing Green would be glimpsed from the street scene, while visitors would enter a double high atrium and communal space, and an inviting curved façade. The proposed development would then step back from the 4th to 6th floor to further reduce the mass of the proposed building, with landscaped green roofs.

Figure 11: Proposed central building looking south west from access road



The proposed smaller, second building, Block H, would share the art deco detailing of the main building, while sitting within the footprint of the existing Block H. It would represent an increase in height, from 3 to four storeys, though would maintain its subordination to the listed Studio sound stages to the south.

The quantum of development would be comparable to the existing development in terms of site coverage, though the increase in height along the bookends of the central sound stage would add the required office and workshop space. The site coverage of the proposal would increase the development on site by about 20%, matching the height of the existing sound stages, while the GIA would increase from 3027sqm to 7632sqm. As such, the proposed development would appear in keeping with the existing structures on site, while providing more usable space and allowing the business on site to remain competitive and in use.

The proposed development would also be entirely accessible to wheelchair users, with level access and would require compliance with accessibility requirements for commercial development through Building Regulations Part M Volume 2.

Overall, it is considered the proposed development represents well considered, and thoughtful architecture that respects the character of the existing area in a contemporary manner. As such, the proposed development would be in accordance with policy D4 of the London Plan (2021) and policy 7.4 of the Ealing DPD.

Impact on Adjoining Residential Amenity

Policy D6 of the London Plan (2021) requires that the design of development should provide sufficient daylight and sunlight to new and surrounding housing that is appropriate for its context, whilst avoiding overheating, minimising overshadowing and maximising the usability of outside amenity space. This is supported by Policy 7B of the Ealing Development Management Development Plan 2013 which provides that new development must achieve a high standard of amenity for users and for adjacent users by ensuring high quality architecture, good levels of daylight and sunlight, good levels of privacy, coherent development of the site, appropriate levels of development on site, positive visual impact, and legibility and accessibility".

Impacts on Walpole Court

The proposed development would be set back from the nearest residential units at Walpole Court by 17m to 27.5m, and the proposed building would extend along 24.5m of the flank of the adjoining flats.

Of the 151 windows assessed, 127, or 84% would meet BRE baseline standards in terms of the Vertical Sky Component (VSC). Of the 24 windows which would experience some impact, 21 would experience retained VSC values of at least 15%, which is considered commensurate with the sites urban, town centre location. Considering the No Sky Line (NSL) test, 52 of the 54 rooms assessed, or 96% would meet BRE targets, and considering the Average Daylight Factor (ADF) test, 117 of the 120 windows (or 97.5%) would face within 90 degrees of due south, therefore meeting baseline BRE guidelines.

It should also be noted that the proposed glazing used would be recessed with a vertical fin to limit overlooking into the units at Walpole Court. It should also be noted that the area of overlap with potential overlooking would be set back and down from the total 6 storey height of the main proposed building. As such, the proposed development would not have undue impacts on adjoining residential amenity, in terms of loss of sunlight, daylight, outlook, privacy and increased sense of enclosure.

Figure 12: Set backs between Walpole Court and proposed central building

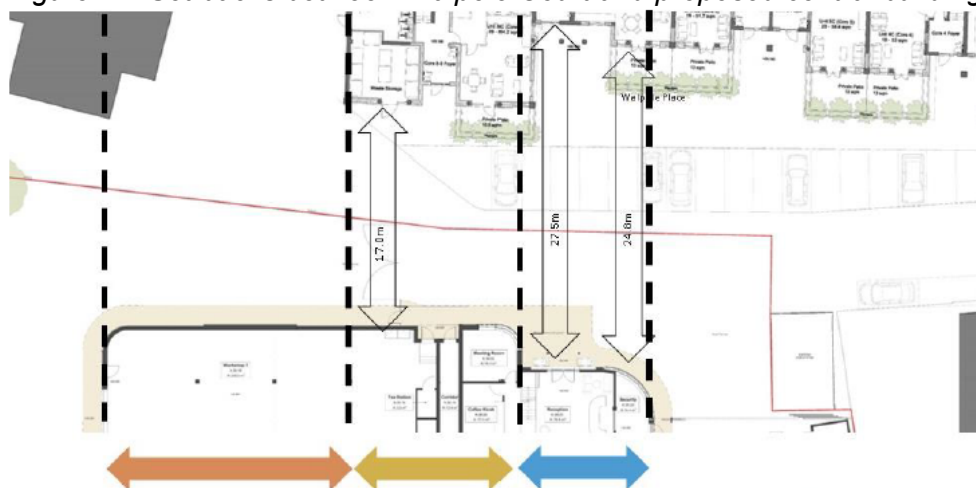


Figure 13: Set backs and section between Walpole Court and proposed central building

WALPOLE COURT SECTIONS



Impacts on dwellings along Ealing Green

The proposed development would be substantially set back from the dwellings along the West side of Ealing Green, about 23m from the closest buildings at Forge Cottages and 56.5m the properties directly along Ealing Green. All the windows assessed at no. 4 and no. 5 Forge Cottages meet the VSC and APSH targets. 3 of the 8 windows assessed across both properties would not meet NSL targets though only by about 20%, representing a minor transgression, retaining about 35.8% daylight distribution of the 48% existing. Similar results were found for each of the respective tests at the properties along Ealing Green, specifically Thorpe Lodge, Pine Cottage and Morgan House. As such, it is considered a good standard of daylight and sunlight would be maintained, while the set backs would minimise any undue sense of enclosure.

As such, residents of the properties along Ealing Green would not be unduly impacted in terms of loss of sunlight, daylight, outlook, privacy and increased sense of enclosure.

Figure 14: Proposed elevation showing central building and Ealing Green to the east



Figure 15: Existing and proposed view from Thorpe Lodge Garden



Figure 16: Existing and proposed view from Pine Cottage Garden



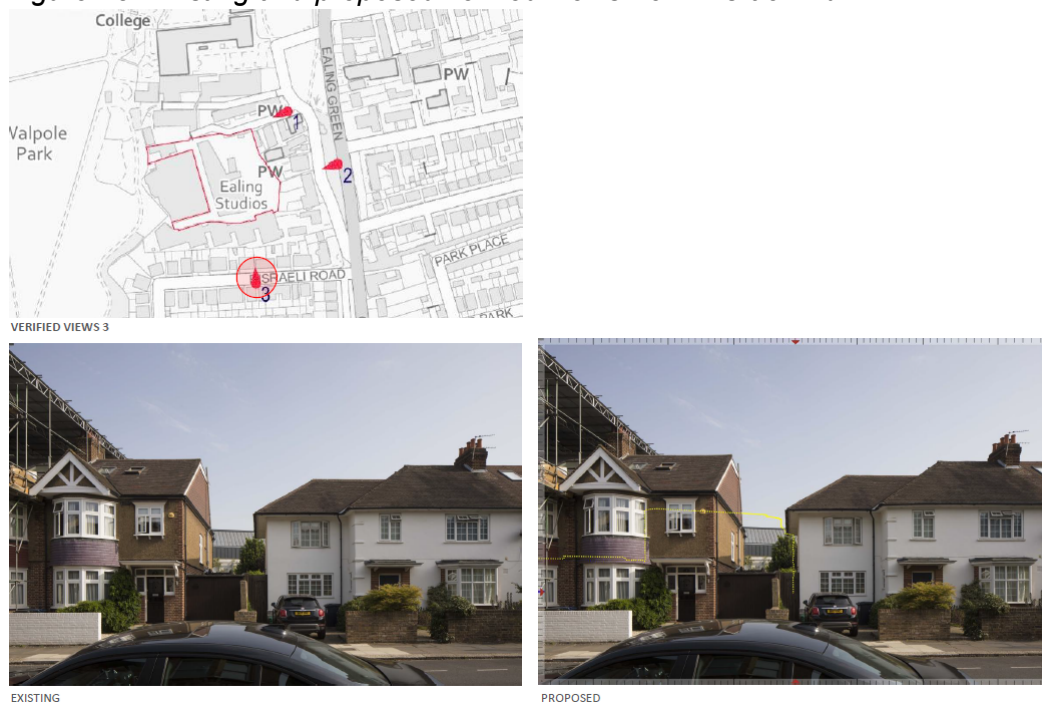
Impacts on Disraeli Road

The proposed development would largely be screened from the rear of the properties along Disraeli Road because of the existing office buildings built as part of the previous permission. As such, the proposed development would not have undue impacts on adjoining residential amenity, in terms of loss of sunlight, daylight, outlook, privacy and increased sense of enclosure.

Figure 17: Proposed elevation showing central building, existing offices and Disraeli Rd to the south



Figure 18: Existing and proposed verified views from Disraeli Rd



Impacts on Walpole Park

The proposed development would not be viewable from Walpole Park, with the exception of the proposed Block H, though it would be commensurate with the existing studio building and well screened by existing trees within the park.

Figure 19: Proposed elevation showing Block H, with Walpole Park to the west



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

Transport, Parking and Servicing

Policy T4 of the London Plan (2021) states that development proposals should ensure that development should not adversely affect safety on the transport network. Policy T4 provides that an appropriate balance should be struck between promoting new development and preventing excessive car parking and that in locations with high public transport accessibility, car-free developments should be promoted.

Site context

As previously highlighted, the site is categorised as 5 on the PTAL scale, indicating excellent links to nearby public transport. The site is not located within a Controlled Parking Zone (CPZ), as the adjoining roads have double yellow lines. Key vehicular access to the site is provided within the north east corner off Ealing Green. The access road which connects Ealing Green to the site boundary is not adopted and is shared with the Forge Cottages and Walpole Court, and is used as parking for those properties.

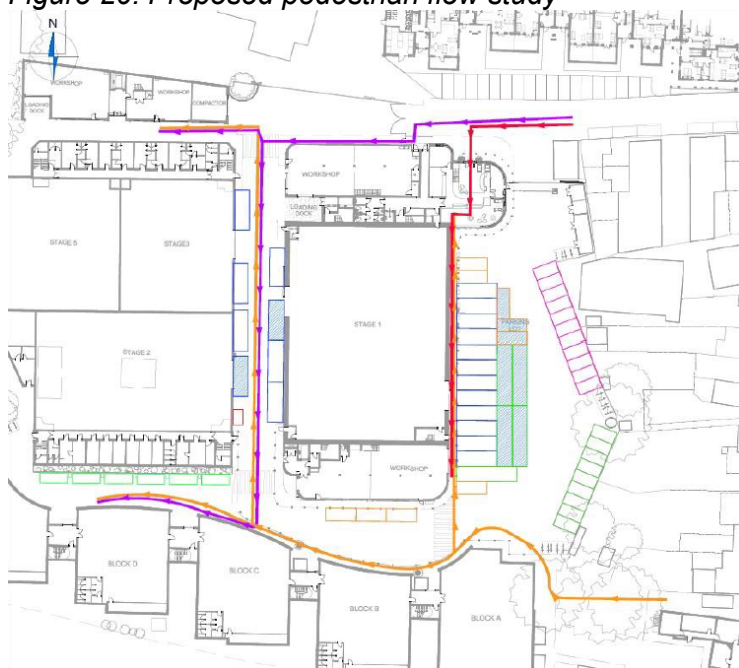
At the existing site on filming days, vehicle trip generation to and from the site is about 375 (including both in and out trips), with demand for about 70 parking spaces, while pedestrian trip generation is about 1,875 (including both in and out trips)

Access and internal layout

The Studio functions with unique access requirements. When it is being rented by a production company during the filming process, larger vehicles arrive at once, park and are kept on site until film is complete. Personal vehicles can also park within the parking area within this period, but are less common because of how the spaces are rented, and the limited number of employees who work at Ealing Studios full time.

Pedestrian access comes through the access road to the north, or to the rear of the White House to the south, as does cyclist access. One controlled access point will lead out onto Walpole Park, accessible for pedestrians and cyclists with fobbed access.

Figure 20: Proposed pedestrian flow study



Parking

The proposed development retains about 60 car parking spaces for use outside of filming periods, with space during filming periods allowed for 12 support vans (6m long), 22 17T vehicles (8m long), 5 trailers (12m long), 2 skip spaces (3m long) and 23 parking spaces. Again it should be noted during filming periods, the only vehicles making daily trips are small personal vehicles, with the trailers and vans parked up for the entire filming process.

5% of all car parking spaces will be designated disabled bays, while 15 parking spaces will be provided with active Electric Vehicle Charging Points. There would be an overall reduction in area of car parking spaces, though the loss will translate to 10 spaces removed from the existing arrangement. This is seen as acceptable considering the high PTAL rating of the site and the provision of cycle parking spaces.

Figure 21: Proposed parking arrangement outside of filming hours

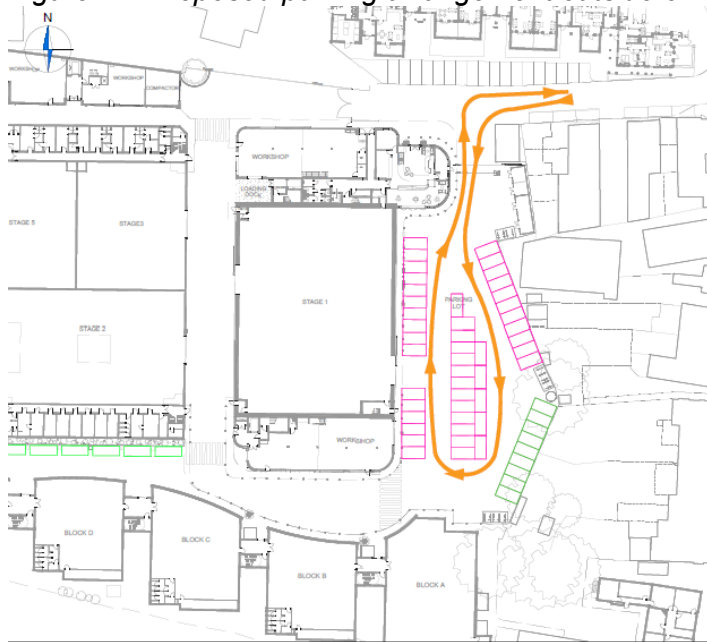
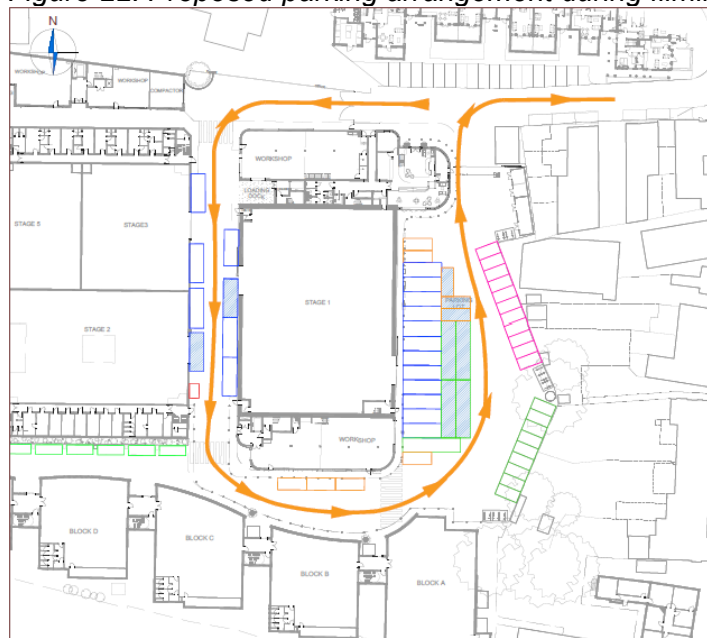


Figure 22: Proposed parking arrangement during filming hours



Cycle parking

As per Policy T5 of the London Plan (2021), the proposal requires a total of 65 long stay spaces and 11 short stay spaces, all of which will be provided at various locations securely within the site within shelters

Servicing

All servicing and refuse collection will take place on site, in line with existing arrangements, with collection within the north western section of the site, where the two bin compactors are located. Deliveries to the site are expected to be associated with the materials and tools needed to build sets and will be sent only to the delivery bay to the rear of the proposed sound stage.

Figure 23: Proposed refuse plan

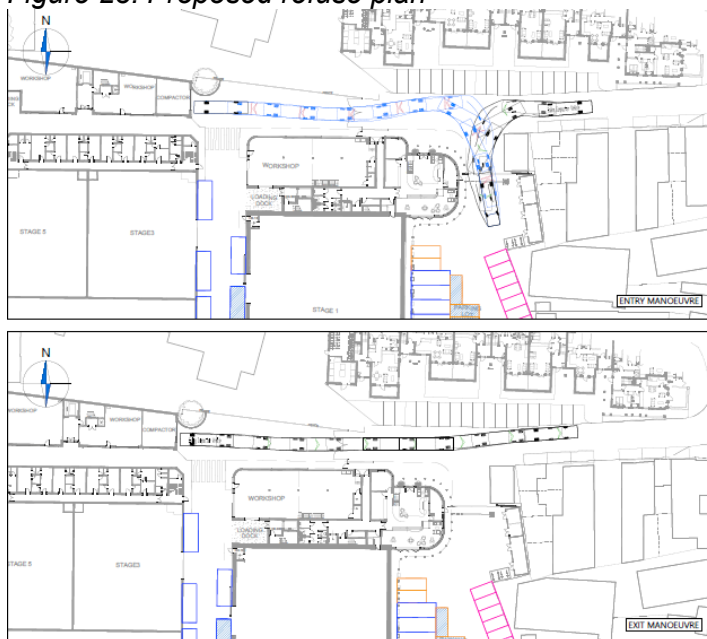
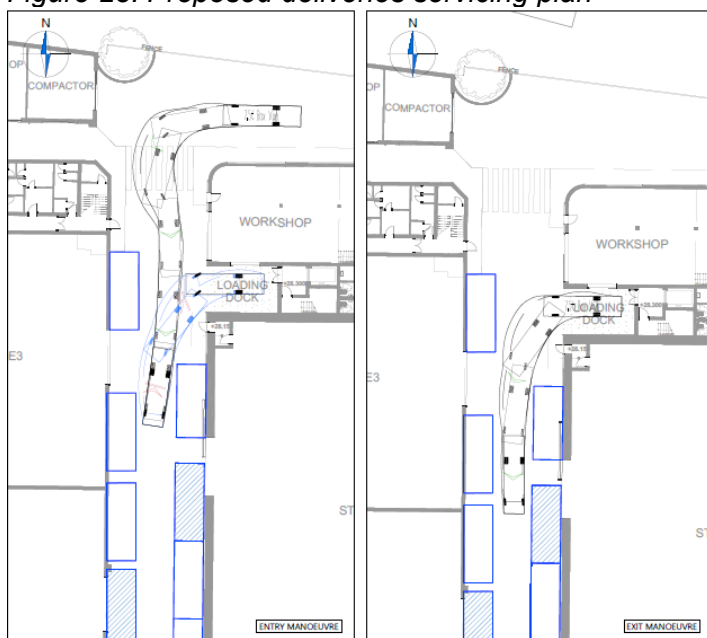


Figure 23: Proposed deliveries servicing plan



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:

- 30% of construction staff sourced from the local area
- 4 apprenticeships per annum over the construction period
- 6 work experience placements over the construction period
- £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

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

The existing wider site provides for between 769 to 864 employees, when all the education spaces are in use and the filming spaces are rented out, while the site itself provides between 140 and 210 employees. The proposed development is predicted to generate 55 to 155 additional jobs. The proposed development would therefore be in accordance with policy 4A of Ealing's DPD, as all employment uses would be retained, and the capacity for the Studio space to rent to production companies providing more employment opportunities would be increased.

As such, the proposed development would be in accordance with Policy E11 of the London Plan and policy 4A of Ealing's DPD.

Energy and Sustainability

In April 2019 Ealing Council passed a motion declaring a Climate Emergency with a commitment to draw up and implement policies that will achieve a target of net zero emissions by 2030.

The provision of sustainable development is a key principle of the National Planning Policy Framework which requires the planning process to support the transition to a low carbon future. Policies SI2 and SI3 of the London Plan require submission of energy and sustainability strategies showing how the heating and cooling requirements of the development have been selected in accordance with the Mayor's energy hierarchy. Energy strategies should be produced in line with the GLA Energy Assessment guidance (2020).

In particular, policy SI2 that requires new major development to meet zero-carbon standards with at least a 35% CO₂ reduction beyond Building Regulations Part L 2013 (or any later version) being achieved onsite. Any shortfall will be met through a S106 carbon offset contribution.

Policy SI2 adds a fourth layer to the energy hierarchy which requires development to monitor, verify, and report on energy performance. This policy is reinforced by Ealing Council's 2013 DPD policy E5.2.3 which requires the post-construction monitoring of renewable/low-carbon energy equipment.

Revised London Plan policy SI3 (Energy Infrastructure) recognises that combined heat and power (CHP) may have negative effects on London's air quality. The policy also recognises that because the carbon intensity of grid electricity is steadily dropping due to the increasing use of marine wind turbines, 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 Council is highly supportive of the proposed all electric energy strategy, which puts forward Variable Refrigerant Flow (VRF) Air Source Heat Pumps to provide space heating and cooling for the office space and other parts of the building. There will also be space heating for the toilets and general circulation areas from a LTHW Air Source Heat Pump. PV has also been maximised with panels on all blocks.

The proposed Energy Strategy has been assessed against the Part L SAP10 (June 2022) and follows the standard energy hierarchy of “Lean, Clean, Green” as required by London Plan policy SI2 & SI3, and Ealing Council’s Development Management DPD.

Ealing Council will require the monitoring of the two PV arrays, LHWT Air Source Heat Pump (toilets and circulation space) to evaluate their performance/efficiency for a period of 4 years. Monitoring the heat pump will involve metering the heat output and the parasitic load. Suitable monitoring devices must be fitted by the Applicant to achieve this. Ealing Council will supply some of the monitoring equipment (through a S106 contribution) and the Developer will need to source the remainder in consultation with Ealing/Energie.

The Council’s energy officer reviewed the proposal and made no objection to the proposed development, as the proposed development would be zero-carbon. They recommended permission be granted subject to the relevant conditions included below and energy monitoring payments secured through legal agreement. Post construction energy monitoring would result in £5,042 for the automated energy monitoring web-platform and associated officer/consultant time, and £1,770 for the cost of the energy monitoring equipment and data processing (over 4 years).

As such, the proposed development would occur in accordance with London Plan policies SI2, SI3; Ealing Development Management DPD policies LV5.2, 7A; Ealing Development (Core) Strategy policies 1.1(k), 1.2(f); Mayor’s Sustainable Design and Construction SPG policy 5.2, E5.2.3.

Landscaping, Trees and Ecology

Policy G6 of the London Plan (2021) states, development proposals should manage impacts on biodiversity and aim to secure net biodiversity gain. This should be informed by the best available ecological information and addressed from the start of the development process. Policy G7 further requires, development proposals should ensure that, wherever possible, existing trees of value are retained. If planning permission is granted that necessitates the removal of trees there should be adequate replacement based on the existing value of the benefits of the trees removed, determined by, for example, i-tree or CAVAT or another appropriate valuation system. The planting of additional trees should generally be included in new developments - particularly large-canopied species which provide a wider range of benefits because of the larger surface area of their canopy. Policy 5.10 of the Ealing Development Management DPD (2013) requires that development proposals should replace existing trees and plantings based on no net loss of amenity.

The site is in a residential area and the habitats present are of low ecological value. The proposal provides opportunities for biodiversity enhancement such as wildlife friendly planting, native tree planting to compensate for any vegetation loss on the site and green roofs on buildings to contribute to urban greening.

The biodiversity net gain assessment concludes that a total net change in habitat units equates to 0.34, resulting in a Biodiversity Net Gain (BNG) increase of 116.40%. Given the increase of this initial biodiversity net gain assessment at this early stage in planning, the scheme is likely to achieve at least a 10% net gain, as set out in the Environment Act 2021, once construction is complete.

There is only one tree present within the application site, and it is being retained. However, eight trees nearby were also surveyed due to their proximity to the site, along the shared boundary with Walpole Park. To ensure these trees will not be impacted, a tree protection strategy has been conditioned below.

The Council's Tree and Landscape officers raised no objection to the proposed development subject to the relevant protective and pre-commencement conditions included below.

As such, the proposal is considered to be in accordance with the aims and objectives of policies G1, G5, G6 and G7 of the London Plan (2021) and policy 5.10 of the Ealing DPD (2013).

Figure 24: Proposed landscape details



Environmental Health

London Plan policies D14 and SI 1, Ealing Development (or Core) Strategy policies 1.1 (e) and (j); Ealing Development Management policies 5.21 and 7A are relevant with regard to noise and air quality issues.

Contaminated Land

The documents submitted included an RMA Phase 1 Contaminated Land Risk Assessment, which references the intrusive investigation undertaken through condition 39 of the previous permission, which found no significant contamination, though undetected contamination could still be possible. As such, the Land Contamination officer reviewed the submitted documents and raised no objection to the proposed development, subject to a compliance condition controlling for potential unsuspected contamination, included below.

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 prepared which provides a qualitative assessment of the potential air quality impacts during both the construction and operational phases of the proposed development as well as an assessment against air quality neutral. During the demolition and construction works, a range of best practice mitigation measures will be implemented to reduce dust emissions. Subject to the implementation of a Dust Management Plan, the overall effect will be 'not significant'. During the operational phase, the proposed development will not increase the volume of traffic on the local road network compared to the existing site and will also remove existing car parking spaces. Therefore, it is considered that the effect of traffic emissions associated with the proposed development on local air quality will be minimal.

The Council's Air Quality officer raised no objection to the proposed development, subject to no fossil fuel generators being used on site during the operational phases, £76,320 in s106 contributions for air quality funding, as well as other compliance and pre-commencement conditions included below.

Noise and Vibration

The proposed development would be constructed such that the building envelope, roof and doors provide a high-level sound insulation performance, mainly to reduce outside noise for filming. Inherently, the sounds from filming activities will be reduced to the outside, which would protect from risk of noise impacting neighbouring residential properties. As such, the Council's Noise Officer raised no objection to the proposed development, subject to the inclusion of relevant compliance and pre-commencement conditions included below.

Drainage and Flood Risk

Policy SI13 of the London Plan (2021) states that development proposals should aim to achieve greenfield run-off rates and ensure that surface water run-off is managed as close to its source as possible.

The site is not within an area of flood risk, nor is it susceptible to surface water flooding.

A Flood Risk Assessment and Drainage Strategy has been submitted which sets out the flood risk for the proposed development as well as information on the sustainable urban drainage systems (SuDs) that will be delivered. The report confirms that the development

site is at low risk from all sources of flooding. This is considered with the inclusion of a suitably designed waterproofing system explored at detailed design stage along with the implementation of the proposed surface water drainage strategy.

The surface water run-off rates are exceeded the 1-year greenfield rate but are the equivalent to the 30-year and 100-year greenfield rates, and between a 93% to 98% reduction of the pre-development rates. Therefore, the discharge rates meet the requirements of the Non-Statutory Technical Standards for Sustainable Drainage System.

The Council's Flood Risk officer did not comment on the proposed application, and the standard SuDs and protective drainage conditions are included below.

Refuse and Recycling Storage

Policy SI7 of the London Plan (2021) requires the design of developments to include adequate, flexible, and easily accessible storage space and collection systems. The proposed refuse and recycling arrangement will remain as existing, though within the newly constructed block H. As such, access and removal locations will be the same as the existing arrangement. A condition is applied to ensure that adequate refuse/recycling storage capacity is provided.

Archaeological Impacts

The proposed development site is within an Area of Archaeological Interest, however the relevant consultee at Historic England raised no objection to the proposed development, and did not recommend a condition, considering the limited scale of the development site.

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.

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. 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 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.

APPENDIX A CONDITIONS AND INFORMATIVES, REF: 223616FUL**1. Statutory Timeframes**

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

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

2. Approved Plans and Documents*Existing Drawings:*

686-CDA-XX-XX-DR-A-01-0100 Rev 02 (Existing Site Plan); 686-CDA-FX-XX-DR-A-01-0101 Rev 02 (Existing Building F Floor Plans); 686-CDA-GX-XX-DR-A-01-0102 Rev 02 (Existing Building G Floor Plans); 686-CDA-XX-XX-DR-A-01-0103 Rev 02 (Existing Central Building Floor Plans); 686-CDA-HX-XX-DR-A-01-0104 Rev 02 (Existing Building H Floor Plans); 686-CDA-XX-XX-DR-A-00-0105 Rev 02 (Site Location Plan); 686-CDA-XX-XX-DR-A-01-0200 Rev 02 (Building F, G and Central Building – Existing Elevations 01); 686-CDA-XX-XX-DR-A-01-0201 Rev 02 (Building F, G and Central Building – Existing Elevations 02); 686-CDA-HX-XX-DR-A-01-0202 Rev 02 (Building H – Existing Elevations)

Proposed Drawings:

686-CDC-XX-XX-DR-A-02-0100 Rev 02 (Demolition Site Plan); 686-CDC-XX-XX-DR-A-00-0100 Rev 02 (Proposed Site Plan); 686-CDC-X1-XX-DR-A-05-0110 Rev 02 (Proposed Landscape Plan); 686-CDC-X1-XX-DR-A-05-0111 Rev 02 (Proposed landscape plan with roof layout); 686-CDC-X1-XX-DR-A-05-0112 Rev 02 (Proposed landscape details); 686-CDC-X1-00-DR-A-05-0100 Rev 02 (Proposed Central Building ground floor plan); 686-CDC-X1-M1-DR-A-05-0101 Rev 02 (Proposed Central Building mezzanine floor plan); 686-CDC-X1-01-DR-A-05-0102 Rev 02 (Proposed Central Building first floor plan); 686-CDC-X1-02-DR-A-05-0103 Rev 02 (Proposed Central Building second floor plan); 686-CDC-X1-03-DR-A-05-0104 Rev 02 (Proposed Central Building third floor plan); 686-CDC-X1-04-DR-A-05-0105 Rev 02 (Proposed Central Building fourth floor plan); 686-CDC-X1-R1-DR-A-05-0106 Rev 02 (Proposed Central Building roof plan); 686-CDC-X1-XX-DR-A-05-0200 Rev 02 (Proposed Central Building south elevation); 686-CDC-X1-XX-DR-A-05-0201 Rev 02 (Proposed Central Building east elevation); 686-CDC-X1-XX-DR-A-05-0202 Rev 02 (Proposed Central Building south elevation); 686-CDC-X1-XX-DR-A-05-0203 Rev 02 (Proposed Central Building west elevation); 686-CDC-X1-XX-DR-A-05-0205 Rev 02 (Proposed Central Building contextual north elevation); 686-CDC-X1-XX-DR-A-05-0206 Rev 02 (Proposed Central Building contextual east elevation); 686-CDC-X1-XX-DR-A-05-0207 Rev 02 (Proposed Central Building contextual south elevation); 686-CDC-X1-XX-DR-A-05-0208 Rev 02 (Proposed Central Building contextual west elevation); 686-CDC-H1-XX-DR-A-05-0100 Rev 02 (Proposed Building H ground floor plan); 686-CDC-H1-XX-DR-A-05-0101 Rev 02 (Proposed Building H Mezzanine and first floor plan); 686-CDC-H1-XX-DR-A-05-0102 Rev 02 (Proposed Building H second floor and roof plan); 686-CDC-H1-XX-DR-A-05-0200 Rev 02 (Proposed Building H elevations); 686-CDC-H1-XX-DR-A-05-0205 Rev 02 (Proposed Building H contextual south elevations); 686-CDC-H1-XX-DR-A-05-0400 Rev 02 (Proposed Building H section AA);

Supporting Documents:

Planning Statement (dated August 2022); Design and Access Statement Parts 1, 2 and 3 (dated August 2022); Statement of Community Involvement (dated August 2022); Surface Water Management Report Parts 1, 2 and 3; Whole Life Carbon Assessment (dated August 2022); Fire Statement (dated 12.08.2022); Circular Economy Statement (August 2022); Sustainability Statement (dated 03.08.2022); Energy Statement (dated August 2022); Structural Report, Parts 1 and 2 (dated 10.08.2022); Travel Plan (dated 10.08.2022); Delivery and Servicing Plan (dated 10.08.2022); Construction Management Plan (dated 10.08.2022); Transport Assessment (dated 10.08.2022); Economic Statement (dated August 2022); Heritage Statement (dated 12.08.2022); Landscape Strategy (dated August 2022); Operational Waste management (dated August 2022); Preliminary Ecological Appraisal (dated August 2022); Phase 1 Land Contamination Desk Study Report (dated August 2022); Flood Risk Assessment and Surface Water Management Report (dated 04.08.2022); Daylight and Sunlight Report and Appendices (01.08.2022); Air Quality Assessment (dated August 2022); Biodiversity New Gain Assessment (dated August 2022); Arboricultural Impact Assessment (dated August 2022); Bat Survey Report (dated August 2022); Cover Letter (dated 03.08.2022)

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

3. Details of Materials

Details of the materials, fenestration and finishes to be used for all external surfaces of each of the buildings hereby approved shall be submitted to and approved in writing by the local planning authority before any part of the super structure of each of the buildings is commenced and this condition shall apply notwithstanding any indications as to these matters which have been given in this application. The development shall be implemented only in accordance with these approved details.

Reason: To ensure that the materials and finishes are of high quality and contribute positively to the visual amenity of the locality in accordance with policies 1.1 (h) (g), 1.2(h), 2.1(c) and 2.10 of the Ealing Core Strategy (2012), policies ELV 7.4 and 7B of the Ealing Development Management Development Plan Document (2013), policies D1 and D4 of the London Plan (2021) and the National Planning Policy Framework (2021).

4. Unsuspected Contamination

The developer shall draw to the attention of the Local Planning Authority the presence of any unsuspected contamination encountered during the development.

In the event of contamination to land and/or water being encountered, no development shall continue 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 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 confirming that this was the case, and only after written approval by the Local Planning Authority shall the development be occupied. The evidence shall include waste disposal transfer notes proving correct disposal of soil.

Reason: To ensure that any ground and water contamination is identified and adequately addressed to ensure the safety of the development, the environment and to ensure the site is suitable for the proposed use

5. Sound Insulation of Building Envelope

The sound insulation of the building envelope and of any mitigation measures shall ensure that noise from the use, activities and plant is contained within the building, as assessed according to standards of the Council's SPG10 and criteria of BS8233:2014, at the nearest and most affected noise sensitive premises incl. offices and external amenity spaces. Where noise emissions include characteristic features, the Noise Rating level shall not exceed NR20 Leq 5mins (octaves) inside habitable rooms. Measures shall be implemented prior to use of the development 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, in accordance with policies 1.1 and 1.2 of the Ealing Development (Core) Strategy (2012), policies 7A & 7B of the Ealing Development Management Development Plan Document (2013), policy D14 of The London Plan (2021), Ealing SPG10 and the National Planning Policy Framework (2021).

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

Prior to the commencement of the development, details shall be submitted to the Local Planning Authority for approval in writing, of plant/ machinery/ equipment/ducting/air in- and outlets/mechanical installations and their external rating noise level, together with mitigation measures as appropriate. 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 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 policies 1.1(j) of the Ealing Core Strategy (2012), policy 7A of the Ealing Development Management Development Plan Document (2013), policies and D14 of the London Plan (2021), the National Planning Policy Framework (2021) and Interim guidance SPG 10 'Noise and Vibration'.

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

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 Policies 1.1(j) of the Ealing Core Strategy (2012), policy 7A of the Ealing Development Management Development Plan Document (2013), policies and

D14 of the London Plan (2021), the National Planning Policy Framework (2021) and Interim guidance SPG 10 'Noise and Vibration'.

8. External doors, windows and louvres to remain shut

The use shall not commence until all external doors to the premises/ function rooms /workshops have been fitted with self-closing devices, which shall be maintained in an operational condition and at no time shall any external door nor windows or louvres to rooms where noise, smell, smoke or fumes may be emitted, be fixed in an open position.

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

9. Shutters

Shutters shall be installed with proprietary anti-vibration isolators and soft closing mechanisms including resilient pads to reduce impact noise when used, to adequately silence the operation of the shutters and prevent structural or airborne noise being emitted.

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

10. Demolition and Construction Management Plan

Prior to commencement of the development hereby approved, a demolition method statement/ construction management plan shall be submitted to the Council for approval in writing. Details shall include:

- 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),
- hours of work and all associated activities audible beyond the site boundary restricted to 0800-1800hrs Mondays to Fridays, 0800 -1300 Saturdays (no work on public holidays),
- neighbour liaison, notifications to interested parties and considerate complaints procedure,
- public display of contact details including accessible phone numbers for persons responsible for the duration of the works, in case of emergencies, enquiries or complaints
- Tracking required at the junction with Ealing Green, opposite Emmanuel House, and banksmen to be positioned here as well.
- Details required of crane delivery and other abnormal load (if applicable) delivery vehicles
- Regular street sweeping

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, in accordance with Policies 1.1(j) of the Ealing Core Strategy (2012), policy 7A of the Ealing Development Management Development Plan Document (2013), policies and D14 of the London Plan

(2021), the National Planning Policy Framework (2021) and Interim guidance SPG 10 'Noise and Vibration'.

11. 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 AQDMP will be based on the findings of Air Quality (Dust) Risk Assessment provided in the report titled "Ealing Studios Site Development Air Quality Assessment" dated August 2022. The AQDMP will provide a scheme for air pollution mitigation measures based on the findings of the Air quality report.

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).3.

12. 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).

13. Travel Plan

A Travel Plan shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of the use of the proposed buildings. The detailed Travel Plan shall be prepared in accordance with Ealing's Sustainable Transport for New Development SPD in use at the time of its preparation. The development shall be carried out in accordance with the approved Travel Plan.

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); policies T1, T3, T4, T5 and T6 of the London Plan (2021) and Ealing's Sustainable Transport for New Development SPG.

14. 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 the development to demonstrate the provision of at least 65 long stay secure and sheltered cycle parking spaces and at least 11 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,
- 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.

15. Parking Management Plan

- a) Prior to the occupation of the development hereby approved, a Car Parking Management Strategy shall be submitted and approved in writing by the Local Planning Authority for that relevant phase. This Strategy shall detail the arrangements for management of:
 - a. Visitor car parking;
 - b. Disabled persons/Blue Badge car parking;

At no time shall the Disabled persons/Blue Badge car parking be used for any other purpose, including as parking by able persons or non-Blue Badge parking.

- b) The Car Parking Management Strategy shall also include:
 - a. Measures for preventing parking in undesignated places throughout the site;
 - b. The provision of active Electric Vehicle Charging Points (EVCP) for a minimum of 20% of all public and private car parking spaces and all remaining spaces with passive provision and
 - c. The safety and security measures to be incorporated within the development to ensure the safety of car parking areas.

Reason: To provide adequate facilities for drivers, in accordance with the London Plan and Ealing Development (Core) Strategy.

16. Service and Delivery Management Plan

The development hereby approved shall be carried out in accordance with the submitted Service and Delivery Management Plan, which includes:

- Vehicle tracking, with swept paths drawings for a refuse lorry vehicle, 10-metre rigid vehicle and a fire appliance vehicle;
- Deliveries and collections, including how deliveries will be scheduled to avoid several lorries arriving at the site simultaneously
- Servicing trips (including maintenance); and measures to reduce the number of freight trips to the site (freight consolidation)
- Cleaning and waste removal, including arrangements for refuse collection

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

Reason: To ensure that the development can be adequately serviced in the interests of the amenity of occupiers of the development and neighbouring properties, local/regional strategies adopted to increase the use of sustainable modes of transport, and pedestrian and highway safety and movement, in accordance with policies D4, D6, D8, SI7, T1, T2, T4, T5, T6 and T6.1 of the London Plan (2021).

17. Electric Car Charing Points

Prior to the first occupation of the hereby approved development, 20 per cent of the car parking spaces shall be fitted with active electric car charging provision and the remainder of car parking spaces shall be fitted with passive provision (80 per cent). The provision shall be permanently retained thereafter and shall not be altered, other than for maintenance, upgrades and/or the conversion of a passive charging point to an active charging point, without the express consent of the LPA.

Reason: To provide adequate electric car charging provision in accordance with policy T6 of the London Plan 2021, and policy 1.1(h) of the Ealing Development Strategy (2012).

18. Disable Car Parking Bays

Prior to the first occupation of the hereby approved development, all of the disabled car parking spaces and associated access and manoeuvring areas shall be implemented and brought into use. These areas shall not be obstructed or used for any other purpose at any time.

Reason: To provide adequate facilities for disabled drivers, in accordance with policies T6, T6.2 and D5 of the London Plan 2021, and policy 1.1(h) of the Ealing Development Strategy (2012).

19. Energy and CO₂

- a) Prior to construction completion and occupation, the development shall implement and maintain, and in the case of energy generation equipment confirm as operational, the approved measures to achieve an overall sitewide reduction in regulated CO₂ emissions against SAP10 standards of at least 100% (equating to 24.8 tonnes of CO₂ per year) beyond Building Regulations Part L 2013. These CO₂

savings shall be achieved through the Lean, Clean, Green Energy Hierarchy as detailed in the approved Energy Statement prepared by Flatt Consulting Ltd in August 2022 (v3) including:

- i. Lean, passive design measures to achieve an annual reduction of at least 29.44% equating to at least 7.3 tonnes in regulated carbon dioxide (CO₂) emissions over BR Part L 2013.
 - ii. Green, renewable energy equipment including the incorporation of photovoltaic panels as detailed in the approved energy statement (v3), and Air Source Heat Pump(s) to achieve an annual reduction of at least 79%, equating to 19.6 tonnes, in regulated carbon dioxide (CO₂) emissions over Part L 2013.
 - iii. Seen, heat and electric meters installed to monitor the performance of the PV in line with the Council's monitoring requirements.
- b) Prior to Installation, details of the proposed renewable energy equipment, and associated monitoring devices required to identify their performance, shall be submitted to the Council for approval. The details shall include the exact number and type 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 heat pump and PV 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 renewable energy equipment, copies of the MCS certificates and all relevant commissioning documentation shall be submitted to the Council.
 - d) The development shall incorporate the overheating and cooling measures detailed in the dynamic Overheating Analysis produced by Flatt Consulting in August 2022 (V3). Any later stage version shall be compliant with CIBSE guidance TM52, and modelled against the TM49 DSY1 weather data files, for criteria 1, 2 and 3.
 - e) Within three months of the occupation/first-use of the development a two-page summary report prepared by a professionally accredited person comparing the "as built stage" TER to BER/DER figures against those in the final energy strategy along with the relevant Energy Performance Certificate(s) (EPC) and/or the Display Energy Certificate(s) (DEC's) 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.

20. 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 the development and/or the energy use of the development as per energy and CO₂ Condition(s).
- b) Upon final construction 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 of the development and prior to occupation, the developer must submit to the Council proof of a contractual arrangement with a certified contractor that provides for the ongoing, commissioning, maintenance, and repair of the renewable 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.

21. 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) Within four weeks of planning permission being issued by the Local Planning Authority, 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 (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 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 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.

22. Whole Life-Cycle Carbon Assessment

- a) Prior to the Commencement of Construction a Whole Life Carbon Assessment shall be submitted to the Council for approval. The Assessment shall be compliant with policy SI2(F) of the London Plan and in line with the GLA (March 2022) guidance. The Development shall meet the GLA benchmark targets and seek to achieve the aspirational target.
- b) Once the as-built design has been completed (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. 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 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.
- c) The Development shall implement the measures identified in the WLC Assessment prepared by Flatt Consulting in August 2022 (v1). Modules A1-A5 for the office space should achieve 565 kg CO₂e/m², and B1-C4 (excluding B6/B7) 135 kg CO₂e/m², with a total carbon emissions baseline scenario (over 60 years) of 654 kg CO₂e/m² (including module D benefits). The studio and stage should aim to achieve a A1-C4 figure of 1200 kg CO₂e/m².

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

23. Circular Economy

- a) Prior to completion of construction of the permitted development a Circular Economy Statement Post Completion Report should be completed accurately 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, 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.

- b) Specific commitments detailed in the Circular Economy statement produced by Flatt Consulting in August 2022 (v2) or any later approved version should be implemented including; diverting 95% of construction waste from landfill, putting 95% of excavation materials to beneficial on-site use, and aim to divert 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 Policy D3 (Optimising site capacity), SI7 (Reducing waste), SI2 (Minimising greenhouse gas emissions).

24. Non-Residential BREEAM energy/CO₂ accreditation

- a) The non-residential element of the development shall be registered with Building Research Establishment (BRE) and achieve BREEAM Rating Outstanding with a score of at least 89.5% (based on the latest BREEAM NC Technical guidance).
- b) Within 3 months of completion of each non-residential element of the development, Interim BREEAM NC Assessment and related Certification verified by the BRE shall be submitted to the Local Planning Authority for written approval.
- c) Within 3 months from the date of first occupation of each non-residential element of the development, BREEAM 'Post Construction Stage' Assessment and related Certification verified by the BRE should be submitted to the Local Planning Authority for written approval confirming the BREEAM standard and measures have been implemented.
- d) Following any approval of a 'Post Construction Stage' assessment and certification of the development, the approved measures and technologies to achieve the BREEAM Very Good or higher standard shall be retained in working order in perpetuity.

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), 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, policies LV5.2 and 7A of the Ealing Development Management DPD 2013, and Policies 1.1(k) and 1.2(f) of the Ealing Development (Core) Strategy 2012.

25. Foul Water Drainage

No development shall be occupied until confirmation has been provided that either:

- Foul water Capacity exists off site to serve the development, or
- A development and infrastructure phasing plan has been agreed with the Local Authority in consultation with Thames Water. Where a development and infrastructure phasing plan is agreed, no occupation shall take place other than in accordance with the agreed development and infrastructure phasing plan, or
- All Foul water network upgrades required to accommodate the additional flows from the development have been completed.

Reason: Network reinforcement works may be required to accommodate the proposed development. Any reinforcement works identified will be necessary in order to avoid sewage flooding and/or potential pollution incidents. The developer can request information to support the discharge of this condition by visiting the Thames Water website at thameswater.co.uk/preplanning.

26. Sustainable Urban Drainage Strategy - Detailed Design and Maintenance Plan

Prior to the commencement 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 documentation 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).

27. Protection of existing trees/hedgerows and planting locations (demolition and construction)

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

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

- Full survey of all trees on site and those within influencing distance on adjacent sites in accordance with BS5837*, with tree works proposals. All trees must be plotted on a site plan**, clearly and accurately depicting trunk locations, root protection areas and canopy spreads.
- A plan** detailing all trees and hedgerows planned for retention and removal.
- A schedule of tree works for all the retained trees specifying pruning and other remedial or preventative work, whether for physiological, hazard abatement, aesthetic or operational reasons. All tree works shall be carried out in accordance with BS 3998.
- Timing and phasing of works
- Site specific demolition and hard surface removal specifications
- Site specific construction specifications (e.g. in connection with foundations, bridging, water features, surfacing)
- 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 and Ealing's SPG 9 - Trees and Development Guidelines.

28. Tree Monitoring Plan

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

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

A tree monitoring program to include:

- Confirmation of who shall be the lead arboriculturalist for the development.
- Confirmation of the Site Manager, key personnel, their key responsibilities and contact details.
- Details of induction procedures for all personnel in relation to Arboricultural matters.
- A detailed timetable of events for arboricultural supervision concerning all tree protection measures within the approved Tree Protection Plan, including:
 - Prestart meeting with an Ealing Council Tree Officer
 - Initial implementation/installation of the tree protection measures
 - Approved incursions into construction exclusion zones
 - Final removal of the tree protection measures
- Procedures for dealing with non-approved incursions into the construction exclusion zones as detailed in the approved Arboricultural Method Statement.

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

- Results of each site visit by the lead arboriculturist with photos attached.
- Assessment of the retained and planted trees including any necessary remedial action as a result of damage incurred during construction.

Reason: To ensure appropriate tree protection in the interests of protecting the visual amenity of the area, contributing to the quality and character of London's environment, air quality and adapting to and mitigating climate change in accordance with policies 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.

29. Existing Tree/Shrub/Hedge Retention

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

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

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

Reason: To secure the protection throughout the time that development is being carried out, of trees, shrubs and hedges growing within the site which are of important amenity value to the local landscape.

30. Landscape Details and Management Plan

Prior to occupant of the development hereby approved, a Landscape Details and Management Plan shall be submitted to the Council and approved in writing. Details shall include:

- 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 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,

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.

31. Secure by Design

Prior to the first occupation of the hereby approved development, 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).

32. Fire Safety

The development hereby approved shall be constructed in accordance with the submitted Fire Safety Strategy and shall be retained as such hereafter.

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).

33. Refuse Storage and Collection

Separation, storage and collection of waste generated with the occupation of the development hereby approved shall be undertaken in accordance documents 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).

34. Passenger Lifts

All passenger lifts serving the upper floors hereby approved shall be fully installed and operational prior to the first occupation of the relevant core of development served by a passenger lift.

Reason: To ensure that adequate access is provided to all floors of the development for all occupiers and visitors including those with disabilities, in accordance with policy 1.1(h) of the Ealing Core Strategy (2012), Policy D7 of the London Plan (2021) and the National Planning Policy Framework (2021).

35. Use Restriction

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

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

Informatives

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

National Planning Policy Framework (2021)

- 2. Achieving Sustainable Development
- 5. Delivering a sufficient supply of homes
- 6. Building a strong, competitive economy
- 9. Promoting sustainable transport
- 10. Meeting the challenge of climate change, flooding and coastal change
- 11. Making effective use of land
- 12. Achieving well-designed places
- 14. Meeting the challenge of climate change, flooding and coastal change
- 15. Conserving and enhancing the natural environment
- 16. Conserving and enhancing the historic environment

The London Plan (2021)

- D3 Optimising site capacity through the design-led approach
- D4 Delivering good design
- D5 Inclusive design
- D6 Housing quality and standards
- D11 Safety, security and resilience to emergency
- D12 Fire safety
- D13 Agent of Change
- D14 Noise
- H1 Increasing housing supply
- H2 Small sites
- H4 Delivering affordable housing
- H5 Threshold approach to applications
- H6 Affordable housing tenure
- H10 Housing size mix
- HC1 Heritage conservation and growth
- G5 Urban greening
- G6 Biodiversity and access to nature
- G7 Trees and woodlands
- SI 1 Improving air quality
- SI 2 Minimising greenhouse gas emissions
- SI 3 Energy infrastructure
- SI 7 Reducing waste and supporting the circular economy
- SI 12 Flood risk management
- SI 13 Sustainable drainage
- E1 Offices
- E2 Providing suitable business space
- E3 Affordable workspace
- E4 Land for industry, logistics and services to support London's economic function
- E5 Strategic Industrial Locations (SIL)
- E7 Industrial intensification, co-location and substitution
- T3 Transport capacity, connectivity and safeguarding
- T4 Assessing and mitigating transport impacts
- T5 Cycling
- T6 Car parking
- T6.1 Residential parking
- T6.2 Office parking

Supplementary Planning Guidance /Documents

- Accessible London: achieving an inclusive environment
- Mayor's Sustainable Design and Construction SPD April 2014
- The Mayor's transport strategy

The Mayor's energy strategy and Mayor's revised Energy Statement Guidance April 2014
 The London design guide (interim edition) (2010)
 Energy Planning (March 2016)
 Ealing Green Conservation Area Management Plan (2008)
 Ealing Green Conservation Area Appraisal (2008)

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

- 1.1 Spatial Vision for Ealing 2026 (a), (b), (c), (d), (e), (f), (g), (h), (j) and (k)
- 1.2 Delivery of the Vision for Ealing (a), (c), (d), (e), (f), (g), (h), (k) and (m)
- 2.1 Development in the Uxbridge Road / crossrail corridor (a), (b), (c), (d), (e)
- 6.1 Physical infrastructure
- 6.2 Social infrastructure
- 6.4 Planning Obligations and Legal Agreements

Ealing Development Management Development Plan Document (2013)

- Policy 4A: Employment Uses
- Policy 4.7: Retail and town centre development
- Policy 5.2: Minimising carbon dioxide emissions
- 5.2.3. Post-construction energy equipment monitoring.
- Policy 5.10: Urban greening
- Policy 5.11: Green roofs and development site environs
- Policy 5.12: Flood risk management
- Policy 5.21: Contaminated land
- Policy 6.13: Parking Policy
- Policy 7A: Operational amenity
- Policy 7.3: Designing out crime
- Policy 7.4: Local character
- Policy 7B: Design amenity
- Policy 7C: Heritage
- Policy 7D: Open space

Interim Supplementary Planning Guidance/Documents

- SPG 3 Air quality
- SPG 4 Refuse and recycling facilities (draft)
- SPG 10 Noise and vibration

2. 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.

3. 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. A considerate complaints procedure should address all complaints promptly.

4. 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.

5. No waste materials should be burnt on site of the development hereby approved.

6. Best Practicable Means (BPM) should be used during construction and demolition works, including low vibration methods and silenced equipment and machinery, control and monitoring measures of noise, vibration, delivery locations, restriction of hours of work and all associated activities audible beyond the site boundary, in accordance with the Approved Codes of Practice of BS 5228-1 and -2:2009+A1:2014 Codes of practice for noise and vibration control on construction and open sites.

7. 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 . Application forms should be completed on line via www.thameswater.co.uk. Please refer to the Wholesale; Business customers; Groundwater discharges section.

8. Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.