

Briefing Note

**ITEM 02 - 224773FUL Brook House 100 Gunnersbury Lane Acton London W3 8HS**

**Report**

**(Section 6.3 (Report page 97) and 14.9 (Report page 145))**

The two Paragraphs state that the current 2 bed flat is leasehold, whereas it is market-rent. For the avoidance of doubt, the proposed 2 x 2 bed flats will both be for social-rent like the rest of the 100 flats.

**Further Written Representations (Section 11, Report page 123)**

**Neighbour notification**

A total of 84 comments received: 74 objections, 8 support, 2 neutral).

**Object**

- Oppose loss of light and overshadowing. Report is insufficient in scope and detail and admits several flats will see reductions to light below standards. Does not consider significant loss of light to gardens on the north-west side of Bronte Court (facing LUL museum and depot).  
*(Officer Note: The applicant's Daylight/Sunlight consultant has provided further assessment of the above point as follows:  
'The gardens to the rear side of Bronte Court are overshadowed by Bronte Court itself in the morning and therefore currently receives the majority of its direct sunlight in the afternoon.  
'With the proposed development these gardens may experience some additional overshadowing in the morning / early afternoon (between 10am and 1:30pm). However, from 1:30pm onwards these gardens will not be overshadowed by the proposal and will continue to enjoy very good levels of sunlight. These gardens would therefore continue to receive at least 2 hours of sunlight on 21 March in accordance with the BRE guidelines and effect would therefore be described as negligible.  
The above response is considered to satisfactorily address the concerns expressed having regard to BRE, NPPF and Mayoral guidance. Impacts on flats where they occur are acknowledged in the relevant report but are not considered to be so materially harmful as to give rise to refusal of the application).*
- Too close to neighbouring flats. Will block light and affect privacy. Noise, dust impacts to structure of the road and Bronte Court.
- Too tall compared with the rest of the area. Conflicts with Local Plan. Loss of light.
- Not in keeping with area of small buildings. Loss of privacy to Bronte Court flats.
- Out of keeping with surroundings and significant impact on neighbour's (Bronte Court) sunlight. Existing buildings at bottom of Gunnersbury Lane are a maximum of 4 storeys. 15 storey tower will have vastly different impact on the look of Acton town and infrastructure. Close to Conservation Area.
- (Via an email to Cllr Callum Anderson) The main reason (for objection) is that this building will be 15 floors, which is three times the height of all the neighbouring buildings, and will block all natural light for the flats nearby it. It is also be totally out of character with its surroundings, heritage and landscape of this area of Acton.
- Building will be three times the height of the existing one and will be totally out of character with its surroundings. Natural light will be entirely blocked for all residents living to the immediate north of the site.
- Will create a lot noise nuisance during the development, followed by loss of light and privacy for the neighbours.
- Building is too tall compared to rest of the buildings in the area (more than three times higher!). Will block all natural light for residents living nearby. Also completely against the heritage and landscape of this part of Acton.

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- Founder of Mill Hill Park Residents' Association and Chairman for several years. Object strongly to the height of the block on the grounds that it will affect the setting of iconic, listed Acton Town station and Mill Hill Park CA. Ugly tower will greet visitors arriving at Acton Town station as they walk off to visit the wonderful old mansions of Gunnersbury Park and its surrounding green landscape. Will set a dangerous precedent of tower blocks in a pleasant and historic area of Acton, enjoyed for its oak trees (from which it derives its name) and wide skies. As to the purpose of the building, is a tower block really the best place for single women with children or the elderly? Tower blocks of South Acton estate demolished to the cheers of residents who suffered years of broken lifts and lack of maintenance. Tower blocks work well for the rich who can afford commissionaires and constant maintenance but are prisons for the less fortunate. At a time of extreme climate change the building tower blocks shouldn't be considered.
- Was planning to buy a property in the building next to it but now doubtful that it might hide the view and be too dark.
- Too tall buildings. Landscape and environment abomination.
- Too tall and not in keeping with the surrounding area. Will also block natural light for neighbouring properties.
- Neighbour to the development. Far too high at 15 storeys with no development of such height in the area. Far too domineering and obstructive to light, view and general appearance of Gunnersbury Lane. Does not seem appropriate to house vulnerable females in one extensive development. Fear it can become a haven for potential predators to take advantage of this location making it unsafe for those in the development and the community. An area with a school nearby many families who should feel safe and secure. Construction will be extremely intrusive to those of us in Brook House/Bronte Court. Can only imagine construction over the years causing excessive disruption to everyday living. *(Officer Note: Matters raised are addressed in the report. Concerns regarding noise, dust and other disturbance during construction will be regulated by hours of working, environmental and other controls through the demolition and construction management conditions.)*

**External Consultees (Section 12, Report page 127)**

London Fire Brigade LFB have confirmed in writing that any remaining safety management/ design issues can be addressed at the Building Regulations stage.

*(Officer Note. Fire Safety condition 53 amended to include reference to a Record of correspondence with LFB and the applicant's Fire Safety consultant Jensen Hughes confirming design issues relevant to the planning application have been addressed.)*

**APPENDIX**

Amend Fire Safety Condition 53 to read:

**53. Fire Safety**

Prior to the first occupation of any part of the building:

- a. the approved development shall be carried out and completed to the satisfaction of the Local Planning Authority in accordance with the details set out in the Planning Fire Statement GL8313/me/23ga prepared by Jensen Hughes dated 13/10/22 and the Record of correspondence between JH and LFB dated 04/04/23 and
- b. the two lifts shall be designated as either a Fire Fighting Lift or Evacuation Lift in accordance with the Planning Fire Statement.

The development shall thereafter be permanently retained in accordance with a. and b. above.

**Reason:** To comply with London Plan fire safety policy.

*(Officer Note: Includes reference to a Record of correspondence between Jensen Hughes and LFB).*