

Briefing Note

ITEM 01 - 224371FUL Land Between Park View And Cloister Road Western Avenue Acton London W3 6XZ

Corrections/Clarifications

At various points throughout the report it is noted that there are 8 blue badge spaces proposed in a undercroft parking area, it should also be noted that the applicant is proposing to convert an existing on street parking space on Park View into a further blue badge space subject to agreement with the Council's Highways Department. This would mean the development provides 9 blue badge parking spaces in total.

Page 13 – last paragraph, third sentence should read:

'The proposed development includes tall buildings, the tallest being ground + 16 storeys'

Page 17 – List of S.106 Financial Contributions didn't include the agreed contribution to play space of £6,364. The total financial contribution should therefore be £2,925,344.

Page 31 – 'Scale and Massing' first sentence has east and west referenced the wrong way round and should read:

'As set out above the proposed height and massing focuses the taller buildings towards the east of the site with the lower buildings located towards the west'

Page 33 – Should note that the tallest buildings are G+14 storeys and G+16 storeys and the lowest elements G+1 storey, with other elements being G+3 and G+4, G+9.

Further Written Representations

Following the publication of the committee report the following further correspondence has been received:

1 additional response objecting to the proposed development on the grounds that the development is too close to existing properties, the effect on local ecology, development being too high and noting the poor quality architecture and noting that: *'nothing being done to improve life of existing neighbourhoods or businesses'*

1 additional response supporting the proposed development was also received noting that: *'The borough is in an acute housing shortage and needs more homes. This looks a good use of a brownfield site'*

Objection from the OPDC Neighbourhood Forum

The Old Oak Neighbourhood Forum Objected to the proposed development and the Committee Report notes this and provides Officer's response on pages 16 and 24 of the Committee Report. However, the full letter of objection was not published on the Council's web page until this week and therefore the full letter is appended to this briefing Note to ensure Members have had sight before considering the proposals.

Appendix 1

Amendments to proposed conditions

Condition 19 amended to read:

Briefing Note

19. Ground and airborne building vibration from railways, road traffic, industrial/commercial uses

Building vibration levels and re-radiated vibration noise generated by the adjacent roads and nearby railway and effective mitigation measures, as necessary, shall ensure that a level of low or no probability of adverse comment is met, in accordance with the criteria and the assessment method specified in BS 6472:2008. No part of the development shall be occupied unless the acceptable vibration levels are achieved.

Reason: To ensure that the amenity of occupiers of the development site/ surrounding premises is not adversely affected by ground- or airborne vibration, in accordance with policy D14 of the London Plan, Ealing Local Variation to Policy 7A of Ealing Development Management DPD (2013) and Ealing SPG 10: 'Noise and Vibration'.

Condition 25 amended to read:

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

The rating level (L_{Ar}, Tr) of the individual and combined maximum noise emitted by fixed plant, ducting and equipment on the site shall be lower than the existing background sound level by at least 10dBA, as measured at/ calculated to the nearest and most affected noise sensitive premises at the development site and at surrounding premises. The assessment shall be made in accordance with BS4142:2014 +A1 2019, with all machinery operating together at maximum capacity.

Reason: To safeguard future and existing occupiers of the area against unacceptable noise and disturbance, in accordance with policy D14 of the London Plan (2021), policies 1.1(j) of the Ealing Development (or Core) Strategy (2012), Local Variation policy 3.5 and policy 7A of Ealing Development Management Development Plan Document (2013).

Condition 47 amended to read:

47. Estate Management Strategy

Prior to the first occupation of the development hereby approved, an overall management strategy for the development shall be submitted to and approved in writing by the Local Planning Authority. The strategy should include details of the following:

- Security - to include design, location and details of CCTV and associated equipment, security lighting, design, well lit safe routes
- Details of the public route through the site including details of the hours the route will be open and the location of signage relating to the public route as well as details relating to the review of the public route and any impacts associated with its use
- Details of the concierge including hours of operation details of relating to the receipt and management of deliveries
- Disabled access
- Maintenance and cleaning of all external areas of the estate

Briefing Note

The development shall be managed in accordance with the approved strategy for the life of the development or as otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of the proper maintenance, safety and security of the site and to ensure that the quality of the public realm and the setting of the listed buildings is appropriately safeguarded and that that access is maintained for disabled people and people with pushchairs, in accordance with policies D5, D6 and D11 of the adopted London Plan (2021), policies 1.1(e), (g) and (h), 1.2 (d) and (f), and 2.10 of the adopted Ealing Development (and Core) Strategy (2012), policies 6.13 and 7.3 of the adopted Ealing Development Management DPD (2013).