

Briefing Note

ITEM 01 – Ealing Studios, Ealing Green

Amended Conditions

The following conditions have been amended, such that removed wording is crossed out, while additions are italicised, and are now worded as follows:

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.~~

c) The Development shall implement the measures identified in the WLC Assessment prepared by Flatt Consulting in August 2022 (v1), or any later version. Modules A1-A5 should meet at least the minimum GLA benchmark of 950 kg CO₂e/m², and Modules B1-C4 (excluding B6 & B7) should meet at least the GLA benchmark of 450 kg CO₂e/m², and the combined Modules A1-C4 (including any Module D benefits) should meet the GLA benchmark of 1,400 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."

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 *minimum* score of ~~at least 89.5~~ 85% (based on the latest BREEAM NC Technical guidance).

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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.

35. Use Restriction

The development shall provide:

- A minimum of 3,533 sqm (GIA) of film studio, workshop and film production facilities (Class E); and

- 4,099 sqm (GIA) of media offices (Class E)

The ~~film studio~~ use of the development hereby approved shall be ~~used as a film studio~~ *maintained as the uses listed above* 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).