
Ref: 221687FUL

Address: Sandringham Mews Ealing London W5 5DG

Ward: Ealing Broadway

Proposal: Construction of two buildings ranging in height from 3 - 8 storeys, to create a mixed use development comprising shared living rooms and associated communal amenity space (Use Class Sui Generis), public house (Use Class Sui Generis), town centre uses (Mixed Use Class E), landscaping, plant and all other associated works (following the demolition of existing building)

Drawing numbers: Refer to relevant conditions (Annex 1)

Supporting Documents: Refer to relevant conditions

Type of Application: Full Application

Report by: Marile van Eeden

Recommendation: Grant with conditions subject to completion of a S106 Agreement and subject to conditions of consent. This permission would also be subject to a Community Infrastructure Levy payment to the Greater London Authority (GLA).

Executive Summary

The application site is located within the Ealing Metropolitan Town Centre within the Ealing Town Centre Conservation Area, and it borders the Ealing Green Conservation Area. The site is comprised of a three-storey building with a mix of commercial facilities along High Street and a 'back-land' hardstanding site being used as a car park. Several Statutory Listed and Locally Listed buildings are located within 150m from the application site. The Ealing's Draft Local Plan (Reg. 18 Nov 2022) has designated the site for residential-led, mixed-use scheme with significant retail, employment, and community space provision.

The proposed redevelopment would comprise of 2 buildings with Block A, in a T-shape, located along High Street and Block B being sited adjacent to Sandringham Mews. A total of 318 co-living units (a type of non-self-contained housing that is made up of private individual rooms and communal spaces and facilities) would be provided with communal amenity space, outdoor amenity space and flexible Use Class E (allowing for a mix of uses including shops, cafés, restaurants, banks, estate agents, etc. to reflect changing retail requirements) located on the ground floor of both buildings following the demolition of the existing building (23 to 37 High Street). Large-scale shared living developments (classified as a sui generis use class) can provide a housing option for single person households who cannot or choose not to live in self-contained homes or HMOs. An area for The Drapers Arms pub located along the southern portion of the site would be re-provided with a similarly sized space. It would be a car-free development and 14 of the

co-living units would be wheelchair accessible. It is also proposed that 10 units would be offered as care leaver accommodation.

The proposed co-living led-development aligns with planning policies and would provide a mix of residential with its communal internal and external spaces, plus commercial uses, thereby, promoting the vitality and viability of town centres, diversify the range of housing typologies to meet the different needs of residents in the borough, and provide purpose-built shared living that is of high quality and well-integrated into its surroundings.

Furthermore, the development would contribute to the housing need within the Borough and provide access to employment opportunities. The communal facilities provided by the development would create a sense of community for future occupiers and contribute to the regeneration of the site. No affordable housing units would be provided on-site and a S106 financial contribution towards affordable housing off-site would be secured in lieu, in accordance with Policy London Plan policy H16.

Three (3) unit sizes are proposed for the co-living led-development being Studio A measuring 20sqm, Studio B measuring 25sqm and Studio C measuring 25+sqm. The majority of the units would be single occupancy with the Studio C (25+sqm) units being double occupancy. The development plan does not provide a minimum space standard for this type of housing product.

The proposed development includes dedicated wheelchair-accessible entrances to Block A and Block B. Block A has three staircases providing access through the building. The staircase along the north-western side and the centre of Block A provides access from the basement to the roof whilst the staircase along the south-western side of Block A provides access from the basement to the seventh floor. Block B has two staircases with the central staircase providing access from the basement to the roof and the staircase to the north of Block B would provide access from the ground floor to the roof. Two lifts are proposed for Block A with the central lift providing access from the basement to the sixth floor and the lift to the northern side of Block A would provide access from the basement to the seventh floor. Block B would comprise of one lift providing access from the basement to the third floor.

A blue badge parking bay is located within the pocket park on the corner of Block B and Sandringham Mews and a S106 financial contribution would be secured for additional on-street blue badge parking within the vicinity of the site.

At ground level the building would be setback 1m further than the existing, thereby widening the public footpath along High Street which would enhance active frontages and encourage pedestrian movement along High Street.

Several outdoor spaces and pocket parks are proposed at the rear of Block A and at the entrance of Block B. In addition, roof gardens are proposed on the roofs of both Block A and Block B. New trees, bushes and shrubs would be planted along Sandringham Mews and within the outdoor spaces. An Urban Greening Factor of 0.4 would be achieved.

The impact of the proposed development upon the identified significance of the relevant heritage assets has been made in accordance with the relevant statutory duties, planning policy framework and best practice guidance/ advice. The submitted Townscape, Heritage and Visual Impact Assessment concludes that the proposed development, which also involves the demolition of 23 to 37 High Street, would form a carefully considered and well-designed addition to the High Street, created a more balanced streetscape and a more coherent architectural language with the large-scale town centre buildings of International House and James House, which has been informed by

the character and materiality of positive buildings within the Conservation Area. The proposed development further enhances legibility of the townscape by marking the entrance to the proposed development and the improved pedestrian route to Bond Street. The proposed development would enhance the overall character and appearance of the Ealing Town Centre Conservation Area.

Overall, the proposal would cause 'less than substantial harm' at the low end to the significance of the identified heritage assets through demolition of existing building (23 to 37 High Street) within the application site and proposed redevelopment.

The proposed redevelopment would have an acceptable impact on the daylight/sunlight of neighbouring buildings, principally those on the Bond Street and the overall impact is considered to comply with the BRE Guidelines. The windows of units 00-A004 at ground floor level and 01-A004 at first floor level as well as the rear windows of the Flexible Class E uses would be obscure glazed since these units face onto the neighbouring amenity along Bond Street. Some of the habitable rooms of Block A are in close proximity to the outdoor spaces and could be impacted by noise.

The application site is highly accessible via rail, car and bus. It would be a car-free development with only 1 blue badge parking space provided on site. Based on the anticipated trip generation, the proposed development would have a negligible impact on the local transport services.

The main representations made include:

- the lack of on-site blue badge parking;
- concerns regarding personal safety which could be affected if the alley from Bond Street would provide access to the application site;
- Thames Water indicated that the existing water network infrastructure would not be able to accommodate the needs of the proposed development;
- GLASS indicated that the proposed development could cause harm to archaeological remains and field evaluation is needed to determine appropriate mitigation
- comments regarding the height of the proposed development and how this does not complement the Conservation Area.

Overall, the proposal is considered acceptable in terms of its proposed uses, impact on the streetscape and commerce of Ealing High Street, would result in 'less than substantial harm' at the low end to the Conservation Area while providing public benefits of increased housing, rejuvenated shopping frontage, improved backland environment, a widened footpath for an improved realm, and would provide units for care leaver accommodation. The proposal is subject to conditions, informative and a Section 106 agreement to secure the financial contributions and benefits proposed.

RECOMMENDATION

That planning permission is granted subject to the following:

1. The completion of a **legal agreement** under Section 106 of the Town and Country Planning Act 1990 (as amended) and that the Planning Committee delegate authority to the Chief Planner to finalise the details of the s106 Agreement, which shall contain the following **obligations**:

1.1 Heads of Terms

1.1.1 Financial contributions

The proposed contributions to be secured through a S106 Agreement are set out below in Table 1.

Table 1: Financial contributions

NHS Property	£ 509,026
Highways	
- Link Improvements (Uxbridge Road)	£ 40,000
- Link and junction Improvements on B4555 (St Mary’s Road, Bond Street and High Street)	£ 40,000
- Strengthening traffic calming and improving pedestrian crossing facilities on the road network on the south and south-west of the development	£ 40,000
- Cycle infrastructure	£ 25,000
- Footway improvements	£ 30,000
- Parking stress	£ 25,000
- Travel plan monitoring	£ 3,000
- 9 Disabled parking bays	£ 27,000
Energy	
- Carbon offsetting	£ 349,886
- Post-construction energy monitoring	£ 8, 259
Air Quality	£ 46,950
CCTV Systems Manager	£ 15,000
Leisure	£ 191,000
Sub Total	£1,350,621
Affordable housing offset (to be paid 50% within 2 months of commencement of development and 50% prior to first occupation)	£4,000,000
TOTAL	£5,350,621

1.2 Non-financial contributions

- Section 278 - Developer to enter into a S278 agreement with the London Borough of Ealing and/or Transport for London, as necessary to ensure the delivery of any necessary highways related works which include the footpath widening along High Street.
- 10 care leaver units at £237.50 per week inclusive of Service Charge (the rent shall at no point exceed the Local Housing Allowance rates for 1bed studio units as applicable to Ealing) and any rent increase (inclusive of Service charge) shall be limited to any increase in the Consumer Price Index + one per cent and shall be limited to one increase per year (and for the avoidance of doubt the rent shall not reduce if the Consumer Price Index does falls in the year preceding the date of calculation).
- An Early-Stage Viability Review if an agreed level of progress on implementation is not made within two years of the permission being granted;
- A Late-Stage Viability Review which is triggered when 75 per cent of the units in a scheme are let.
- All contributions to be index linked.

- Councils Legal Costs - Payment of the Council’s reasonable legal and other professional costs incurred in preparing the S106 agreement.

AND the conditions and informatives set out in Appendix 1 to this Report.

1.3 Other Heads of Terms

1. CPZ Restrictions - All occupiers of the building shall be precluded from obtaining a parking permit and visitor parking vouchers to park within the surrounding Controlled Parking Zones and future CPZ’s in the area.
2. Accessible Parking Space – Provide and retain accessible parking spaces on site for the duration of the development and submission of a management plan.
3. Community Use – Submission of details of the use of the first floor of the proposed public house at preferential rates by local community groups.

Site Description

The site location is outlined in red below in *Figure 1*. The Application site comprises an irregularly shaped site measuring 0.39ha in size, situated in the Ealing Metropolitan Town Centre. The site is bounded by High Street to the east, new Broadway to the north and Bond Street to the west as illustrated in *Figure 1*.

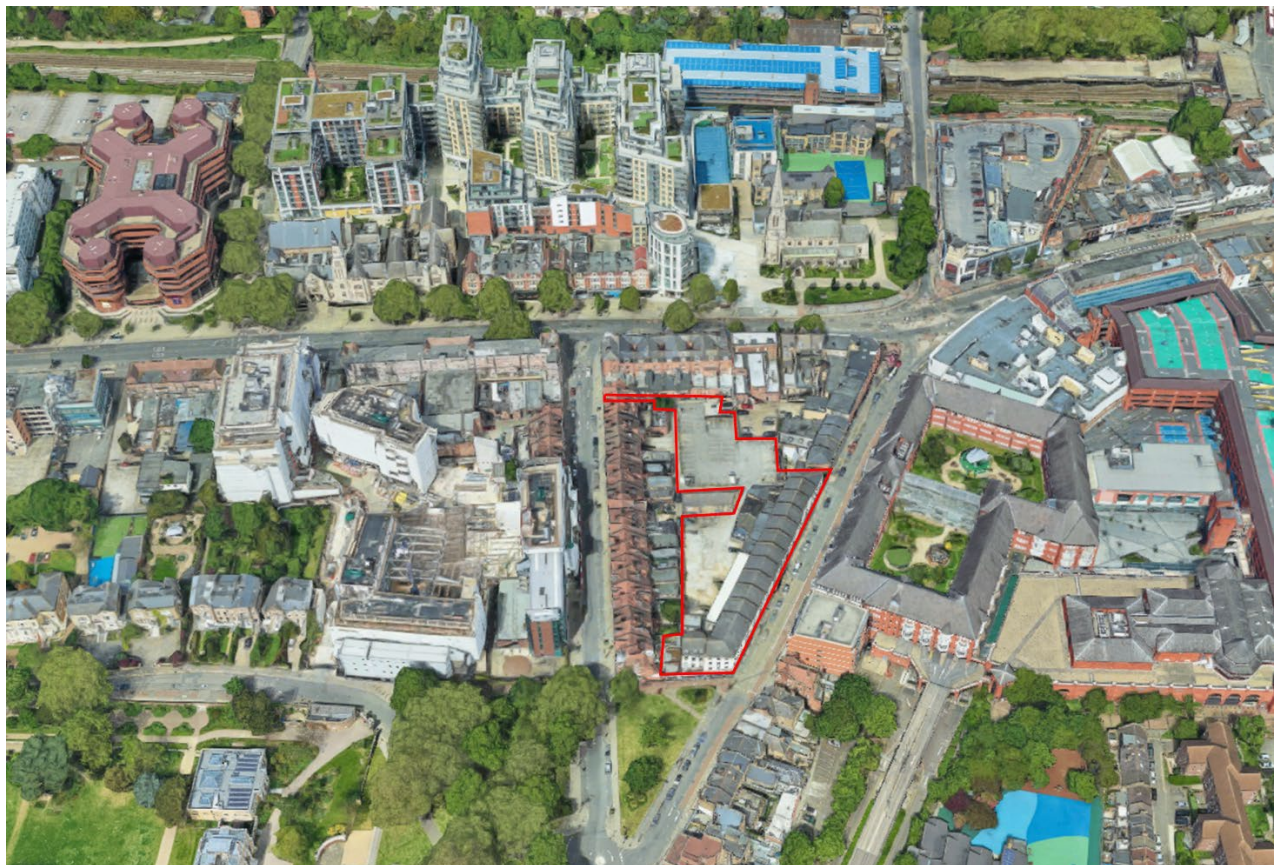


Figure 1: Site location

The site is currently occupied by a four-storey building with an elongated L shape footprint known as 23-37 High Street, 7-13 New Broadway comprising a three storey building as illustrated below in *Figure 2*. A “backland” hardstanding is located to the rear of this building which is used as a public

car park and for servicing the surrounding commercial areas. In the centre of the car park is a single storey, brick-built electrical substation.

Retail uses are found at the ground floor level, office spaces on the upper floors and the Draper Arms public house are located at the southern end of the site.



Figure 2: Existing building at 23-37 High Street

The site is located within the heart of Ealing's commercial and retail centre comprising of 3-4 storey Victorian mixed-use terraces and 5-7 storey buildings located towards Ealing High Street as illustrated in *Figure 3* below.



Figure 3: Existing buildings looking north along the Ealing High Street

Ealing plays a central role in the borough’s economy, providing a wide range of commercial, retail and civic amenities, as well as hosting a large portion of the borough’s knowledge-intensive jobs. Although residents benefit from relatively high wages and good health, pockets of deprivation remains, and housing affordability is a particular issue. Employment-led development would strengthen Ealing Broadway’s economic identity as a hub of well-paid, knowledge-intensive jobs while safeguarding affordable workspaces.

The spatial strategy for the Ealing Town Plan as sent outlined in the Ealing’s Draft New Local Plan (Reg.18 Nov. 2022) focus on tackling the climate crisis, fighting inequality and creating good jobs and growth and is illustrated in *Figure 4* below. The following key development opportunities have been identified to deliver the integrated spatial strategy across Ealing town:

- Maintaining the existing hierarchy of town centres with Ealing Metropolitan Town Centre complemented by a strengthened network of local centres in North Ealing.
- Increased urban greening along the A40, North Circular Road, Uxbridge Road, New Broadway/The Mall, and Argyle Road.
- Improved north-south active travel connections, with key interventions alongside Drayton Green Road, Argyle Road and Castlebar Road.
- Improved public realm and road infrastructure in and around Pitshanger Lane, South Ealing and Northfields.
- Cycle infrastructure and traffic management interventions to ensure a safe, continuous cycle path along the Uxbridge Road, connecting west to Hanwell and east to Acton.
- Upgrading of existing wildlife corridors on Transport for London and National Rail sidings, both on the principal radial routes and the north-south Greenford Branch.



Figure 4: Ealing Spatial Strategy

The borough spatial strategy seeks to show how future growth will be managed and planned for. It identifies and promotes those areas that can accommodate that growth, those that are in need of regeneration, and those that can deliver jobs or infrastructure. To deliver the town-level spatial strategies and their associated policies, a number of development sites have been identified.

These are sites with development potential that could support the delivery of the spatial strategy whilst ensuring the borough meets its housing and employment space requirements, alongside the delivery of any necessary and appropriate infrastructure.

Ealing’s Draft New Local Plan (Reg.18 Nov. 2022) identified the application site as one of Ealing development sites - 'EA03 – Sandringham Mews'. The proposed uses include a residential-led, mixed-use scheme with significant retail, employment and community space provision. Furthermore, the design analysis indicates the site is appropriate for a building with a maximum height of 12 storeys (42 metres). *Figure 5* below provides an extract of the development site.

The proposed development of 318 co-living units, amenity spaces, flexible Use Class E and a Public House are therefore aligned with the spatial strategy for the Sandringham Mews development site.

Ealing – EA03

Sandringham Mews

SITE ADDRESS	SITE AREA (Hectares)	NEIGHBOURHOOD AREA	OWNERSHIP
High Street and Broadway, Ealing W5 5DG	0.64	Ealing Town Centre	Private

CURRENT USE	DESIGN PRINCIPLES	(nearby), Ealing Metropolitan Centre, Archaeological Interest Area.
The site features a car park and town centre uses.	Site falls within an area potentially appropriate for tall buildings – refer to Tall Buildings Strategy including the Appendix: Guidance for Study Sites. Detailed design analysis indicates a maximum height of 12 storeys (42 metres).	INDICATIVE TIME-FRAME FOR DELIVERY
SETTING/TYOLOGY		Beyond 5 years.
Centres.	PLANNING DESIGNATIONS/ SITE CONSTRAINTS	RELEVANT PLANNING APPLICATION(S):
PROPOSED USE	Existing Site Allocation EAL5, Flood Zone 3a (surface water), Ealing Town Centre Conservation Area, Grade I Listed Pitshanger Manor (nearby), Grade II Listed Walpole Park (nearby), Grade II Listed Parish Church of Christ the Saviour	221687FUL.
Residential-led, mixed-use scheme. with significant retail, employment and community space provision.		

Figure 5: Ealing Development site EA03 – Sandringham Mews

The site is located within the Ealing Town Centre Conservation Area and does not contain any Listed Buildings. Furthermore, the site is located adjacent to the Ealing Green Conservation Area and close to the Grade II* Listed New Broadway Parish Church of Christ the Saviour, a Statutory listed Building is located within view of the site. The Ealing Town Hall, a Grade II Listed building is located to the northwest of the site and nos. 1 to 45 (uneven) Bond Street are Locally Listed. The location of listed buildings in relation to the application site is shown in *Figure 6* below:

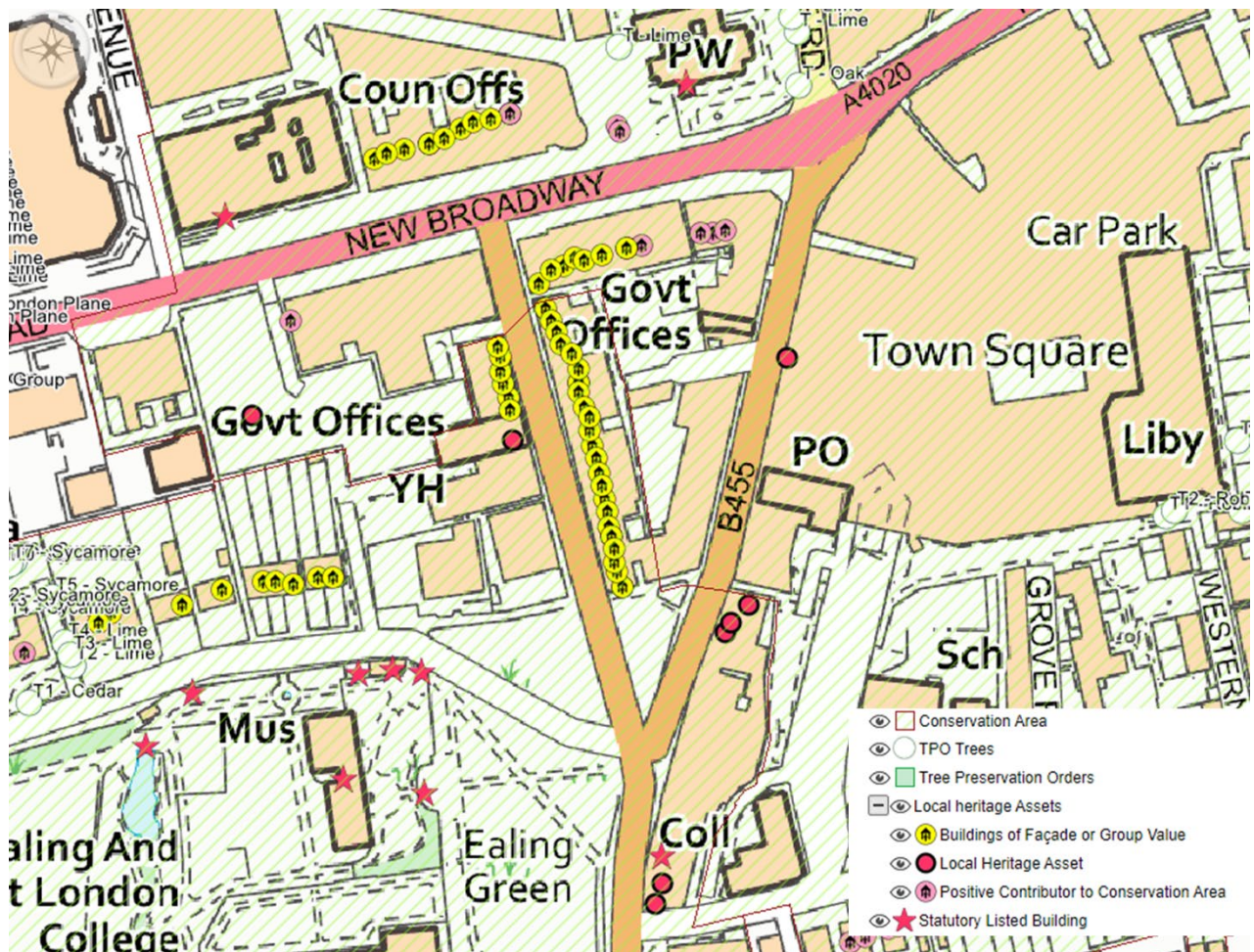


Figure 6: Heritage assets

The site currently has a PTAL of 6a and therefore benefits from good transport links in terms of vehicular, bus and railway transport options. The Broadway located to the north of the site provides an east-west link connecting the site to Acton in the east and Southall in the west whilst High Street located to the east of the site provides a north-south connection to the M4. Several bus stops are found along New Broadway and High Street and the Ealing Broadway Station is within a 10min walk from the site.

Relevant Planning History

There have been seven (7) recent planning decisions on the site of relevance to this proposal.

00148/29 – Refused for ‘Erection of basement, ground and first floor extensions to rear of Nos. 31-37, and four-storey extension rear of Nos. 33 and 34, external alterations, including rear bay extensions, and use of first, second and third floors of Nos. 23-37, basement of Nos. 32-37 and ground floor of Nos. 35-37 High Street as hotel with 73 bedrooms and ancillary bar/restaurant facilities, and car parking’.

40855/2 – Granted with conditions at 28 High Street, Ealing, London, W5 5DB for ‘Change of use of basement from (D2) leisure to ancillary storage for existing (A1) retail premises on ground floor’.

P/2004/0686 – Granted with conditions at 29/30 High Street, Ealing, London, W5 5DB for ‘Change of use of retail shop (A1) to Restaurant (A3)’.

P/2008/0511 – Refused at 33 High Street, Ealing, W5 5DB for ‘Change of use from A1 (Retail Shop) to Coffee Shop / Bistro (Restaurant) A3 & Bar’.

PP/2014/4112 – Refused at 32-33 High Street, Ealing, W5 5DB for ‘Change of use of Nos 32 and 33 High Street from retail (Use Class A1) to restaurant (Use Class A3); internal and external alterations to 32 and 33 High Street to create one single restaurant, including replacement shop fronts, new awning, removal of existing doorway to 32 High Street and alterations to fenestration detail of attached building to the rear of 32 and 33 High Street’.

PP/2014/4410 – Refused at 35 High Street, Ealing, W5 5DB for ‘Change of use of retail unit (use Class A1) to a hot-food takeaway (use class A5)’.

191685PAOR – Prior Approval Required and Given at 23-37 High Street, Ealing, London, W5 5DB for ‘Change of use of part of first, second and third floor from office (Use Class B1) to residential (Use Class C3) to accommodate 42 residential units’.

The Proposed Development

Overview

The formal description of the current proposal is:

“Construction of two buildings ranging in height from 3 - 8 storeys, to create a mixed use development comprising shared living rooms and associated communal amenity space (Use Class Sui Generis), public house (Use Class Sui Generis), town centre uses (Mixed Use Class E), landscaping, plant and all other associated works (following the demolition of existing building)” as illustrated below in Figure 7.

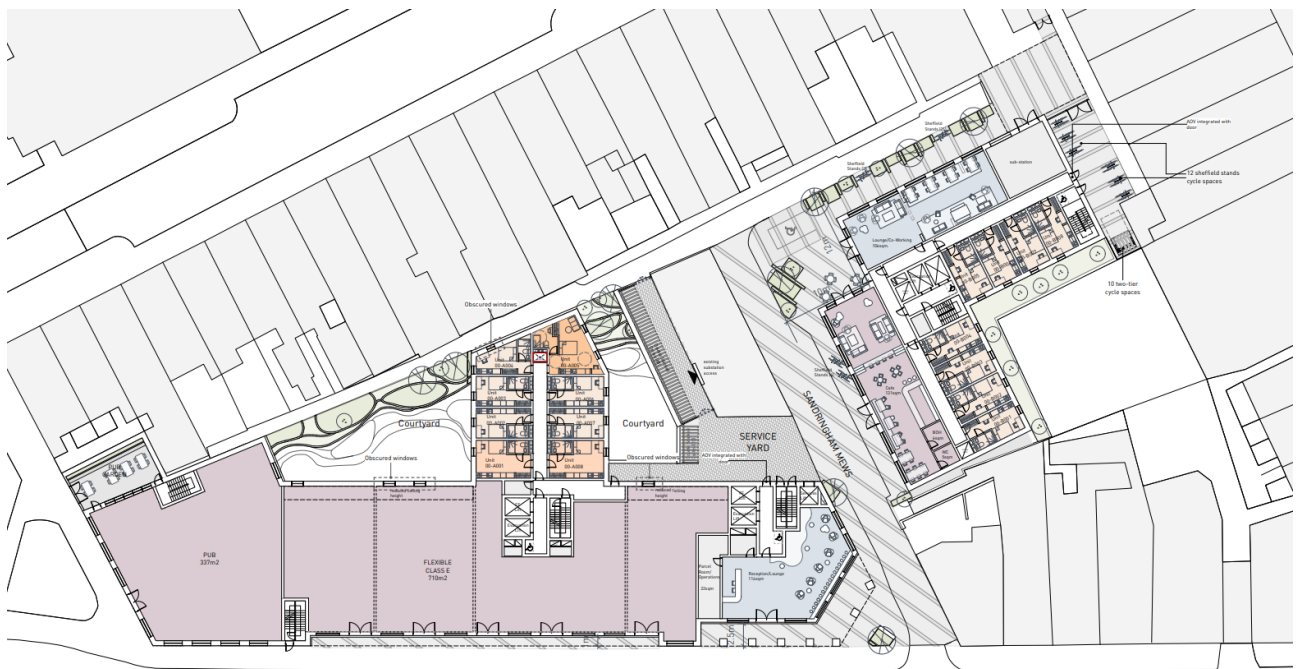


Figure 7: Proposed development at ground floor

The proposed development comprises:

- 2 blocks with block A ranging from 5-8 storeys and block B ranging from 3-4 storeys and a basement for each block.
- Block A would take a T-shaped form and Block B would take an L-shape.
- 318 co-living units (Sui Generis use) arranged over the upper floors of the building.
- The Type A and B units would be restricted to single occupants and Type C would accommodate up to two occupants resulting in a maximum on site occupancy of 334 residents.
- Co-living units ranges between 20sqm, 25sqm and 30sqm in size and comprise of an ensuite bathroom, kitchenette facilities, desk, living space and storage.
- 14 co-living units would be wheelchair accessible and another 34 capable of adaption to wheelchair accessible units.
- 907sqm landscape amenity spaces.
- 815sqm internal amenity spaces.
- Block A would provide co-living amenity across the basement up to the third floor, outdoor courtyards, green roofs and roof terraces at the 3rd, 5th and 7th floors.
- Block A would provide 258 co-living units from the ground floor up to the 7th floor.
- 10 of the co-living units allocated in Block A is earmarked as care-leaver units.
- by 2 lifts and 4 staircases that serve all floors as well as the basement levels.
- Block B would provide co-living amenity on the ground floor, an outdoor courtyard/pop-up garden, green roofs and roof terraces at the 3rd floor.
- Block B would provide 39 co-living units from the ground floor up to the 3rd floor.
- Block B would be served by 1 lift and 2 staircases that serve all floors as well as the basement levels.
- A pub would be located along the southern portion of Block A and split over the basement and the ground floor whilst flexible Class E space would be provided on the ground floor of Block A and Block B.
- Communal amenity space includes flexible co-working space, gym, shared kitchen, lounges and a café.
- Approx. 1,189sqm for the Flexible class E.
- A service yard is located along Sandringham Mews towards the rear of Block A.
- One disabled parking bay is located towards the rear of Block B at the corner of Sandringham Mews.
- The development makes provision 120 long stay cycle storage located within the basement of Block A and the service yard and 8 Sheffield bicycle stands for visitors.
- Improved linkages from Ealing Street to Bond Street and footpath widening along High Street.

Co-living Buildings

As noted above the proposed development is led by a co-living residential use comprising 318 co-living units. Co-living is a residential community living model or a modern large-scale form of shared living. It operates and functions in a similar way to student accommodation but is aimed at professionals and generally has a high specification and access to a wider range of amenities within the building. *Figure 8* below illustrate the typical layout of the co-living units.

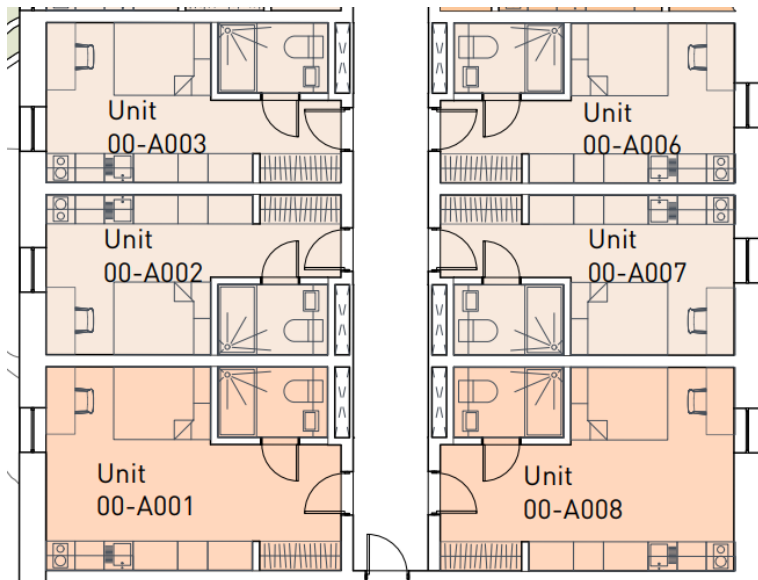


Figure 8: Typical layout of co-living units

- In respect of the proposed development, the co-living units are arranged between the ground floor and 7th floor of Block A and the ground floor and 3rd floor of Block B.
- Co-living units ranges between 20sqm, 25sqm and 30sqm in size and comprise of an ensuite bathroom, kitchenette facilities, desk, living space and storage.
- The co-living amenity spaces incorporated in Block A includes:
 - Basement – Flexible co-working/break out spaces, gym with showers, sauna room and treatment rooms, a cinema room, laundry room and tenant kitchen.
 - Ground floor – Reception/lounge.
 - 1st – 3rd floors – communal living/dining room
- The co-living amenity spaces incorporated in Block B includes:
 - Ground floor –Lounge/co-working space.

The Pub

The proposals include the replacement of the existing public house on the basement and ground floor of the proposed building. The pub use anchors the buildings and provides a community-focused public use on this prominent corner.

- The pub comprises 337sqm of internal space with an outdoor pub garden. An internal staircase connects the basement and ground floor areas of the pub.

Consultation

Public Consultation – Summary

A site notice was placed within the vicinity of the site and advertised in the Ealing Gazette on 25.05.2022 with consultation expiring on 15.06.2022. Seven comments were submitted by members of the public. Three comments were made in support of the comment, one comment was neutral and three objected to the development. The comments are summarised as follows:

Support comments

- Balance Out Living (applicant) have a real passion for wanting to make a positive impact on the communities they develop in.
- Exemplar design.
- Co-living units would meet housing needs and allow people to live centrally, close to transport links.
- The scheme would improve the town centre, creating an improved sense of place and retail experience.
- The re-provision of the Public House is welcome as it is an important community asset.
- The public realm improvements, including high quality permeable and safer access to Bond Street would provide a nice environment.
- The footpath widening along High Street is welcomed.

Officer's response: The applicant company's ethos is not a material planning consideration. The remainder of comments are noted.

Neutral comments

- Redevelopment of the site is needed.

Officer's response: noted. The site is an allocated development site.

Objection comment

- Overdevelopment of the site that does not enhance or complement the Conservation Area.
- The northern elevation is a bland slab which at eight storeys is too tall for the location.
- The tallest section of the proposed building along High Street is too overbearing. This should be reduced by setting back the top storey or by using a mansard treatment. This would reduce the undesirable 'canyon' effect on High Street and would also introduce architectural interest to the façade design.
- The overall design of the elevation could be improved if the north-east corner included a design statement, i.e. a modern interpretation of a tower or turret as traditionally found elsewhere in the Victorian Ealing Town Centre.

Officer's response: The tallest section of the proposed building is considered appropriate to the context, particularly as it would only marginally exceed the highest part of Ealing Broadway Shopping Centre (International House) directly opposite, not considering the extant permission (214524FUL) for the creation of a 5th floor. It is considered the northern elevation provides presence to the building and would be viewed positively from various vantages, particularly the High Street, Uxbridge Road intersection. While other alternative designs were put forward and considered during early pre-application discussions, it was considered that the scheme proposed integrated successfully with the existing streetscape and has drawn inspiration from the Ealing Town Centre vernacular.

External

The following groups were consulted on 17.05.2022 and the Health and Safety Executive was consulted on 27.06.2022 with consultation expiring on 18.07.2022:

Consultee	Comments	Officer's Response
Design Out Crime	<p>Concerns were raised regarding the alley from Bond Street into the proposed development. These types of spaces are common for crime and anti-social behaviour to take place and personal safety could be compromised for the residents and users of this space. This should not be used as an access route into the development.</p> <p>A condition is recommended for the development to achieve Secure by Design accreditation prior to occupation.</p>	<p>The alley from Bond Street is an existing publicly accessible alley and falls outside of the ownership of the applicant. It would be unreasonable to seek removal of an existing alley. Nonetheless, it is considered that the redevelopment of the site, which would introduce more users and windows to the central part of the site would significantly improve natural surveillance and would therefore have a positive impact on safety.</p> <p>A condition has been included in the recommendation for the site to achieve secure by design accreditation.</p>
London Fire and Emergency Planning Authority	No comments were received.	N/A
London Fire Brigade	<p>The LFB raised no objection but made the following observation for the applicant to address at the building consent stage.</p> <p>The fire statement indicates occupancy according to BS9999, however BS9991 should be used for the proposed occupancy types. Simultaneous evacuation is not commonly used due to the risk that unmanaged evacuations or unwanted fire signals might erode responses to an evacuation alert.</p> <p>Reference is made for the need to comply with Part B of the building regulations and that applications the Building Control Authority/Inspector may still refer the scheme to the Fire Authority.</p> <p>The comments also note that further detailed design work for fire hydrants and water mains will need addressing</p>	<p>The fire strategy will be subject of further review during the detailed design stages to ensure compliance with relevant building design requirements including the relevant Building Regulations.</p> <p>The applicant has been informed of LFB's response and an informative has been added to this recommendation.</p>

	<p>through providing information to the Water Office.</p>	
<p>Thames Water Utilities</p>	<p>No objections were raised with regards to foul water or surface water.</p> <p>Informatives were recommended.</p> <p>A condition for a piling method statement was recommended as the development is located within 15 metres of a strategic sewer.</p> <p>The existing water network infrastructure would not be able to accommodate the needs of the development proposal. A condition was recommended for water network upgrades or a development and infrastructure phasing plan.</p>	<p>Noted.</p> <p>The recommended conditions and informatives have been included.</p>
<p>Transport for London</p>	<p>Contributions towards active travel improvements in the town centre would be appropriate. The submitted Transport Assessment underestimates the number of connecting walk and cycle trips in the town centre, which would justify a substantial contribution towards active travel improvements.</p> <p>The car-free nature of the development is supported. Residents should be excluded from eligibility for residents' parking permits.</p> <p>The provision of one disabled persons' parking is inadequate. A survey of blue badge parking space usage and availability in the area should be provided.</p> <p>Long-stay cycle parking provision falls short of the threshold in policy T5 of the London Plan. In this location, cycle ownership and use are likely to be high given recent and planned cycle infrastructure improvements in and around the town centre. Additional cycle parking will also be required for the commercial units.</p>	<p>Contributions towards additional pedestrian and cycling improvements are secured in the S106. Similarly, conditions for a Delivery and Servicing Plan, and Construction Logistics Plan would have been applied.</p> <p>Future residents' exclusion from eligibility for residents' parking permits cannot be applied as the site is not located within a Controlled Parking Zone, and future residents would not be able to access permits for neighbouring Controlled Parking Zones.</p> <p>A survey of blue badge parking space usage and availability was submitted, which was accepted although noted that it was a sub optimal solution that should not be used to set a precedent for other developments.</p> <p>Additional cycle parking was included in revised plans and Transport Assessment. A condition for the details of commercial and residential cycle parking (layout,</p>

	<p>The redevelopment of the site should provide an opportunity to facilitate off street servicing of the commercial units in line with policy T7. A final version of the Delivery and Servicing Plan should be secured by condition.</p> <p>A Construction Logistics Plan should be secured by condition.</p>	<p>long-stay, short stay, modified and enlarged spaces) is recommended.</p> <p>The possibility of off-street servicing arrangements were considered further by the Council's Transport Officer, as noted in the comments in the table above.</p>
NHS Property Services	<p>A S106 contribution of £509,026 is requested towards local primary and community health care services.</p>	<p>£509,026 contribution for local primary and community health care services to be secured by S106 legal agreement.</p>
Historic England Archaeological Advisor (GLAAS)	<p>Advised that the development could cause harm to archaeological remains and field evaluation is needed to determine appropriate mitigation. A condition was recommended for a Written Scheme of Investigation to be submitted and approved prior to the commencement of any works on the site.</p>	<p>Noted. The recommended condition has been included.</p>
Historic England	<p>Advised that Historic England do not wish to be consulted on this application.</p>	<p>Noted.</p>
Health and Safety Executive	<p>Comments were received raising significant concern about the proposed development and are summarised as follows:</p> <ul style="list-style-type: none"> – At least one staircase serving the upper storeys should terminate at ground floor level. Any other staircase may connect with the basement if there is a ventilated protected lobby. – Design changes are necessary to provide imperforate construction at ground level to separate basement staircases from all upper storeys. – At least one firefighting lift should terminate at fire and rescue service access level (ground floor). 	<p>The applicant provided responses and revised drawings to address the concerns raised. These were circulated to Health and Safety Executive, who responded stating they were satisfied with the information provided.</p>
Ealing Town Centre Conservation Area Panel	<p>Comments were received objecting to the development. They are summarised as follows:</p> <ul style="list-style-type: none"> – Overdevelopment of the site and it does not enhance or complement the Conservation Area. 	<p>It is considered that the bulk and mass of the building is appropriate for the town centre location and that this would not be overdevelopment of the site. The</p>

	<ul style="list-style-type: none"> – The north elevation is bland and too tall for the location, even overpowering International House across the road. – The southern elevation is an improvement to earlier designs. 	<p>height of the building reflects that of International House.</p> <p>The proposed design and materials are considered to successfully reference the local context.</p> <p>It is considered the northern elevation provides presence to the building and would be viewed positively from various vantages, particularly the High Street, Uxbridge Road intersection.</p>
<p>Central Ealing Neighbourhood Forum</p>	<p>Comments were received both supporting and objecting to various aspects of the development. They are summarised as follows:</p> <ul style="list-style-type: none"> – We welcome the inclusion of retail units within the redevelopment, the activation of the Block B frontage and the improvement to the interior of the site, with the introduction of a pocket park and improved landscaping. – However, the north east corner is too tall and dominant, and should be set back. – The High Street elevation could also be improved with some detailing. 	<p>Noted.</p> <p>The proposed design, height and massing are considered appropriate for reasons set out in the Assessment section of the report.</p>
<p>Central Ealing Residents Association</p>	<p>No comments were received.</p>	<p>N/A</p>
<p>Ealing Civic Society</p>	<ol style="list-style-type: none"> 1. The tallest section of the proposed building along High Street is too overbearing. This effect should be reduced by setting back the top storey or by using a mansard treatment for it This would reduce the undesirable "canyon" effect on High Street and would also have the desirable effect of introducing architectural interest into an otherwise uninspired façade design; 2. The overall design of the elevation could be greatly improved if this north-east corner included a design statement, for example a modern interpretation of a tower or turret as 	<p>The height of the proposal, including the northern element has been carefully assessed and is considered to be fit well within the streetscape of Ealing High Street.</p> <p>A mansard option was considered during pre-application stage but not progressed as this approach was did not successfully integrate well with the surrounding context. The solution proposed steps down reflective of the western side of Ealing High Street.</p>

	traditionally found elsewhere in the Victorian Ealing town centre (e.g. the turret at the junction of Bond Street and High Street above For Art's Sake).	The facade design has drawn inspiration from the red brick with white window detailing found widely within Ealing Town Centre. This is examined in further detail in the officer report. The wider façade is divided in to three elements being the northern taller element, a central main element, and the lower scale towards Ealing green and the Drapers Arms Pub.
Ealing BID Company Ltd.	<p>Comments were received supporting the development. They are summarised as follows:</p> <ul style="list-style-type: none"> – The wider pavement is desired by many businesses on this street. – An improved High Street vista, modern fit-for-purpose retail spaces and a public house would be delivered. – The accommodation above the retail development will benefit the local economy. – The option to live centrally and enjoy town centre living at an affordable cost will be attractive to young talented workers. 	The comments are noted.
Walpole Residents Association	No comments were received.	N/A

Internal

The following departments were consulted on 17.05.2022 with consultation expiring on 31.05.2022:

Consultee	Comments	Officer's Response
Ward Councillors	No comments were received.	N/A
CCTV Systems Manager	A S106 contribution of £15,000 is requested, for the upgrade of a public safety camera and an additional public safety camera.	£15,000 contribution for CCTV monitoring to be secured by S106 legal agreement.
Transport Services	<p>The public car park on site is extremely busy and its removal will add to parking pressure on the adjacent streets.</p> <p>The on-street parking bays were fully occupied on a Saturday morning.</p> <p>Disabled car parking spaces, equating to 10% of the total number of co-living</p>	£27,000 contribution for off-site blue badge parking bays to be secured by S106 legal agreement.

	<p>units should be provided with 3% provided at the outset and 7% provided for future use. There are 14 wheelchair accessible units but only 1 off-street disabled parking bay. A minimum of 10 disabled car parking spaces should be provided, and some financial contributions towards the provision of additional disabled car parking spaces in the area should be secured by the s106 agreement.</p> <p>The development will generate a significant number of service trips, by virtue of the Use Class E floorspace. Analysis of service trips for the worst case scenario should be provided.</p> <p>One cycle parking space per co-living unit is required. Policy T5 of the London Plan identifies Ealing Town Centre as an area of double cycle parking provision for commercial uses. The proposed cycle parking spaces are short of the policy compliant provision.</p> <p>S106 obligations are requested for the following:</p>	
	Link Improvements (Uxbridge Road).	£50,000
	Link and junction Improvements on B455 (St Mary’s Road, Bond Street and High Street).	£40,000
	Strengthening traffic calming and improving pedestrian crossing facilities on the road network on the south and south-west of the development.	£40,000
	Cycle Infrastructure.	£50,000
	Footway improvements.	£40,000
	Parking Stress.	£30,000
	Travel plan monitoring.	£3,000
	9 Disabled parking bays.	£27,000
Highways Management	No comments were received.	N/A
Pollution Technical	<p><u>Land Contamination:</u> A site investigation is recommended.</p> <p>Conditions for a site investigation,</p>	

	remediation scheme and verification report are requested.	
	<u>Air Quality:</u> conditions are recommended for fresh air ventilation systems, an Air Quality and Dust Management Plan, a revised air quality assessment, and non-road mobile machinery emissions compliance. A S106 contribution of £46,950 is also sought for air quality monitoring and mitigation schemes.	£46,950 contribution for air quality monitoring to be secured by S106 legal agreement.
	<u>Noise & Vibration:</u> The acoustic report indicates there are too many unknowns at this stage (subject to detailed design). Conditions are recommended for details of noise and mitigation measures, and other compliance standards.	
Waste and Street Services	No comments were received.	N/A
Tree Officer	There are two trees on private land that should be protected. Provided conditions relating to the protection of existing trees/hedgerows, tree planning and soil rooting volume.	Relevant conditions added.
Education Services	The proposed studios would not be suitable for families with school age children. As such, would generate a nil school age child yield. Therefore, the proposed development would not have an effect on local schools and no education contribution would be generated.	N/A
Housing	No comments were received.	N/A
Parks and Landscaping	No comments were received.	N/A
Flood Risk Officer	No comments were received.	N/A
Energy Officer	The energy strategy is broadly supported. The development is all electric with no gas infrastructure on site. PV has not been technically maximized. However, given the compact co-living nature of development a compromise against the need for amenity space on the roof is accepted.	£341,637 (£95 per tonne) contribution for energy offset to be secured by S106 legal agreement. £8,259 contribution for energy monitoring equipment and data processing to be secured by S106 legal agreement.

	<p>There is a shortfall of approx. 3,597 tonnes CO2 over 30 years in the zero-carbon target, which should be mitigated through an ‘offset’ S106 payment of £341,637 (£95 per tonne). Any shortfalls, as monitoring, will also need to be paid by the developer.</p> <p>The cost of monitoring by Energence should be applied as a S106 obligation for web-platform and cost of energy monitoring equipment and data processing. This is a total of £8,259.</p> <p>Conditions are recommended.</p>	
Economic Regeneration	No comments were received.	N/A
Leisure	<p>Although small, the proposed gym is supported. All operational processes and procedures relating to its use as a gym would need to comply with industry guidelines to ensure the safety of users. It’s also noted that the use of this space can easily be changed in the future due to gym equipment being easy to move.</p> <p>The proposal should aim to incorporate Sport England’s ‘Active Design’ (October 2015), throughout the proposed development.</p>	A financial contribution of £191,500 is to be secured towards projects to improve both the indoor and outdoor sports facility infrastructure in the local area.

Community Review and Design Review Panels

In addition to the above consultation, the proposal was presented to the Community Review Panel (CRP) and Design Review panel (DRP). A summary of the views is set out below:

The proposal was presented to the Community Review Panel on 1 March 2022. The Panel was generally supportive of the development and felt that the development on this site would be positive and indicated that it is a good location for a mixed-use scheme. The Panel commended the applicant’s ambition to promote wellness, social value, sustainability and community, however, noted that the current design does not meet these aspirations successfully and suggested that more needs to be done to address how these core values are manifested through the architecture and building layouts.

The main concerns raised by the Panel pertained to the co-living housing typology being offered. The Panel noted that the size and layout of the units are inflexible and may become undesirable in

the future and the applicant should consider how the proposed development could be adapted to meet future market trends and dynamics. The Panel felt that the affordability of the scheme is problematic and noted that it doesn't meet local need for affordable housing.

The panel welcomed the approach to the existing context and appreciates the desire to reflect the character of the High Street and Ealing town centre. However, it felt that the building is currently too bulky and monolithic. The Panel would like to see how the massing could be broken up and the elevations articulated to express the internal layout and regular rhythm of the individual studios.

The applicant noted the comments and observations of the CRP and indicated that the private rooms are not designed to function as self-contained units, rather, residents would spend the majority of their time in the shared amenity areas incl. kitchens, lounge areas, dining spaces, etc. The co-living units are aimed at professions and single persons and this typology experiences significant growth and popularity in London. The applicant also introduced the 10 care leaver homes as part of the proposed development.

The proposal was presented to the Design Review Panel (DRP) on 8 March 2022 and 10 May 2022. During the first DRP, the Panel considered the proposed bulk, scale and massing of the proposed development and indicated that the massing is the maximum of what could be acceptable in this location. The Panel suggested that the changes in height and the stepping at both the north and south don't sit comfortably with the streetscape and design of the urban block. Furthermore, the DRP suggested that keeping the height consistent along the length of the building could be more successful. The panel found the inner 'T-block' problematic, noting that this form compromises the external amenity spaces at the lower ground floor. It suggests that the option of pushing this area further north should be considered; locating it tight to the boundary adjacent to the substation. The panel also felt that the massing of Block B could be reconsidered as a continuous L-shaped form, with a strong corner framing the route through the block and a pocket park at the eastern end of the mews. This could also improve legibility, creating direct views to the pocket park and cafe beyond.

During the second DRP on 10 May 2022, the Panel indicated that the revised massing to the south is positive, and the relationship with the conservation area and Ealing Green has improved. The Panel welcomed the communal areas at the upper levels of the building. Although improvements were made, the Panel felt that the internal layouts still feel quite constrained, with little break-out space and variation along the length of the corridors. It also noted that some of the units seem small, with some single-aspect north facing studios. The quality and access to natural light should be assessed further.

The panel appreciates the rationale for the location of the main entrance to Block A, to create a relationship to the mews and synergy between the two buildings. However, the Panel would like to see more consideration of the entrance sequence. The Panel suggested that the rear access to the central core in Block A feels like a back-of-house area and could conflict with the service route. The panel also had concerns over the quality of the private courtyard areas at the lower ground floor, particularly in relation to the amount of daylight and overshadowing. It suggests that the design of the pocket park should also be developed further to be inviting and draw people in from the High Street.

The proposed development evolved through the consultation process and responded to the comments of the CRP and DRP. The final massing details were refined and rearticulated to ensure a more positive interface with the adjacent street scenes, internal layouts were reconfigured, in part, to ensure the provision of additional communal amenity spaces on the upper floors. *Figure 9*

and *Figure 10* below illustrate the existing and proposed views respectively and illustrate how the proposed development responds to the streetscene. Considering that the proposed co-living units are not self-contained dwellings, the daylight/sunlight assessment concluded that the majority of co-living units and communal spaces would receive good levels of daylight in excess of the relevant BRE targets.



Figure 9: Existing view along High Street



Figure 10: Proposed view along High Street

Overall, the proposed co-living mixed use scheme is of a suitable layout and design which responds to the surrounding urban context and would provide good quality residential accommodation and sufficient access to communal amenity spaces for future occupant.

Relevant Planning Policies

Please see informative section in Annex 1 for a full policy list.

PLANNING APPRAISAL**Reasoned Justification**

This proposal has been assessed against the relevant policies of the London Plan (2021), the Ealing Core Strategy (2012), the Ealing Development Management DPD (2013) and all other relevant planning documents. Council considers the key issues in the assessment of this planning application are as follows.

Main Issues

The main issues in assessing this proposal include:

- Principle of Development
 - Co-living
- Design Quality
- Urban Design
- Impact on Conservation Area and Heritage Assets
 - Impact on streetscape
- Impact upon the Amenity of Neighbouring Properties
 - Impact on Daylight & Sunlight
 - Impact on Privacy
- Quality of Proposed Living Accommodation
- Tall Buildings
- Affordable Housing
- Care Leaver Accommodation
- Accessible and Inclusive Design
- Public Realm
- Outdoor Amenity Space
- Noise
- Air Quality
- Sustainable Development
 - Energy / Over heating / Monitoring
- Transport
 - Walking
 - Cycling
 - Parking
 - Trip Generation and Public Transport Impacts
 - Servicing and Deliveries
- Flood Risk
- Fire Safety
 - Evacuation Strategy
 - Stairs
 - Final exits and assembly point

Principle of Development**Co-living**

Increasing the current housing stock is an important strategic objective for the London Borough of Ealing. Policy H1 of The London Plan (2021) aims to optimise the potential for housing delivery on all suitable and available brownfield sites especially in areas with PTAL levels of between 3-6 or within 800m of a station, and on industrial sites that have been identified as being suitable for co-location. This is supported by London Plan policy D3 which aims to make the best use of land by following a design-led approach that optimises the capacity of sites.

Chapter 5 of the NPPF (the Framework) concerns the delivery of sufficient homes, with paragraph 60 noting the government's support in significantly boosting the supply of homes. To allow this to happen the Framework recognises that, a sufficient amount and variety of land must come forward where it is needed. Moreover, Section 11 of the National Planning Policy Framework ('Making Effective Use of Land') encourages as much use as possible of previously developed land and vacant buildings as well as optimising the use of land to meet as much of the identified need for housing as possible.

The application site is located within the Ealing Metropolitan Centre and policy SD6 of the London Plan outlines that the vitality and viability of London's varied town centres should be promoted and enhanced by encouraging hubs that meet the needs of Londoners, including main town centre uses, night-time economy, civic, community, social and residential uses. Policy SD8 of the London Plan focuses specifically on the Metropolitan Centre designation of the site, which states such locations should "be the focus for the majority of higher order comparison goods retailing, whilst securing opportunities for higher density employment, leisure and residential development in a high-quality environment."

London Plan Policy H1 seeks to provide a range of housing types to meet different needs, including ensuring that strategic and local demands are met without compromising the capacity for conventional homes.

Policy H16 of the London Plan also concerns the delivery of large-scale purpose-built shared living. This policy is required to ensure that new purpose-built shared living developments are of acceptable quality, well-managed and integrated into their surroundings.

The future vision of Ealing's town centre would be achieved via the regeneration of the town centre through the development of vibrant and a diverse range of new homes, shops, offices, sports and leisure and other public facilities.

Ealing's Draft New Local Plan (Reg. 18 Nov. 2022) indicates that the social and economic role of the Metropolitan Town Centre should be refreshed and strengthened through significant levels of high-density residential and employment growth. The application site (Sandringham Mews) is identified as one of Ealing's development sites with the potential for a residential-led, mixed-use scheme with significant retail, employment and community space provision.

The proposed co-living led-development would provide 318 residential units, flexible Class E uses, co-working spaces, community uses and amenity spaces as illustrated below in *Figure 11*.

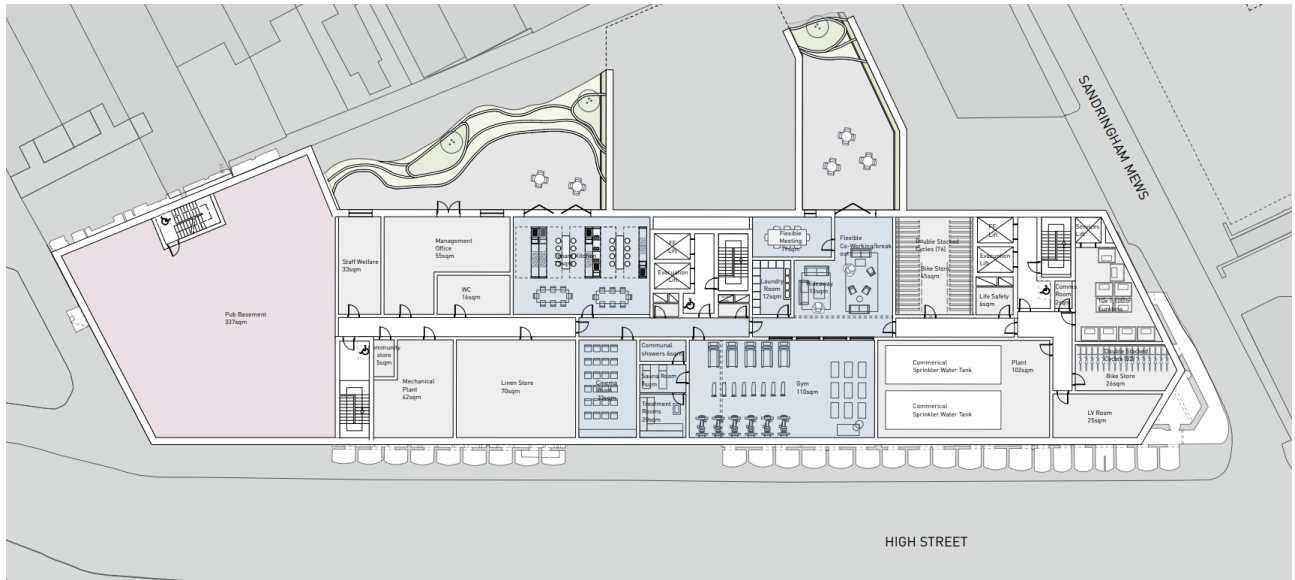


Figure 11: Proposed communal facilities at basement level

The proposed development would contribute to the housing need within the Borough at a highly accessible location and in close proximity to employment opportunities. Furthermore, it is considered that this proposal for co-living units would bridge the gap between student accommodation and conventional residential accommodation and would appeal particularly to young professionals and those looking for high-quality, managed accommodation with access to a wide range of communal facilities. The proposed development would therefore assist with contributing towards mixed and balanced communities. The communal facilities provided by the proposed development would enable a sense of community for future occupiers. The regeneration of the site would enable a vibrant living environment and increase the site’s appeal as a destination.

Design Quality

Section 12 of the NPPF, Policies D1, D3 and D4 of the London Plan (2021) and Ealing Local Variation Policy 7.4 and Policy 7B of the Ealing Development Management DPD (2013) require new buildings to complement their street sequence, building pattern, scale, materials and detailing and to have high-quality architecture. New buildings should also conform to the height, scale and proportions of existing forms of development within the immediate area, in order to define a sense of place.

The NPPF demands that development shall achieve well-designed spaces and encourages early engagement with Council’s to develop designs that respond positively to the local area to create “high quality, beautiful and sustainable buildings”. Similarly, Policy D4 of the London Plan (2021) states that developments should be given scrutiny at an early stage through the use of Design Review Panels (DRP).

The proposal has been subject to a rigorous design process including design assessment by LBE, as well as being the subject of Design Review and Community Review. It is considered that this process has been instrumental in delivering high-quality buildings that contribute positively to the emerging and existing townscape in Ealing Broadway.

The application site is located in an area characterised by a variety of commercial and retail uses with building heights varying between 3 – 8 storeys. The proposed development would constitute 2

buildings with heights ranging between 3 - 7 storeys. The massing of the proposed development would be in response to the immediate context and external constraints. Block A which is located along High Street would have greater public accessibility, as such, has been designed as the prominent and larger part of the proposed development. Furthermore, this building would reflect the character of the high street, as such, it is proposed to widen the public footpath along the proposed retail units as illustrated below in *Figure 12*.

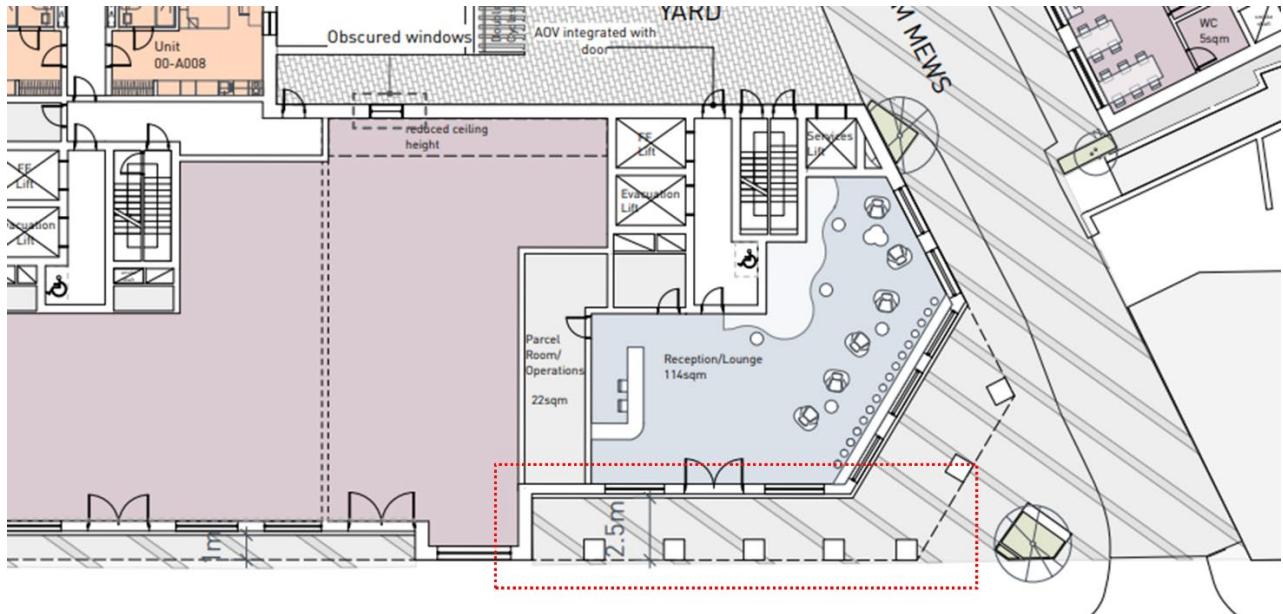


Figure 12: Proposed footpath widening

The buildings along New Broadway and Bond Street comprise mixed commercial and retail units at ground level and residential units at the upper floors with building heights of up to 4 floors. As such, Block B would be designed with a maximum of 3 floors mainly comprising residential units and a small commercial/café along Sandringham Mews.

The proposed materials and detailing stem from both the Ealing Town Centre and the Ealing Green conservation areas to ensure a positive effect on the character of the surrounding areas. Architectural elements included in the design include stone elements (banding and decorative), horizontal elements, window grouping/ bays, vertically proportioned window openings, repetition of façade and plan, brick detailing, expressed base and recessed brick panels. The surrounding façade detail would incorporate a distinctive horizontal banding across the elevation contrasting to the primary brickwork, the lintel detail along the top of the windows would be white render or stone to match the surrounding areas and the ground floor would reflect the commercial nature of the ground floor use and would comprise of large glazing and shop fronts. The design features would give the building a distinctive appearance which would contribute positively towards and enhance the streetscape and character of the area. *Figure 13* below illustrate various elements and the design inspiration from the surrounding areas.

Block A would be split into 3 clear elements to reduce the overall length of the façade and each element would be articulated in a different manner to define its identity and to lessen the overall mass of the building as illustrated below in *Figure 14*. The first section, located along the corner of Sandringham Mews and High Street would form the primary entrance to the site and due to its proximity to Ealing Broadway, is expressed as the tallest part of the application site. The eastern elevation along High Street mirrors a contemporary take on the local context whilst the southern portion of the site would respond to Ealing Green and incorporates local architectural details. The

public house (The Drapers Arms) would be designed with similar materials proposed for the southern portion of the site. The base would comprise light grey brickwork with light grey glossed tiled brickwork, soldier course under the windows and The Drapers Arms signage would be set in Acid Etched / Textured Precast Concrete Wall Panels with an Acid Etched Precast Concrete Cill / Lintel to separate the base from the body of the building.

Block B would reflect key elements of Block A albeit in a simplified manner, to ensure an alignment between the 2 buildings.



Figure 13: Design and character inspiration

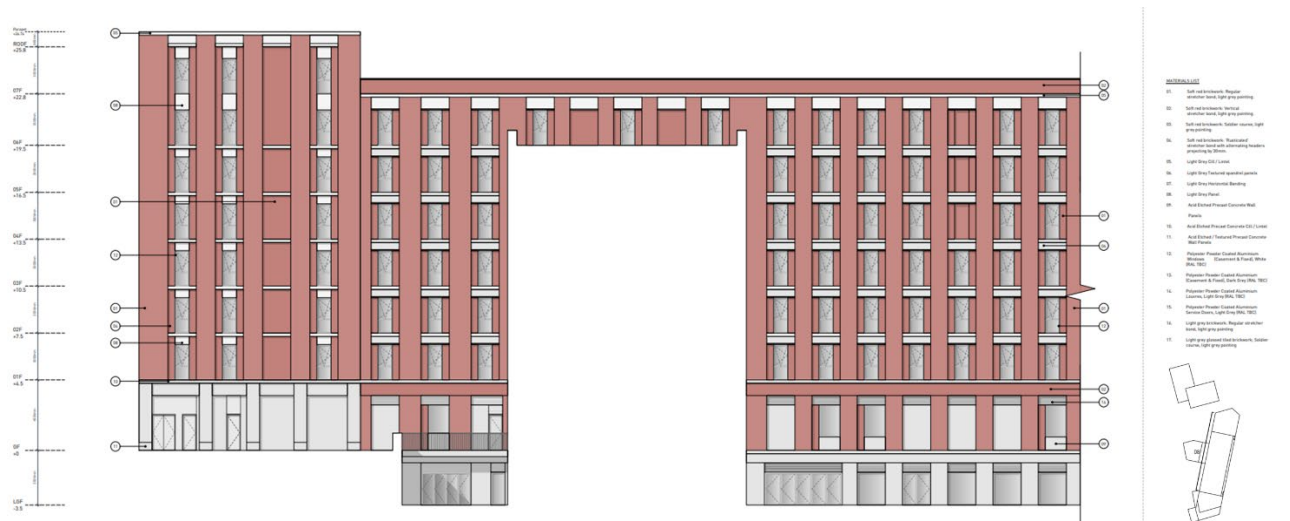


Figure 14: Proposed façade elevation plan Block A

The proposals include a plant at the roof level with the majority of the building plant being located within the basement levels, this ensures the top of the building has a simple uncluttered appearance.

Overall, the proposed building is considered to be of high-quality architecture, using distinctive architectural details and using high-quality materials. The proposals respond positively to the local area complementing the emerging character of this important regeneration area. The proposals respond well to the prominent corner on which it is located, and the distinctive character of the proposed pub will provide an attractive base for the building. In this way the proposals are considered to respond positively to the requirements of London Plan policies D1, D3 and D4, Ealing Local Variation Policy 7.4 and Policy 7B of the Ealing Development Management DPD (2013) and the NPPF (2021).

Urban Design

Policies within the London Plan and the NPPF all place a high expectation on new development to achieve the highest design standards which while maximising the beneficial use of sites also seek to ensure the design responds to local character, avoids harm to heritage assets, responds positively to its immediate surroundings and enhances the public realm. Architecture should also be of the highest quality.

As set out earlier in this report the proposals subject of this report have been the subject of an extensive pre-application process involving numerous design meetings with Officers from LBE. This has resulted in extensive scrutiny of the design and resulted in several design revisions. In addition to meeting with Officers, the proposals have also been the subject of consideration by the Community Review Panel and Design Review Panel. Both panels further scrutinised the design with feedback provided to the applicants' design team to feed into the final design. The resultant design is considered to be one of very high quality as illustrated below in *Figure 15 & Figure 16* which show the proposed building as viewed from the North and South, and will be examined in detail in relation to the relevant policy requirements below.



Figure 15: Architectural quality of proposed development



Figure 16: View from southern end of Ealing High Street

The bulk and mass of both proposed blocks A (along the High Street) and B (to the rear) as illustrated below in Figure 17 have given careful consideration to respond to the local context. Block B, which is internal to the site and has no main street frontage will not be readily visible from the surrounding streets as its maximum height is lower than the ridgelines of the surrounding buildings.

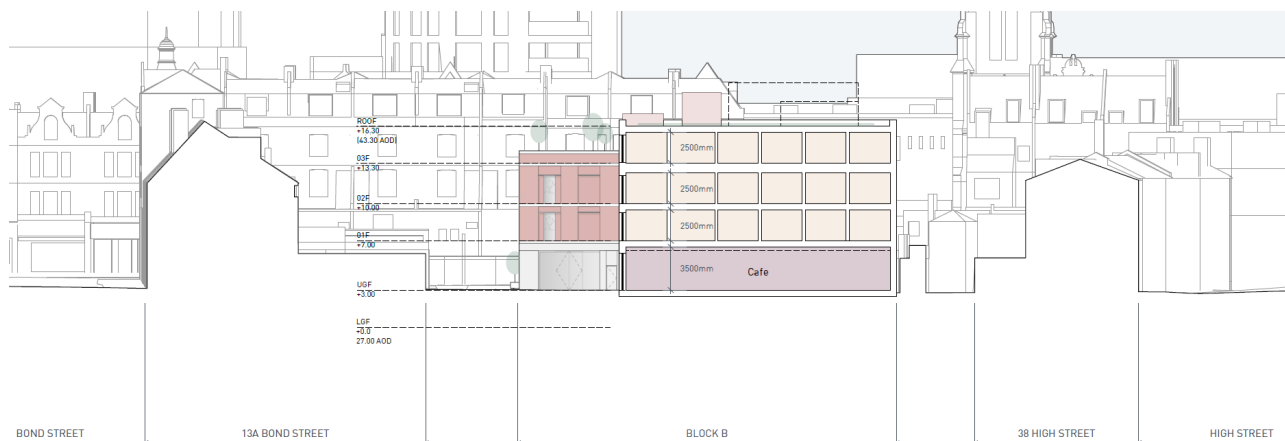


Figure 17: Bulk and massing of Block A and B

Block A has given careful consideration to the heights the surrounding buildings, including International House which lies opposite, and the gradual decrease in height along the High Street heading south. The tower element to Block A is no higher than the height of International House as illustrated below in Figure 18.

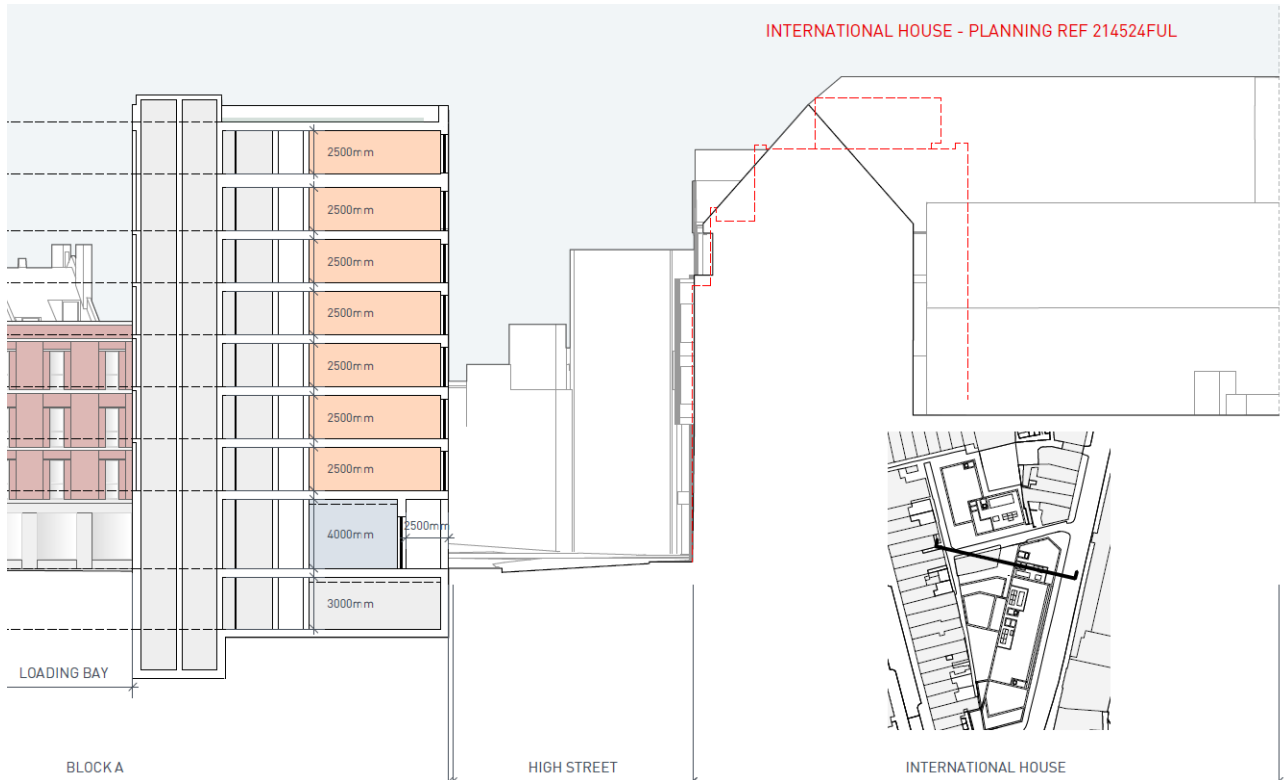


Figure 18: Cross section of proposed Block A

The southern end of Block A also responds to its context both in relation to the buildings along Bond Street, Ealing Green itself and 17 High Street as can be seen in Figure 19 below.

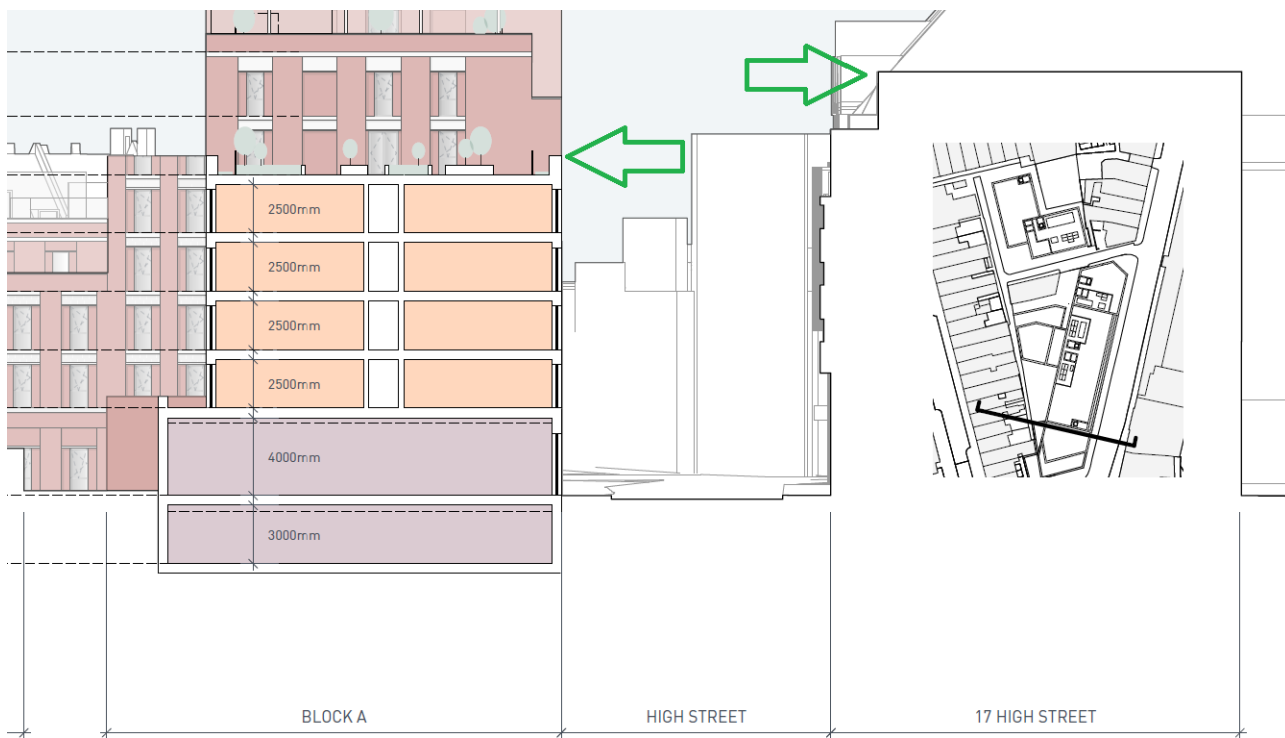


Figure 19: Cross section illustrating the southern end of Block A

Overall, it is considered that the proposed buildings respond well to the surrounding context and the proposal is one that would integrate well into the current streetscape. The proposal is one

which maximises the beneficial use of site while its design, bulk and mass responds to local environment, responds positively to its immediate surroundings and enhances the public realm. As such the proposal is considered to be in accordance with London Plan policies D1, D3 and D4, Ealing Local Variation Policy 7.4 and Policy 7B of the Ealing Development Management DPD (2013) and the NPPF (2021) in terms of Urban Design.

Impact upon Conservation Area and Heritage Assets

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (LBCA Act) requires that when determining planning applications, special regard must be had to the desirability of preserving designated listed buildings, their setting and any features of special architectural or historic interest which they possess.

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that as here, with regard to applications relating to land or buildings within a conservation area, 'special attention must be paid to the desirability of preserving or enhancing the character or appearance of the area'.

Guidance in the NPPF (2021) is that substantial harm to a designated heritage asset should be exceptional. Substantial harm is a high test that is rarely encountered and in general would necessitate or involve some demolition of the asset itself. No such demolition is comprised in the scheme.

Paragraph 195 of the NPPF (2021) states that: *"Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal."*

Paragraph 202 of the NPPF (2021) 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, where appropriate, securing its optimum viable use'*. However, this needs to be considered in the context of the 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.

'Harm' is deemed by the NPPF to be either 'substantial' or 'less than substantial.' Since the application does not directly involve a listed building nor is located on land comprising of one, harm in this application relates only to impacts on the settings of assets.

Policy HC1 of the London Plan (2021) outlines that development proposals affecting heritage assets, and their settings, should conserve their significance, by being sympathetic to the significance and appreciation of the asset within their surroundings.

Policy 7C of the Ealing Development Management DPD also outlines that development affecting the setting of Conservation Areas should retain characteristic features and elements identified as contributing positively to Conservation Areas. It should be noted that the NPPF makes a distinction between non-designated and designated heritage assets, with non-designated heritage assets being historic buildings on the Local Heritage List, with designated heritage assets being things such as Conservation Areas and Statutory Listed Buildings.

The application site is located within the Ealing Town Centre Conservation Area and backs onto the Ealing Green Conservation Area and does not include any non-designated heritage assets i.e. positive contributors. Although the site does not contain any Statutory Listed Buildings, there are several Statutory and Locally listed buildings within 150m of the application site as illustrated in *Figure 20* below and *Table 2* below provides a description of the heritage assets in close proximity to the application site.

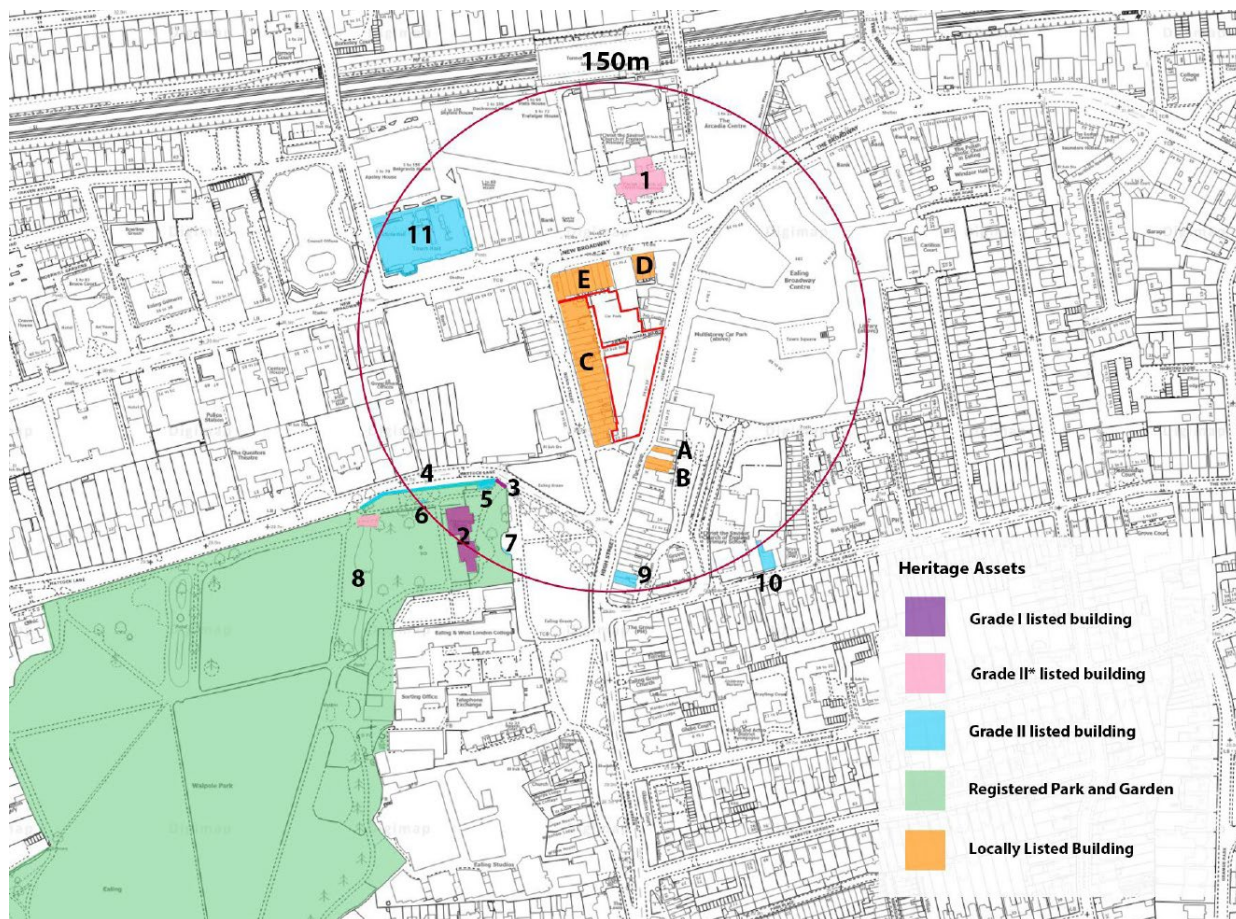


Figure 20: Listed buildings within 150m of the application site

Table 2: Heritage assets and non-listed buildings in close proximity to the application site

Ref	Heritage Asset
1	Parish Church of Christ the Saviour (Grade II*)
2	Pitzhanger Manor (Grade I)
3	Entrance archway and gates at Pitzhanger Manor at north-east end of Walpole Park (Grade I)
4	North boundary wall to Walpole Park (Grade II)
5	Lodge at Pitzhanger Manor (Grade II)
6	Bench at north end of Walpole Park (Grade II)
7	Ealing War Memorial (Grade II)
8	Walpole Park (Grade II)
9	Nos. 22 and 22A, The Green (Grade II)
10	St Saviour’s Clergy House, the Grove (Grade II)

11	Ealing Town Hall (Grade II)
A	1 Ealing Green
B	3 & 4 Ealing Green
C	Nos. 1-45 Bond Street
D	Nos. 1-5 New Broadway
E	Nos. 15-31 New Broadway

The nearest Grade I Listed Building is the Entrance archway and gates at Pitzhanger Manor and the Pitzhanger Manor is located to the southwest of the application site. All development proposals within the vicinity of Pitzhanger Manor should be conscious of any impacts to ensure the setting of this listed building is protected. The applicant provided a townscape, heritage and visual impact assessment prepared by Tavernor dated April 2022. The statement concludes that the proposed development would be visible in views of the church from The Green, however, the height, scale and massing of the proposed development have been carefully considered to respond sensitively to these views and ensure that the church spire remains visible as a prominent vertical landmark on the skyline. Consequently, the Proposed Development would not adversely impact the listed building’s setting, its heritage significance, or its ability to appreciate its significance, resulting in no harm.

Figure 21 and Figure 22 below illustrate the view across Ealing Green from the Grade I listed Pitzhanger Manor. Whilst it is accepted that the buildings can be viewed from this Listed Building between the tree canopies, overall, the building is well-screened both in the summer and winter months. Furthermore, the material selection and massing of the proposed development would result in a development that is sympathetic to the surrounding buildings and it is considered that the proposed development would not result in harm to users’ enjoyment of these public spaces. In terms of Sections 199 and 200 of the NPPF, it is considered that the proposed development respects the prevalent character of the surrounding area and the proposed development would result in ‘less than substantial’ harm at the low end.



Figure 21: View across Ealing Green (Existing)



Figure 22: View across Ealing Green (Proposed)

The Ealing Town Centre Conservation Area Appraisal notes with regards to the eastern side of the High Street that:

“The eastern side is mainly occupied by an early, somewhat utilitarian row of terraces of a rather small scale responding to the traditional tight grain of the Victorian centre. The eastern side of the High Street is completely alien to the western side. There is in fact no dialogue in terms of

architectural language, scale, massing or proportion of the façade patterns between the two sides of the street. This results in a rather undistinguished, cluttered and characterless streetscape.”

The existing buildings at 23 to 37 High Street, as illustrated in *Figure 2* above, are without decoration and are simple in their appearance. They are not noted as positive contributors to the conservation area and are considered to have low heritage value. It is considered that the existing buildings do not add to the character an appearance of the conservation area, and their removal would have a neutral impact in heritage terms. The demolition of the existing building on site as illustrated below in *Figure 23* below is not considered to have an impact on the significance of the conservation area or the ability to understand or appreciate that significance as a high-quality townscape.



Figure 23: Existing building at Nos. 23 to 37 High Street to be demolished

While adaptation of the existing building was examined, the applicant notes in their Design and Access Statement that the majority of the structure is damaged or does not suit new building mass. Although the existing building is located within a Conservation Area, it does not have significant heritage features. Due to this and along with the overall condition of the building, it is considered that demolition would be acceptable and would result in ‘less than substantial harm’ at the low end to the Ealing Green Conservation Area.

With regards to the proposed development, the height and materials of the proposed development have been carefully considered to minimise the impact on the Conservation Areas and heritage assets. The massing of Block A is located towards the commercial hub of the Ealing Metropolitan Town Centre and surrounding commercial uses, with a setback towards the south to reduce the impact on the Ealing Green Conservation Area. Furthermore, the building would have a rooftop garden with planting across the full width of the building. While the planting is not considered to soften the building bulk, it would provide interest and make a modest contribution to the urban greening of the site.

In terms of Section 202 of the NPPF, it is considered that the demolition of the existing building would result in 'less than substantial' harm at the low end to the Ealing Green Conservation Area. The proposed building has been designed to integrate well with the existing streetscape and character of the Conservation Area. In weighing up the harm, it is considered this would be at the lower end of the scale resulting principally from the siting of a building with a modern design and architectural language and its proximity to the older villas on Mattock Lane. Viewed from Mattock Lane, the proposed building, although integrating well with other modern buildings along Uxbridge Road, would form a backdrop that is in keeping with the setting of the Victorian buildings.

As stated above the National Planning Policy Framework (2021), section 16, paragraph 202 requires that where less than substantial harm is identified, this must be weighed against the public benefits of the proposal. The public benefits of the proposal include the increase in residential units, care leaver units and employment opportunities. It would also contribute to an improved public realm by providing a setback from High Street, contributing towards the Council's objective for a boulevard strip along this section of High Street. The public benefits would therefore outweigh the less than substantial harm to the Ealing Green Conservation Area.

Impact upon Streetscape

London Plan 2021 policy HC1, Ealing Development Strategy (2012) policies 1.1(h) and 1.2(g) and Ealing Development Management Development Plan Document (2013) policy 7C and Section 12 of the NPPF (2021) seek to protect or enhance conservation areas. Development Strategy policy 2.10 seeks to protect the character of residential areas. Section 12 of the NPPF (Achieving well-designed places), London Plan 2021 policies D4, D8 and D9, London Plan policies 7.1, 7.2, 7.3, 7.4, 7.5, 7.6 and 7.8, Ealing Development Strategy policy 1.1(h) and Ealing Development Management Development Plan Document Ealing Local Variation to London Plan policies 7.3, 7.4, 7B and 7C are relevant with regards to the design of new development.

Policy D9 of the London Plan (2021) states that visual impact should be considered from short, mid and longer views whilst policy HC3 of the London plan (2021) states that development proposals must be assessed for their impact on a designated view if they fall within the foreground, the middle ground or background of that view and policy HC4 of the London Plan (2021) states that development proposals should not harm, and should seek to make a positive contribution to, the characteristics and composition of Strategic Views and their landmark elements. As such, the proposed development should not be intrusive, unsightly or prominent to the detriment of the view. Policy 7.12 of the Ealing Development Management DPD (2013).

A Townscape Visual Impact Assessment (TVIA) was undertaken to assess the potential visual impacts of the proposed development on the character of the local and wider townscape, views and the setting and significance of relevant built heritage assets. Thirteen (13) representative views were selected and tested as part of the submitted TVIA, to reflect the character and quality of typical views from key receptors in order to comprise a baseline against which the visual effect of the proposed development from a range of key views. The location of each of these 'representative views' is illustrated in *Figure 24* below and *Table 3* provides a summary of the view assessment.



Figure 24: Representative viewpoint location map

Table 3: Summary of view assessment

View #	Location	Nature of Impact	Degree of Impact
1	The Broadway	Minor neutral	Low
2	The Broadway / Spring Bridge Road - diptych	Minor/Moderate Beneficial	Medium
3	Spring Bridge Road	Minor neutral	Low
4	High Street, north end	Minor/Moderate Beneficial	Medium to High
5	Dickens Yard	Minor neutral	Low
6	New Broadway, opposite junction with Bond Street	No effect	None
7	Bond Street, north end	Minor neutral	Negligible to Low
8	Mattock Lane	Minor neutral	Low
9	Ealing Green	Minor to Moderate Beneficial	Medium (winter); Negligible to Low (summer)
10	High Street, sound end / Ealing Green	Moderate Beneficial	Medium
11	Corner of Ealing Green at the roundabout, looking north	Moderate Beneficial	Medium
12	Bond Street, south end	Moderate Beneficial	Medium
13	Walpole Park	No effect	None

The assessment of townscape effects considered how the proposed development would affect the elements that make up the townscape, the aesthetic and perceptual aspects of the townscape and its distinctive character. The visual assessment considered the composition and character of views, including both protected views and representative views likely to be experienced by people within the townscape. The effects on built heritage assets have been considered in proportion to the value of each heritage asset and the degree and nature of the effects on their heritage significance, or the ability to appreciate that significance.

Furthermore, the assessment acknowledged the nature of the existing physical fabric of the area, the settings of built heritage assets in the vicinity of the application site, the appropriateness of the form and massing, and the architectural character and quality of the proposed development. Structured, informed and reasoned professional judgement has been used to take account of quantitative and qualitative factors.

The analysis of the views of the proposed development has been undertaken along The Broadway, New Broadway, Bond Street, High Street and the Ealing Green Conservation Area. The proposed development would be visible at the southern end of the High Street. The proposed materials and architecture form a consistent frontage to the High Street, therefore, reflecting the prevailing terrace typology of the Conservation Area. The development would, therefore, not form a dominant feature or appear over-bearing from this viewing position at the centre of the Broadway junction as illustrated below in *Figure 25* below.



Figure 25: View of proposed development at the centre of the Broadway junction

The proposed development would not be visible from the New Broadway and Bond Street junction as illustrated in *Figure 26* below. The proposed development would be screened by buildings along New Broadway and Bond Street and would therefore have no effect on this key view.



Figure 26: View of proposed development at the New Broadway and Bond Street junction

The proposed development would be partially visible through the branches of mature trees which bound the Green and limited views towards the surrounding buildings. Overall, the proposed development would form an appropriately scaled and sensitively designed new building which mediates between the taller, larger buildings on the High Street and commercial town centre to the north, and the smaller, more domestic scale of the historic buildings surrounding The Green as illustrated below in *Figure 27*. Given the density of the existing tree coverage within The Green, the proposed development would have a medium magnitude of impact in the winter months, and a negligible to low magnitude of impact in the summer months.



Figure 27: View of proposed development along Ealing Green

The proposed development would be visible from the southern end of Bond Street, however, the proposed development has been designed to mediate between the larger scale of the town centre and the smaller scale Edwardian terraces of the east side of Bond Street and The Green. The height along the southern portion of the site would be restricted to four storeys to respond to the height of the surrounding area. In addition, the materials of the proposed development relate to the surrounding context as illustrated below in *Figure 28*.



Figure 28: View of proposed development from the south of Bond Street

Based on the assessment of the above, the impact on identified heritage assets within the vicinity of the site would be categorised as “less than substantial harm” at the low end and Section 202 of the NPPF states that in instances where a proposal would lead to less than substantial harm to the significance of a designated heritage asset, “this harm should be weighed against the public benefits of the proposal including securing its optimum viable use”. The public benefits of the proposal are demonstrable and are identified within other sections of this report. The proposal provides an optimisation of the site for residential uses in the Ealing Metropolitan Town Centre with good public transport connections and would deliver 315 co-living units (including 10 care-leaver homes), a commercial facility, improved public realm.

As such, the proposal would result in less than substantial harm (at the low end) on any identified heritage assets and is considered to be acceptable on these grounds and accords with the NPPF (2021), policy HC1 of the London Plan 2021, policies 1.1(h) and 1.2(g) Ealing Development Strategy (2012) and policy 7C Ealing Development Management Development Plan Document (2013).

Impact upon the Amenity of Neighbouring Properties

London Plan policies D6 (housing standards), D13 (agent of change) and D14 (noise) considers the amenity aspects of proposed development.

Impact on daylight/sunlight

A daylight, sunlight and overshadowing assessment was undertaken by Point 2 dated March 2022 and the daylight and sunlight addendum dated December 2022 and was undertaken in accordance with the Building Research Establishment Guidelines.

The Vertical Sky Component (VSC) test indicate that 89% of windows would meet the strict application of BRE Guidelines and the majority of transgressions are isolated to properties on Bond Street and 17-21 High Street as illustrated below in *Figure 29*. Of the 11% that does not comply relates primarily to Bond Street and 17-21 High Street which would experience 30-50% loss of VSC which arises due to the increase in height of the proposed development. The retained values across the neighbouring context are considered good for an urban location.

The No-Sky line (NSL) test concludes that 90% of rooms would meet BRE Guidelines. The majority of transgressions are located along Bond Street and 17-21 High Street.



Figure 29: 17-21 High Street – NSL Transgressions within 10% beyond permissible 20% (amber) and alterations greater than 30% (red)

The Annual Probable Sunlight Hours (APSH) test concludes that 98% of rooms would meet BRE Guidelines with the majority of transgressions are by virtue of the winter analysis.

The neighbouring Sun Hours on Ground (SHoG) test concludes that 100% of neighbouring amenity would meet BRE Guidelines. It is considered that the neighbouring amenity would receive good daylight and sunlight levels in the context of an urban location.

An internal daylight assessment of the habitable rooms across the proposed development was undertaken. The test results indicate that 45% of rooms would either meet or exceed the minimum Climate Based Daylight Modelling (CBDM) target value based on their use classification.

The co-living rooms require a target value of a median of 100 lux and the results indicate that 45% of the co-living rooms would meet or exceed the values across both Block A and Block B. For the rooms which does not meet the CBDM target values, the recorded light levels are considered acceptable for a bedroom. This is due to the classification use of the proposed co-living units are different sizes to conventional C3 residential properties.

The results of the Average Daylight Factor (ADF) assessment indicate that 87% of rooms would meet or exceed the room specific target values. It is expected that the remainder 13% of rooms would still experience acceptable daylight amenity for the enjoyment of the occupiers. *Figure 30* below illustrates the CBDM assessment median illuminance (LUX) levels of the second floor of Block A. It should be noted that the daylight illuminance increases with the floors above the second floor.

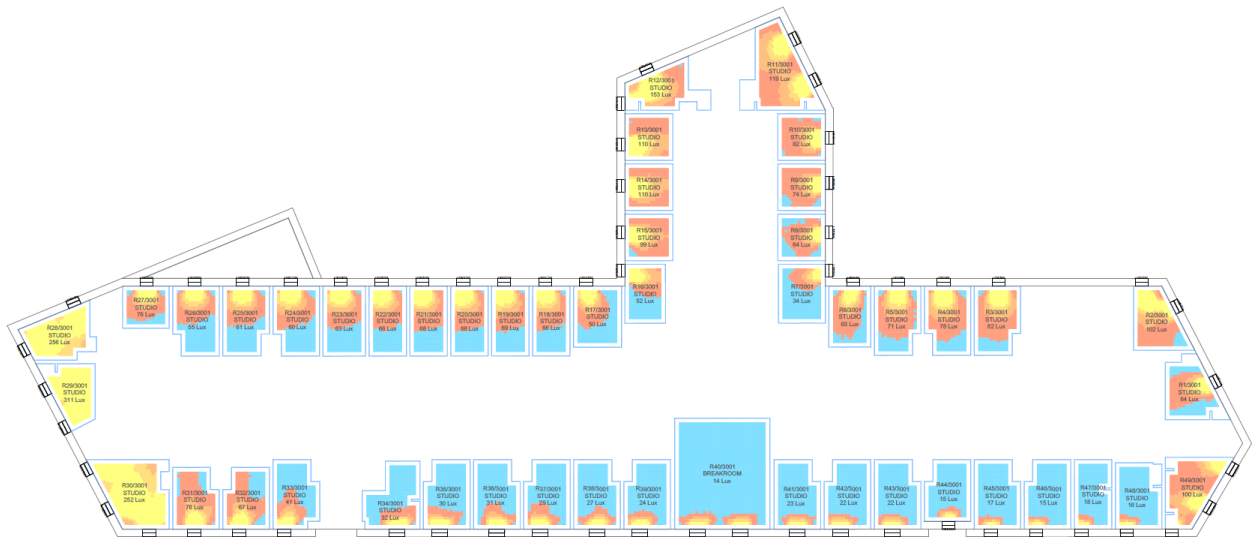


Figure 30: Climate Based Daylight Modelling (CBDM) assessment median illuminance (LUX) levels of the second floor of Block A

The scheme has been designed to harness good access to natural light amenity within the new co-living rooms and amendments to window positions have been made to the massing to maximise the position. The technical analysis demonstrates good internal daylight levels, notwithstanding the more stringent CBDM criteria. The scheme achieves an acceptable rate of compliance to the previously well-established ADF criteria which all points towards the proposed Sandringham Mews scheme being a well-designed scheme and one which provides its occupiers with adequate daylight amenity. Compliance with the London Plan policy D6 is therefore considered to be achieved in respect of these considerations.

Impact on Privacy

Achieving appropriate levels of privacy for both future and existing residents is an essential requirement of good planning as confirmed in the London Plan (2021) policies D3 and D6.

The layout of the building has been carefully considered to ensure site optimisation whilst protecting the amenity of existing and future residents. The first Design Review Panel identified concerns regarding the T-Block shape given its proximity to neighbouring properties along Bond Street as well as the impact on the outdoor amenity space provided at the lower ground floor level.

The nearest neighbouring amenity to Block A is 27 and 41 Bond Street and the proposed beer garden and the nearest neighbouring amenity to Block B are nos. 1-11 (uneven) Bond Street and nos.7-21 (uneven) New Broadway.

The ground floor, first floor and second floor Unit A004 is dual aspect with one window facing towards 27 and 41 Bond Street. This window would be obscured glaze to reduce the impact on privacy. The separation distance between units A002 and A003 on the third, fourth and fifth floors measure approximately 11m and 15.9m from the nearest neighbouring amenity. This is deemed sufficient distance to mitigate the impact of privacy. The west-facing window of unit A036 would also be obscured glaze to prevent overlooking the proposed beer garden.

Block B has one window along the north-western elevation of the first and second floors facing nos. 7-21 (uneven) New Broadway is located along the communal corridor. Therefore, the privacy of the neighbouring amenity would not be affected.

The design and siting of the buildings considered its impact on the privacy of neighbouring properties and therefore does not cause undue harm and the neighbouring residential amenity remains suitably intact, and the development as a whole is therefore considered to be compliant with policies D3 and D6 of the London Plan (2021).

Quality of Proposed Living Accommodation

London Plan policy 3.5 'Quality and Design of Housing Developments' and Ealing Local Variation to policy 3.5 require housing developments to be of the highest quality internally and externally. Residential proposals should accord with the London Plan standards on internal space and layout.

There are no specific adopted spaces for this type of housing product primarily rooms which shared facilities within the development plan. Policy H18 of the Draft London Plan states that the private units/rooms within the large-scale purposed built living accommodation such as this, should provide adequate functional layout, and are not self-contained homes or capable of being used as a self-contained homes due to their size.

Flexible Class E (Shops, Cafes, Restaurants, Offices) uses are proposed at the ground floor of Block A along High Street. These uses would have active street frontages and contribute to the commercial/retail uses found in the surrounding area.

The main entrance to Block A is found at the corner of Sandringham Mews and High Street and would form a prominent corner. The reception and lounge area are found at the entrance and the lifts to the basement and upper floors are easily accessible from here. A variety of communal facilities are located at basement level served by a central passage through the building.

Three unit sizes are proposed for the co-living scheme being Studio A measuring 20sqm, Studio B measuring 25sqm and Studio C measuring 25+sqm as illustrated below in *Figure 31*. The majority of the units would be single occupancy with the Studio C (25+sqm) units being double occupancy. It would therefore be reasonable to consider the medium bedroom sizes of 7.5sqm and 11.5sqm as per single and double bedrooms as set out in the National Technical Housing Standards. The mix of unit types proposed within the development and the typical floor layout for the units which are shown above are considered to have a functional layout.

There are no windows along the central corridor and the building would therefore be reliant on artificial light and ventilation.



Figure 31: Typical floor plan

Block B has similar-sized units as Block A and a central core providing access to each unit. The internal corridor would have a window along the northern elevation to increase light into the building. Figure 32 below illustrate the typical floor layout of Block B.

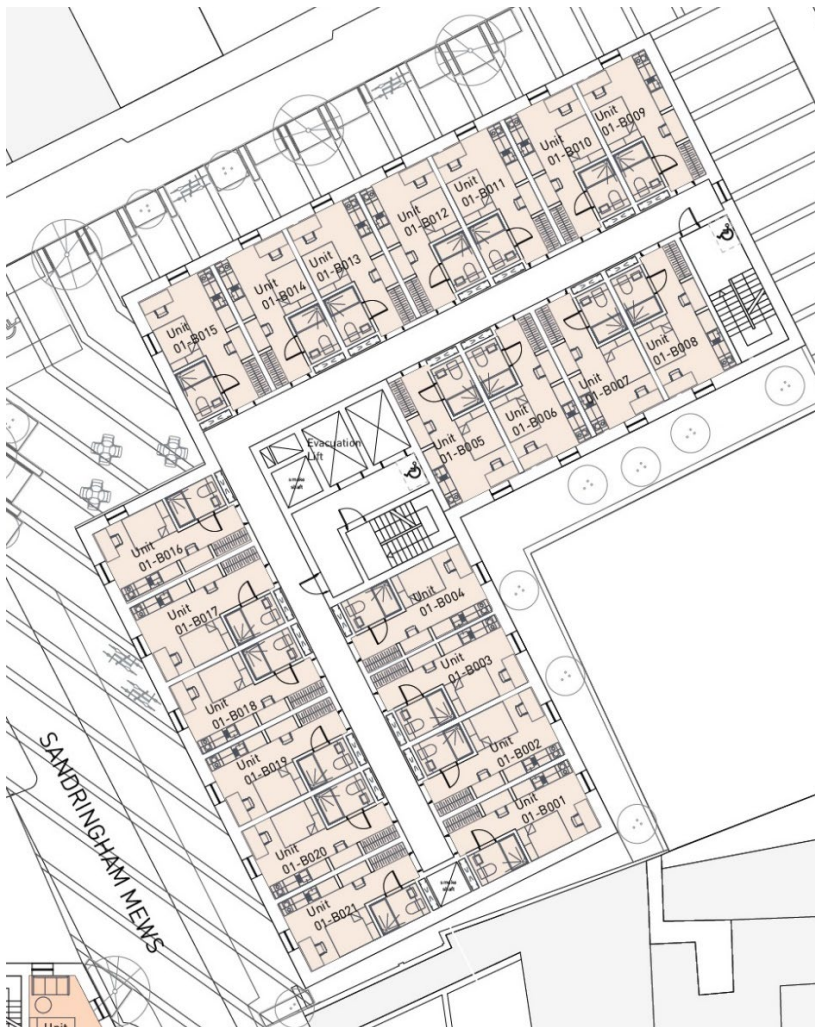


Figure 32: Block B typical floor layout

A café is located at the ground floor level along Sandringham Mews. The main access point to Block B is via the entrance at the pocket park. A lounge and co-working area are conveniently located at the main entrance as illustrated below in *Figure 33*.



Figure 33: Block B ground floor layout

Overall, the proposed development accords with policy D6 of the London Plan (2021) and policy 3.5 of the Ealing Development Management DPD (2013).

Tall Buildings

The Council adopted a formal position statement on tall buildings as an Independent Cabinet Member Decision (ICMD) on 13th January 2022, this is implemented as planning guidance by the LPPG. It is considered important to adopt this guidance in order to ensure clarity now that the 2021 London Plan has been adopted with the Secretary of State’s directed changes, and in the interim before the development of the new Local Plan.

Ealing’s tall building policy in the Draft New Local Plan builds upon comprehensive evidence about local character, and this emphasises that tall buildings are very much the exception in Ealing and

will be confined to specified locations and heights. All appropriate sites for tall buildings are identified as development sites and the proposed development would be located within development site - EA03 Sandringham Mews. The design principle for this development site indicates this site is potentially appropriate for tall buildings and detailed design analysis indicate a maximum height of 12 storeys or 42 meters.

Development Strategy DPD Policy 1.2(h) and DMD Policy 7.7 and Policy D9 of the London Plan (2021) state that tall buildings are acceptable where they contribute positively to the local context and do not cause harm to heritage assets. The quality of the design, especially in relation to context and accessibility is the overriding consideration.

A 'tall building' is defined by Policy D9A of the London Plan Policy (2021) as: 'Based on local context, Development Plans should define what is considered a tall building for specific localities, the height of which will vary between and within different parts of London but should not be less than 6 storeys or 18 metres measured from ground to the floor level of the uppermost storey.'

Policy D9B (and supporting paras 3.92 and 3.9.3) set the criteria where tall buildings may be appropriate as:

1. In locations determined by Boroughs to be an appropriate form of development and subject to meeting other requirements of the Plan,
2. In any such locations identified on Development Plan maps
3. Should only be in locations identified as suitable in a Development Plan.

As stated in the Ealing Local Planning Policy Guidance (LPPG): Tall Buildings, January 2022: 'This definition accords with the contextual definition set out in DM DPD Policy 7.7 and so that definition will continue to apply in Ealing pending the development of the new Local Plan.'

Policy D9 para.3.9.2 sets out that Boroughs should employ a sieving exercise form of evidence gathering to identify areas for growth including the locations where tall buildings could have a role to play 'in contributing to the emerging character and vision for a place' within the Borough. Locations for tall buildings would be defined in the adopted Local Plan. LBE has prepared a Character Study to inform this approach in identifying locations to be identified in development plans.

The proposed development would comprise of two Blocks with a maximum of eight (8) storeys. This is below the design analysis of the designated site; therefore, the proposed development is not considered a tall building.

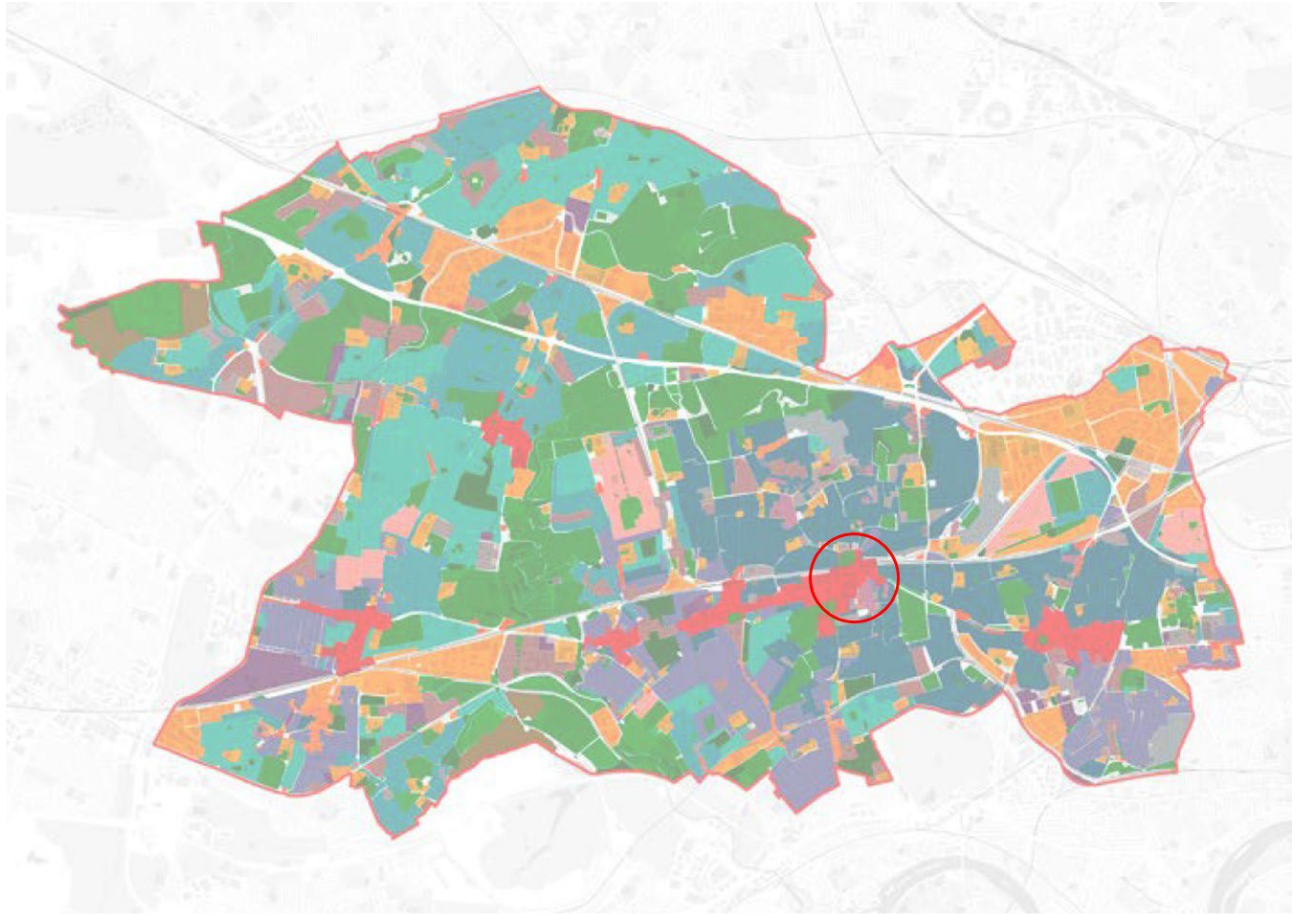


Figure 34: Application site designation in terms of the Ealing Character Study and Design Guide

The opportunities identified for Town Centres include the following:

- Take advantage of services and transport infrastructure by increasing residential dwellings, taking care not to undermine the role of centres through loss of commercial space or frontage.
- Repair the urban fabric on larger sites or areas where grain has been lost. Reimagine the role of vacant, low density and mono-use sites.
- Reinforce the role of key routes, densifying plots through scale and massing that addressing the street; whilst respecting the grain, particularly in historic areas. New building stock should demonstrate adaptability between uses, particularly at ground level.

The proposed development responds positively to opportunities identified in the Character Study, taking advantage of the existing services and transport infrastructure in this location as well as the rail connections. It contributes to the Ealing Broadway Centre identity through the creation of a key new public realm activated by the proposed development.

The application site offers an ideal opportunity for brownfield development and the proposed development further aims to enhance the public realm by providing a connected pedestrian movement network.

Overall, the Design Quality section and the Ealing Character Study and Design Guide signify that the application site is an appropriate and suitable location to accommodate tall buildings.

Affordable Housing

The provision of affordable housing is a key strategic objective for LBE. The London Plan H4 sets out a requirement to secure 35% affordable housing on schemes of 10 or more units or 1,000sqm GIA floorspace. In respect of co-living schemes, London Plan policy H16 confirm that this specific housing product is not suitable to provide affordable housing on-site and therefore a payment in lieu (PIL) should be secured to enable affordable housing to be provided off site that in this case would better meet the needs of Ealing Broadway residents. The proposed development would not provide any on-site affordable housing, therefore it would follow the Viability Tested Route as per London Plan policy H5 and the scheme would be subject to an Early Stage Viability Review and a Late Stage Viability Review which is triggered when 75 per cent of the units in the scheme are sold or let (or a period agreed by the borough).

The applicant has submitted with their application a Financial Viability Assessment (FVA), and this has been independently assessed by DVS on behalf of LBE.

Extensive discussion and negotiation have taken place to reach agreement on the various inputs of the FVA so that it better aligns with the findings of DVS. Subsequently, the applicant increased their PIL offer to £4m. In addition to the PIL (that would be paid 50% within 2 months of commencing and 50% prior to occupation) the proposed offer would also make provision for a surplus that is identified at the late stage review.

The proposed PIL offer of £4m is considered to equate to the equivalent of 54 on site affordable co-living units or 17%. This assumes the rents on the notional affordable units would be 50% of the market rents.

It is considered that given the extensive and thorough investigation and consideration of the viability position the offer now presented is the best that can be secured based on the available information at this time with the provision that if the viability position improves any surplus would also be secured to be put towards off-site affordable housing provision.

On balance, the proposed affordable housing (taking into account the care leaver offer) is considered to be acceptable and complies with policies H4, H5 and H16 of the London Plan (2021).

Care leaver Accommodation

London Plan (2021) policy H8 indicates that loss of housing should be resisted. However, policy S2 of the London Plan (2021) also supports development proposals which provide high-quality health and social care facilities in areas of identified need, particularly in places easily accessible by public transport, cycling and walking. Furthermore, Policy H12 of the London Plan (2021) stipulates that the delivery, retention and refurbishment of supported and specialised housing which meets an identified need should be supported. Supported and specialised housing can take various forms, such as accommodation for people leaving hostels, accommodation for young people with support needs or accommodation for victims of domestic violence.

Policy 3B of the Ealing Development Management DPD (2013) supports the development of special residential accommodation where it meets the needs of a specific local group and satisfies the amenity objectives of the plan.

Ealing SPG 15 provides interim planning guidance to policy 3B with regard to the development of "Special Residential Accommodation" and aims to ensure that satisfactory facilities and amenities are provided.

Government policy is to reduce the use of out-of-borough placements and residential care. The Looked After Children and Care Leaver Placements – Sufficiency Strategy 2018-2021 outlines the need to provide more local placement opportunities for looked after children, rather than "out of the borough" placements. The first priority of this strategy is to have sufficient residential care accommodation within Ealing to meet the needs of the children in the Council's Care.

Ealing Clinical Commissioning Group in their Looked After Children Annual Report 2016 - 2017 (March 2018) outlined that only 38% of Ealing Looked After Children have been placed with the borough.



Figure 35: Proposed care leaver units

The proposed development would make provision for ten (10) care leaver units which will be scattered through Block A (as illustrated in *Figure 35* above) at a rental of £237.50 per week inclusive of Service Charge (the rent shall at no point exceed the Local Housing Allowance rates for 1bed studio units as applicable to Ealing) and any rent increase (inclusive of Service charge) shall be limited to any increase in the Consumer Price Index + one per cent and shall be limited to one increase per year (and for the avoidance of doubt the rent shall not reduce if the Consumer Price Index does falls in the year preceding the date of calculation). The rent would include service charges and occupants of the care leaver units would have access to all communal facilities provided in the development.

The Council's Social Services team supports this endeavour.

Overall, the proposed care leaver offer is supported and welcomed and will provide a tangible public benefit, meeting a specific need for the borough. The proposed rent levels have been

agreed with by Council's Social Services team. As such the proposal is considered to comply with Policies S2 and H12 of the London Plan 2021.

Accessible and Inclusive Design

The London Plan policy D3 and the Accessible London SPG require development to comply with the latest guidance on accessible and inclusive design and ensure that new developments remove all barriers to access. The proposed development includes a dedicated wheelchair-accessible entrance to Block A and Block B and the lifts provide access to all floors. A blue badge parking bay is located within the pocket park on the corner of Block B and Sandringham Mews. As such, the proposed development proposes a fully Disability Discrimination Act (DDA) compliant access strategy for both outsides and within the proposed building.

The proposed building entrances are legible, a single pub entrance is located along Ealing Green at a similar place to the existing arrangement and the main entrance to Block A is along High Street and along Sandringham Mews for Block B.

The lower ground floor level allows for level access to the two rear courtyards. The secure service lift provides a direct link between the service yard to the lower ground floor and all floors and the basement are serviced by the lifts. One of the lifts proposed is to be an evacuation lift to be used by less mobile people in the event of an emergency. Wheelchair refuges are provided at each fire escape stair, at the entry level. The wheelchair-accessible units can therefore be accessed from all floors and external spaces.

Within the co-living part of the building the applicant has demonstrated that all areas will be fully accessible, and the proposed development will deliver an inclusive environment for all residents and visitors. Of the proposed 318 co-living units 14 will be accessible for wheelchair users and another 34 being capable of adaption. Therefore 10% of the co-living homes would be fully wheelchair accessible. All shared amenity areas within the building as well as the terraces on the second floor and roof levels are designed to be fully accessible.

Overall, the proposals have been designed with a very high level of accessibility across all parts of the building. The proposals are considered to comply with policies D3, D5, D7 of the London Plan (2021) and the Accessible London SPG.

Public Realm

Policy D8 of the London Plan requires the development to create a public realm that is well-designed, safe, accessible, inclusive, attractive, well-connected, related to the local and historic context, and easy to understand, service and maintained.

The constrained nature of the site and the site coverage of the proposed building has resulted in limited opportunities to contribute significantly to the public realm. Notwithstanding this care and consideration have been given to the design of the ground floor of Block A and around Sandringham Mews along Block B and it responds well to and enhances the public realm by widening the public footpath along High Street as illustrated below in *Figure 36*. The public house (The Drapers Arms) along the southern portion of the site would be retained and the character would be similar to the character of the proposed development and the public house would benefit from a new beer garden. The proposal ensures safe and level access into the building with clearly identifiable entrances.



Figure 36: Public realm

In this way and through the active frontages to High Street, the proposed building positively responds to and enhances the public realm in accordance with Local Plan policy D1 and London Plan policy D8.

Outdoor Amenity Space

London Plan policy G5 confirms that applicants should calculate and provide the Urban Greening Factor (UGF) score for the proposed development and meet a minimum target of 0.4. Policy G6 confirms that development proposals should aim to secure biodiversity net gain.

The proposed development presents limited opportunities for urban greening within the boundaries of the site due to the space constraints and the form of the proposed building. The proposed development includes 2 courtyards behind Block A and a pocket park next to Block B and Sandringham Mews.

The primary outdoor space would be provided to the rear of Block A. sunken courtyards would provide a unique vista to residents and create a buffer of privacy for residences along the service land. Silver Birch trees would be planted within the pocket park as illustrated in *Figure 37* below. A pub garden would provide outdoor space for users of the pub and planting would be provided along the western side of the pub garden. Green roofs would be provided, and the combination of green space and gravel would provide a habitat for ground-nesting birds and insects. The terrace on the 5th floor of Block A would provide a quiet garden with views over Ealing Green whilst the roof access on the 7th floor would be a social space with seating for larger groups. The roof terrace of Block B would also provide a quiet space and would allow for a range of activities.

Low and medium prairie planting comprising of grasses, herbaceous shrubs and perennials would be planted in the public spaces whilst Silver Birch trees would be planted along the public walkways.

As a result of the proposed landscaping at ground and roof levels, the scheme achieves an Urban Greening Factor (UGF) of 0.4. A financial contribution of £191,500 would be allocated towards projects to improve both the indoor and outdoor sports facility infrastructure in the local area as well as towards parks and open spaces.

On balance given the constraints posed by the site and the financial contributions proposed to improve greening and access to open space off-site the proposals are considered to be acceptable and comply with the intentions of the policies G5 and G6 of the London Plan (2021).



Silver Birch



Fennel



Long Grasses + Lavender

Figure 37: Proposed landscaping (pocket park)

Noise

The applicant has submitted in support of the application a Noise Assessment dated March 2022. This report did not provide sufficient details and a revised document was submitted on 25.08.2022. The revised Noise Assessment includes additional information to address the consultee's comments, however, there are several details regarding the specifications of the proposed construction and mitigation measures. As such, a number of conditions are proposed to secure additional information to ensure the proposed development provides appropriate levels of mitigation through careful detailing and specification of materials. It is also necessary for the applicant to consider mitigation measures to ensure the pub use can accommodate live music events as has been accommodated historically in the existing pub. A planning condition to ensure appropriate sound insulation and other mitigation measures is therefore proposed.

Other conditions are proposed to ensure the glazing specification and insulation specification around sensitive parts of the building are also submitted for approval by the local planning authority. Subject to compliance with these conditions no concerns are raised in terms of noise impacts and the proposals are considered to comply with London Plan policies D13 and D14.

Air quality

An Air Quality Assessment (inc. Air Quality Neutral Assessment) dated March 2022 was submitted for consideration. Due to the exceedances of the annual mean NO₂ objective and 24-hour PM₁₀ objective, the London Borough of Ealing was declared an Air Quality Management Area (AQMA).

The application is located within the Ealing Broadway and Haven Green Air Quality Focus Area (AQFA). The proposed development would be air quality neutral in terms of building emissions and no further assessment has been undertaken. Heat demand would be met by Air Source Heat Pumps. The proposed development proposes the use of emergency generators. A condition pertaining to a revised Air Quality Assessment and a S106 financial contribution for air quality mitigation measures would be conditioned. In addition, a contribution of £46,950 is sought to be used towards air quality monitoring and air quality improvement.

On balance, the proposals are considered to be broadly acceptable and 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 S11 of the London Plan (2021); and National Planning Policy Framework (2021).

Sustainable Development

London Plan policies S12 and S13 require all new development to be zero carbon and inline with the London Energy Hierarchy, buildings should be designed to reduce energy demand and to promote the delivery of low carbon, energy efficient and integrated electricity.

Energy Strategy / Over heating / Monitoring

The proposed energy/sustainability strategy is generally considered to be acceptable it has been assessed against the draft SAP10 benchmark and follows the standard energy hierarchy of “Lean, Clean, Green”, and is therefore in line with OPDC Local Plan policy EU9 and London Plan policy S12 & S13.

An Overheating analysis report with proposed mitigation measures has been submitted and the analysis assumed full mechanical ventilation and heat recovery. The results indicated that 99% of the co-living units, and 98% of the communal space, comply with the mandatory TM59 DSY1 for criteria (a) and (b).

There is no available “Clean” district heat network (DHN), however, space would be allocated in the energy centre to facilitate connection to any future DHN. Plate heat exchangers could provide low-grade heat for an ambient loop.

The strategy proposes a high-temperature (70o/30o flow/return) hybrid heating and cooling communal distribution loop driven by rooftop Air Source Heat Pumps. The system will incorporate heat recovery via the hybrid VRF system. Domestic Hot Water will be delivered to the co-living units via a separate riser at 55o.

The proposed development includes two PV arrays with a combined capacity of 19.3 kWp (12.6 on Block A and 6.7 kWp on Block B). Although PV has not been technically maximised, the compact co-living nature of the development means that the Council is prepared to compromise PV deployment against the understandable need for amenity space on the roof.

At the current design stage, the overall site-wide CO2 emissions will be cut by (approx.) 67.88%, with 9.87% carbon reduction through “Lean” efficiency measures and 58% through “Green” renewable energy.

There is a shortfall of about 3,597 tonnes of CO2 (over 30 years) in the zero-carbon target that will be mitigated through an “offset” S106 payment at £95 per tonne to the Council of £341,627. For information, the carbon offset amount saved through the Clean/Green energy equipment is £617,025.

If after three years of in-situ monitoring, the renewable/low-carbon energy systems do not deliver, within a reasonable margin of error, the carbon reductions predicted in the Energy Strategy then the Developer will need to pay an additional Carbon Offset contribution to mitigating some or all of the shortfall.

The London Plan policy SI 2 introduces a fourth step to the existing (be Lean, Clean, Green) energy hierarchy of “be Seen”. In addition to the GLA 'be Seen' policy, Ealing Council also requires additional physical monitoring and performance analysis of the renewable energy equipment. Ealing already implements, and separately conditions, this requirement through its Development Management (2013) DPD policy E5.2.3. The monitoring is carried out by the Council's chosen provider (Energence Ltd) using the Automated Energy Monitoring Platform (AEMP). A S106 payment will be sought for the implementation of the energy monitoring policy.

In line with this, Ealing Council would require the monitoring of the PV arrays, and the communal Air Source Heat Pump system to evaluate their performance/efficiency for a period of 4 years. Monitoring the heat pumps will involve metering the heat output(s) and the combined parasitic loads. Suitable monitoring devices must be fitted by the Applicant to achieve this and be done so in consultation with Ealing Council/Energence/. Ealing Council would supply some of the monitoring equipment (through a S106 contribution) and the Developer would need to source the remainder in consultation with Ealing/Energence.

Energy monitoring devices to be supplied by Ealing/Energence through the S106 contribution (subject to final confirmation) are:

- PV (GPRS) smart meters x2.
- ASHP (loop heat meter) dataloggers x1.
- ASHP electric parasitic load (GPRS) smart meters x2.

If there are more than x2 ASHP collectors, then the Developer must provide suitable parasitic load smart meters for each additional collector. If collectors are wired into a single (or several combined) supply, then the Council will reimburse the Developer for the unused meters.

- SIM card and data processing (4 years) x5.

Energy monitoring devices to be sourced by the Applicant (in consultation with the Council) are:

- ASHP loop heat meters (M-Bus connect) – number as required.
- Any additional ASHP collector parasitic load meters required (above the x2 identified).

Overall, the energy strategy is supported and has demonstrated good levels of compliance with policies S12 and S13 of the London Plan (2021), policy E5.2.3 of the Ealing Development Management DPD (2013) and the NPPF (2021)..

Transport

The London Plan sets out transport considerations in policies T1 to T9. The general overarching objective of these policies is to create high quality, safe and accessible movement networks that reduce the need to travel and prioritisation of sustainable transport modes.

Overall, the proposed development supports the policy objectives since it is located in a highly accessible location (by rail and bus) with a PTAL score of 6a (very good) and 6b (excellent). It would be a car-free development with the exception of 1 disabled parking bay. Therefore, it does not encourage the use of non-sustainable transport modes. Further consideration of the proposed development in respect of the relevant policies is set out below:

Walking

The application site is well located within the existing pedestrian routes. New Broadway, High Street and Bond Street have wide footways with good provision of street lighting, 20mph speed limits are in place and multiple pedestrian crossings are found at key desire lines. The proposal includes footpath widening along High Street.

In terms of the existing condition an Active Travel Zone Assessment has been undertaken that demonstrates that the existing assessment routes are in a good state of repair and provide good and safe routes to and from the development with little improvement needed.

In this way, the proposed development is compliant with the London Plan policies T1 and T2 which concern roads and streets and walking respectively.

Cycling

The London Plan T5 concern cycling both have the overall objective of encouraging cycling as a sustainable mode of transport by providing appropriate infrastructure and facilities.

The proposed development would provide 128 cycle parking spaces comprising 120 long-stay cycles and 8 Sheffield bicycle stands for visitors. 32 double-stacked spaces would be provided in the basement of Block A and 88 double-stacked spaces would be provided to the rear of the service yard (behind Block A). The 8 Sheffield bicycle stands are located along Sandringham Mews and along the service road behind Block B.

The total cycle provision falls short of that required by London Plan policy T5 which requires the provision of 318 cycle parking spaces, in lieu of the shortfall the applicant would provide a proportion as 'shared cycles' which could include a variety of types of bikes (incl. folding bikes, cargo bikes and standard cycles) to accommodate the varying needs of residents. This proposal is supported in principle as it is considered it open up cycle use to those who might not wish to invest in a bike. The details of how the scheme would work in practice are to be secure via the S106 agreement.

The overall cycle provision proposed is acceptable and complies with policy T5 of the London Plan.

Parking

The proposed development would be car-free which given its access to a wide range of public transport options in close proximity to the site is supported. The proposed development does make provision for 1 disabled bay. Furthermore, residents would be encouraged to make use of the car club vehicles located at Perceval House approximately 450m from the application site.

The parking strategy is supported by policy T6 of the London Plan.

Trip Generation and Public Transport Impacts

The London Plan policy T3 concerns transport capacity. A multi-model trip generation assessment has been undertaken to assess the potential impacts of the proposed development on the local public transport and highways network.

The Transport Assessment assessed the impact of the proposed development on the London Underground, National Rail, bus routes and local highway network. It was found that the proposed development would have a negligible impact on each of these services.

Servicing and Deliveries

The London Plan policy T7 confirms '*Development proposals should facilitate safe, clean, and efficient deliveries and servicing. Provision of adequate space for servicing, storage and deliveries should be made off-street, with on-street loading bays only used where this is not possible*'.

Delivery and servicing activities associated with the co-living units would be via the servicing yard located to the rear of Block A, accessible from Sandringham Mews. Deliveries and servicing activities associated with the commercial activities would be along High Street where 3 existing loading bays are located.

Refuse and recycling stores are provided in the basement of Block A and the ground floor of Block B. The refuse and recycling would be collected by a private contractor every two days and either the contractor or Facilities Management will be responsible for manoeuvring the bins to the collection point when scheduled.

The servicing strategy for the proposed development is supported and complies with the London Plan policy SI 7. A draft Servicing and Delivery Plan was submitted with the planning application demonstrating how delivery and servicing movements could be managed a final version of the plan is secured by planning conditions so that the plan can be updated and modified once operators of the proposed uses are known and the plan can be adapted to suit their specific servicing requirements.

Given all of the above, the proposal is considered to comply with the aims and objectives of policies T1, T2, T3, T4, T5, T6, T7 and T9 of the London Plan (2021).

Flood Risk

A Flood Risk Assessment and Drainage Strategy have been submitted and indicate that the main sources of flood risk are surface water flooding and the areas to the north and across the south of the application site is at a medium to high risk of flooding. As such, future occupants and users of the proposed development will be at low risk of flooding and the development will not increase flood risk elsewhere.

Surface water would be diverted at the Sandringham Mews and High Street junction to continue southwards along High Street. The surface water drainage proposal will be managed through the use of a blue roof and underground attenuation tanks. Thames Water has no objection with regard to the disposal of surface water, however, indicated that the developer would need to demonstrate what measures will be undertaken to minimise groundwater discharge into public sewers.

A new manhole is proposed to allow for the foul network from the development to discharge into the existing Thames Water network. Thames Water provided no objection with regard to foul water sewerage network infrastructure capacity.

On this basis, subject to appropriate conditions being applied, the scheme is considered acceptable in its likely impact on drainage and flooding, and so accords with the NPPF, London Plan policies SI 12; SI 13 and SI 17 and the Sustainable Design and Construction SPG (April 2014).

Fire safety

The technical aspects of the materials to be used in any development, in relation to fire safety, are considered under the Building Act (1984) and specifically the Building Regulations, Approved Document B amended version (2022). These require minimum standards for any development, although the standards would vary between residential and commercial uses and in relation to new build and change of use/conversions. The Regulations cover a range of areas including the structure and fire safety. Any person or organisation carrying out development can appoint either the Council's Building Control Service or a Private Approved Inspector to act as the Building Control Body (BCB), to ensure the requirements of the Building Regulations are met. The BCB carry out an examination of drawings for the proposed works and makes site inspections during the course of the work to ensure the works are carried out correctly. On completion of work, the BCB would issue a Completion Certificate to confirm that the works comply with the requirement of the Building Regulations.

Evacuation strategy

The residential areas in each building will operate on a simultaneous evacuation strategy. The evacuation of disabled occupants would be considered with procedures to be developed as part of the Evacuation Management Plan.

Stairs

Block A would comprise 2 fire fighting stairs served by the lower ground floor to the 7th floor and an escape stair served by the lower ground floor to the 6th floor. Block B would be served by 1 escape stair from the lower ground floor to the 3rd floor and an escape stair served by the ground floor to the 3rd floor. The Sui Generis Public House would be served by an escape stair served by the lower ground and ground floors.

Final exits and assembly point

The final escape routes from the stairs as well as the assembly point are still to be determined.

The London Fire Brigade commented on the Fire Statement and indicated that the submitted fire statement indicates occupancy according to BS9999 Table 2- Ci Individual flats without 24 h maintenance. BS 9999 however clearly indicates the use of BS9991 for these occupancy types,

where simultaneous evacuation is not commonly used due to the risk that unmanaged evacuations or unwanted fire signals might erode responses to an evacuation alert.

Amendments were made to reconfigure the stairwells in the building to ensure the basement is served by an independent and segregated stair. This was done in combination with an extension to the firefighting measures within the firefighting cores down to the basement. Further amendments were made to include the enclosed laundry room and to enclose the amenity lounges on the 1st, 2nd and 3rd floor levels. The fire strategy also includes the following:

- Commercial standard sprinklers to BS EN 12845 throughout, rather than only in the non-residential areas.
- An L1 standard of smoke detection throughout the building.
- Mechanical smoke extract in the firefighting stair lobbies.
- Stairs sized for the entire occupancy of the building.
- Simultaneous evacuation rather than expecting occupants to remain in place during a fire.

HSE confirmed the proposed development is acceptable from a fire safety perspective.

The fire strategy will be subject of further review during the detailed design stages to ensure compliance with relevant building design requirements including the relevant Building Regulations.

The London Fire Brigade raised concerns regarding simultaneous evacuation, they did not object against the proposed development.

Conclusion

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that where regard is to be had to the development plan for the purpose of any determination of a planning application, the determination must be made in accordance with the plan unless material considerations indicate otherwise. On balance, there are material considerations which demonstrate that the application is considered to accord with many of the policies and objectives of the Development Plan and other material considerations (including the NPPF) which indicate that planning permission ought to be granted.

It is considered that the proposal for a co-living led-development and mixed-use scheme is of a suitable layout and design which responds well to the surrounding urban context and would cause minimal harm to the amenities of neighbouring residential occupiers.

The development would provide good quality residential accommodation for future occupiers with sufficient access to communal amenity spaces and provides for the efficient use of land in an urban area. Furthermore, it is considered that the proposal would not be of detriment to the surrounding road network and public transport system offering sufficient storage for cycles and refuse and recycling.

On balance, the proposals are considered to be acceptable, and it is recommended that planning permission be granted.

Community Infrastructure Levy (CIL)

The London Borough of Ealing is a Collecting Authority on behalf of the Mayor of London. Mayoral CIL is currently set at £60 per sq. m, subject to the indexation in place during the calendar year

that the permission becomes a chargeable development. Liability is assessed after determination and the applicant will be sent a CIL Liability Notice if appropriate.

In this case, the proposed development involves a net increase of circa 18,874 sq m GIA floorspace. This indicates a CIL payment in the order of £1,132,440 subject to indexation, but the actual amount will be calculated by the CIL officer.

Local Finance Considerations

Pursuant to section 70(2) of the Town and Country Planning Act 1990 (as amended) the Council is required to take into account any local finance considerations, as far as material to the application. These comprise a grant or other financial assistance that has been, or would be or could be, provided to the Council, or any sum that has been received, or would be or could be, in payment of CIL. The Mayoral CIL, collected by the Council on the Mayor's behalf, is such a consideration. The weight to be afforded to the receipt of CIL in the context of the decision whether to grant planning permission is a matter for members.

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), Article 1 of the First Protocol (protection of property). It is not considered that the recommendation for approval of 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.

The Council has had due regard to any potential adverse equality impacts of the proposed development, and to the extent that there are adverse impacts, which there may not be, the report should set out any mitigation proposals that would safeguard and promote the objectives protected by S149 Equality Act as far as reasonably possible if the proposal will bring about significant change.

Public Sector Equality Duty

1. In making your decision you must have regard to the public sector equality duty (PSED) under s.149 of the Equalities Act. This means that the Council must have due regard to the need (in discharging its functions) to:
 - A. Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act
 - B. Advance equality of opportunity between people who share a protected characteristic and those who do not. This may include removing or minimising disadvantages suffered by persons who share a relevant protected characteristic that are connected to that characteristic; taking steps to meet the special needs of those with a protected

characteristic; encouraging participation in public life (or other areas where they are underrepresented) of people with a protected characteristic(s).

C. Foster good relations between people who share a protected characteristic and those who do not including tackling prejudice and promoting understanding.

2. The protected characteristics are age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex and sexual orientation.
3. The PSED must be considered as a relevant factor in making this decision but does not impose a duty to achieve the outcomes in s.149 which is only one factor that needs to be considered and may be balanced against other relevant factors.
4. It is considered that the recommendation to grant planning permission in this case would not have a disproportionately adverse impact on a protected characteristic.

Fire Safety

Large schemes may require a number of different consents before they can be built. Building Control approval needs to be obtained to certify that developments and alterations meet building regulation requirements. Highways agreement will be required for alterations to roads and footpaths. Various licences may be required for public houses, restaurants and elements of any scheme that constitutes a 'house in multiple occupation HMO'.

The planning system allows assessment of a number of interrelated aspects of development when planning applications are submitted to the Council. The proposed materials to be used may be approved under a planning permission based on the details submitted as part of the planning application or may be subject to a condition that requires such details to be submitted and approved prior to the commencement of the development. Whichever the case, planning officers' appraisal of materials is focused on the visual impact of such materials in relation to the design of the overall scheme itself, the character of the local area or indeed on the amenities of local residents. The technical aspects of the materials to be used in any development, in relation to fire safety, are considered under the Building Act (1984) and specifically the Building Regulations (2010). These require minimum standards for any development, although the standards will vary between residential and commercial uses and in relation to new build and change of use/conversions. The Regulations cover a range of areas including structure and fire safety. Any person or organisation carrying out development can appoint either the Council's Building Control Service or a Private Approved Inspector to act as the Building Control Body (BCB), to ensure the requirements of the Building Regulations are met. The BCB carry out an examination of drawings for the proposed works and make site inspections during the course of the work to ensure the works are carried out correctly. On completion of work the BCB will issue a Completion Certificate to confirm that the works comply with the requirement of the Building Regulations.

In relation to fire safety in new high rise residential developments some of the key measures include protected escape stairways, smoke detection within flats, emergency lighting to commons areas, cavity barriers/fire stopping and the use of sprinklers and wet/dry risers where appropriate.

APPENDIX 1 - CONDITIONS AND INFORMATIVES

1. Time Limit – Full Planning Permission

The development hereby 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.

2. Approved Plans and Documents

The development hereby approved shall be carried out in accordance with the following approved plans: and documents:

21015-CAL-XX-XX-DR-A-00001 (Location Plan), 21015-CAL-XX-XX-DR-A-00002 (Existing Site Plan), 21015-CAL-XX-XX-DR-A-00003 (Proposed Site Plan), 21015-CAL-XX-XX-DR-A-01001 (Existing Basement Floor Plan), 21015-CAL-XX-XX-DR-A-01002 (Existing Ground Floor Plan), 21015-CAL-XX-XX-DR-A-01003 (Existing First Floor Plan), 21015-CAL-XX-XX-DR-A-01004 (Existing Second Floor Plan), 21015-CAL-XX-XX-DR-A-01005 (Existing Third Floor Plan), 21015-CAL-XX-XX-DR-A-03001 (Demolition Basement Floor Plan), 21015-CAL-XX-XX-DR-A-03002 (Demolition Ground Floor Plan), 21015-CAL-XX-XX-DR-A-03003 (Demolition First Floor Plan), 21015-CAL-XX-XX-DR-A-03004 (Demolition Second Floor Plan), 21015-CAL-XX-XX-DR-A-03005 (Demolition Third Floor Plan), 21015-CAL-XX-XX-DR-A-04001 Rev P05 (Proposed Basement Floor Plan), 21015-CAL-XX-XX-DR-A-04002 Rev P05 (Proposed Ground Floor Plan), 21015-CAL-XX-XX-DR-A-04003 Rev P04 (Proposed First to Second Floor Plan), 21015-CAL-XX-XX-DR-A-04004 Rev P04 (Proposed Third Floor Plan), 21015-CAL-XX-XX-DR-A-04005 Rev P04 (Proposed Fourth Floor Plan), 21015-CAL-XX-XX-DR-A-04006 Rev P04 (Proposed Fifth Floor Plan), 21015-CAL-XX-XX-DR-A-04007 Rev P04 (Proposed Sixth Floor Plan), 21015-CAL-XX-XX-DR-A-04008 Rev P04 (Proposed Seventh Floor Plan), 21015-CAL-XX-XX-DR-A-04009 Rev P04 (Proposed Roof Plan), 21015-CAL-XX-XX-DR-A-05001 (Proposed Elevation 1 – Block A), 21015-CAL-XX-XX-DR-A-05002 (Proposed Elevation 2 – Block A), 21015-CAL-XX-XX-DR-A-05003 (Proposed Elevation 3 – Block A), 21015-CAL-XX-XX-DR-A-05004 (Proposed Elevation 4 – Block A/B), 21015-CAL-XX-XX-DR-A-05005 (Proposed Elevation 5 – Block B), 21015-CAL-XX-XX-DR-A-05010 (Proposed Façade Elevation 1 – Block A), 21015-CAL-XX-XX-DR-A-05011 (Proposed Façade Elevation 2 – Block A), 21015-CAL-XX-XX-DR-A-05012 (Proposed Façade Elevation 3 – Block A), 21015-CAL-XX-XX-DR-A-05013 (Proposed Façade Elevation 4 – Block A), 21015-CAL-XX-XX-DR-A-05014 (Proposed Façade Elevation 5 – Block A), 21015-CAL-XX-XX-DR-A-05015 (Proposed Façade Elevation 6 – Block A), 21015-CAL-XX-XX-DR-A-05016 (Proposed Façade Elevation 7 – Block A), 21015-CAL-XX-XX-DR-A-05017 (Proposed Façade Elevation 8 – Block B), 21015-CAL-XX-XX-DR-A-05018 (Proposed Façade Elevation 9 – Block B), 21015-CAL-XX-XX-DR-A-05019 (Proposed Façade Elevation 10 – Block B), 21015-CAL-XX-XX-DR-A-05020 (Proposed Façade Elevation 11 – Block B), 21015-CAL-XX-XX-DR-A-06001 (Proposed Section A-A), 21015-CAL-XX-XX-DR-A-06002 (Proposed Section B-B), 21015-CAL-XX-XX-DR-A-06003 (Proposed Section C-C), 21015-CAL-XX-XX-DR-A-06004 (Proposed Section D-D), 21015-CAL-XX-XX-DR-A-06005 (Proposed Section E-E), 21015-CAL-XX-XX-DR-A-06006 (Proposed Section F-F), 21015-CAL-XX-XX-DR-A-21001 (Proposed Block A Detailed Elevation – The Green), 21015-CAL-XX-XX-DR-A-21002 (Proposed Block A Detailed Elevation – High Street), 21015-CAL-XX-XX-DR-A-21003 (Proposed Block A Detailed Elevation – Sandringham Mews Corner), 21015-CAL-XX-XX-DR-A-21004 (Proposed Block A Detailed Elevation – Sandringham Mews), 21015-CAL-ZZ-A-GA_Areas-RevB, Cover Letter prepared by DP9 dated 31 March 2022, Planning Statement dated March 2022, Design and Access

Statement dated March 2022, Financial Viability Assessment dated March 2022, Air Quality Assessment (inc. Air Quality Neutral Assessment), Outline Construction Management Plan dated March 2022, Daylight, Sunlight and Overshadowing Assessment, March 2022, Internal Daylight (CBDM) Report version 1 dated December 2022), Energy Assessment (inc. Whole Life Carbon Assessment) dated March 2022, Acoustics and Overheating Assessment Technical Note dated 25 March 2022, Sustainability Statement and BREEAM Pre-Assessment dated March 2022, Circular Economy Statement dated March 2022, Townscape, Heritage and Visual Impact Assessment dated April 2022, Sandringham Mews Existing Utilities Assessment Rev 1 dated 31 March 2022, Noise Assessment dated March 2022, Waste Management Plan dated March 2022, Statement of Community Involvement dated March 2022, Transport Assessment dated March 2022, Operational Management Plan dated March 2022, Delivery and Servicing Plan dated March 2022, Flood Risk Assessment, Drainage and Foul Water Strategy dated March 2022, Fire Statement dated March 2022, Contamination Report dated March 2022, Archaeological Desk-Based Assessment Rev A dated 31 March 2022 and Shared Living Need and Economic Assessment dated March 2022

3 Materials

The materials used in the construction of the development shall be in accordance with the materials described in the submitted design & access statement and the approved plans.

Reason: To ensure that the materials harmonise with the existing building and surrounding area, in accordance with policies 7.4, 7.8 and 7B of the Ealing Development Management Development Plan 2013, policies 1.1 (g) (h), 1.2 (f) and 2.10 of the adopted Local Development Framework (Core Strategy 2012) and policy D4 and HC1 of the London Plan (2021).

4 Co-Living Management Scheme

Submission of a detailed Co-Living Management Scheme including details of the appointed Co-living site manager/s.

Reason: In the interest of residential amenity in accordance with policy D3, D4 and D6 of the London Plan (2021), policies 7A and 7B of the Ealing Development Management DPD (2013) and policies 1.1 and 1.2 of the Adopted Local Development Framework (Core Strategy 2012).

5 Refuse and recycle storage

Refuse and recycling storage areas indicated on the approved plans shall be provided and brought into use prior to the first occupation of the development permitted and retained thereafter.

Reason: To protect the living conditions of occupiers of the area and in the interests of the future occupants of the development in accordance with policies with policies 3.5 and 7B of the Ealing Development Management Plan 2013, policies 1.1 (e) of the Adopted Ealing Development (Core) Strategy and The London Plan (2021) policy SI 7.

6 Cycle Storage

The 248 (218 double stacked cycle spaces, 20 Sheffield stands and 10 two-tier cycle spaces) no. cycle parking spaces shown on the approved plans shall be brought into use prior to first occupation of the development and retained permanently.

Reason: To provide adequate bicycle storage in accordance with Sustainable Transport SPG, policies T2, T3 and T5 of the London Plan (2021) and policies 1.1(f) and 2.1(d) of the Ealing Development Strategy (2012).

7 Air Quality

Prior to the commencement of the development, a revised Air Quality Assessment shall be submitted to and approved by the Local Planning Authority. The revised assessment will detail the impact of any fixed plant proposed onsite including emergency generators, likely change in pollutant concentrations arising from the proposed development, and proposed mitigation measures. The development shall be carried out in accordance with the approved details. The emergency plant and generators may be operated only for essential testing, except when required in an emergency situation.

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).

8 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 67.88% (equating to 253.4 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 (RIBA stage 1-2) Energy Statement prepared by Chapmanbdsp in March 2022 (v3) including:
 - i. Lean, passive design measures to achieve an annual reduction of at least 9.87% equating to at least 36.9 tonnes in regulated carbon dioxide (CO2) emissions over BR Part L 2013.
 - ii. Green, renewable energy equipment including the incorporation of photovoltaic panels with a combined total capacity of at least 19.3 kWp, and Air Source Heat Pumps to achieve an annual reduction of at least 28%, equating to 216.5 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 and the carbon efficiency (SCOP) of the heat pump system including the heat generation and the combined parasitic loads of the heat pumps.
- b) Prior to Installation, details of the proposed renewable 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 of heat pumps, the heat pump thermal kilowatt output, heat output pipe diameter(s), parasitic load supply schematics, monthly energy demand profile, and the exact number of PV arrays, the kWp capacity of each array, the orientation, pitch and mounting of the panels, and the make and model of the panels. The name and contact details of the LZC installation contractor(s), and if different, the commissioning electrical or plumbing contractor, should be submitted to the Council prior to installation.
- c) On completion of the installation of the LZC equipment 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 section 4.3 of the (stage 1-2 Chapmanbdsp v3) Energy Strategy, or any later stage version. The assessment shall be compliant with CIBSE guidance TM59 and/or TM52, and modelled against the TM49 DSY1 (average summer) weather data files, and the more extreme weather DSY2 (2003) and DYS3 (1976) files for TM59 criteria (a) and (b).
- e) Within three months of the 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.

9 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, and prior to occupation, 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 (Energence 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.

10 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 (2021).

11 Whole Life-Cycle Carbon Assessment

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.

The Development shall implement the measures identified in the (stage 1-2) WLC Assessment (rev-3) prepared by Chapmanbdsp in March 2022. Later design stage versions should aim to meet the minimum GLA target of 850 KgCO₂e/m² for module A1-A5 (Sourcing / Construction), and 400 KgCO₂e/m² for module B1-C4 (In-use / End of life). The combined module total shall not exceed 1,250 KgCO₂e/m².

Reason: To ensure whole life-cycle carbon is calculated and reduced and to demonstrate compliance with Policy SI 2(F) of the London Plan (2021).

12 Circular Economy

Prior to completion of construction of the 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.

The specific commitments detailed in the (stage 1-2) Chapmanbdsp Circular Economy Statement (v2 March 2022) and accompanying Implementation Strategy shall include; diverting 95% of construction waste from landfill, putting 95% of excavation materials to beneficial on-site use, and diverting the London Plan target of 65% of Operational Waste from landfill by 2030.

Reason: In the interests of sustainable waste management and in order to maximise the appropriate re-use and recycling of materials in line with London Plan 2021 Policy SI 7.

13 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 Very Good and make reasonable endeavours to achieve Excellent (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 SI 2 and SI 3 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.

14 Sustainable Design and Construction

Prior to completion the sustainability measures detailed in the (stage 1-2) Sustainability Statement (v3) produced by Chapmanbdsp in March 2022, or any later approved version, shall be implemented and maintained. The measures shall meet the requirements of local and regional planning policies and be in line with the Mayor's Sustainable Design and Construction SPG. The development shall be constructed in line with the approved energy and sustainability measures.

Reason: In the interest of addressing climate change and to secure sustainable development in accordance with policies SI 2 and SI 3 of the London Plan (2021), policies LV5.2 and 7A of Ealing's Development Management DPD 2013, and policies 1.1(k) and 1.2(f) of Ealing's Development (Core) Strategy 2012 and Mayor's Sustainable Design and Construction SPG.

15 Archaeological Condition(s)

No demolition or development shall take place until a stage 1 written scheme of investigation (WSI) has been submitted to and approved by the local planning authority in writing. For land that is included within the WSI, no demolition or development shall take place other than in accordance with the agreed WSI, and the programme and methodology of site evaluation and the nomination of a competent person(s) or organisation to undertake agreed works.

If heritage assets of archaeological interest are identified by stage 1 then for those parts of the site which have archaeological interest a stage 2 WSI shall be submitted to and approved by the local planning authority in writing. For land that is included within the stage 2 WSI, no demolition/development shall take place other than in accordance with the agreed stage 2 WSI which shall include:

- a) The statement of significance and research objectives, the programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works.
- b) Where appropriate, details of a programme for delivering related positive public benefits.
- c) The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material. This part of the condition shall not be discharge until these elements have been fulfilled in accordance with the programme set out in the stage 2 WSI.

16 Site Investigation (Contaminated Land)

Prior to the commencement of any works on site (other than demolition and site clearance), and based on an approved conceptual site model (contained within an approved desk study phase 1 report) a site investigation (undertaken in accordance with BS1075:2011+A1:2013 and LCRM) shall investigate the site and any previously inaccessible ground. The site conceptual model shall be amended based on the findings of the intrusive site investigation and the risks to identified receptors up dated. This assessment must be undertaken by a competent person, and shall assess any contamination on the site, whether or not it originates on the site. The findings of the site investigation and proposed remedial options shall be submitted to the Local planning authority for approval in writing prior to any remedial works commencing and any development works commencing.

Reason: To ensure the land contamination issues are addressed in accordance with National Planning Policy Framework 2021; the London Plan 2021; Ealing Core Strategy 2012 and Ealing Development Management Development Plan 2013.

17 Remediation Scheme (Contaminated Land)

A detailed remediation scheme to bring the site to a condition suitable for the intended use shall be submitted to and subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation. The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development, other than that required to carry out remediation works.

Reason: To ensure the land contamination issues are addressed in accordance with National Planning Policy Framework 2021; the London Plan 2021; Ealing Core Strategy 2012 and Ealing Development Management Development Plan 2013.

18 Verification Report (Contaminated Land)

Following completion of measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority before occupation of the development. The verification report submitted shall be in accordance with the latest Environment Agency guidance and industry best practice.

Reason: To ensure the land contamination issues are addressed in accordance with National Planning Policy Framework 2021; the London Plan 2021; Ealing Core Strategy 2012 and Ealing Development Management Development Plan 2013.

19 Secured by Design

The development must achieve Secured by Design accreditation prior to first occupation of the development hereby approved and thereafter permanently retained.

Within three (3) months of first occupation, evidence that Secure by Design Accreditation has been achieved shall be provided in writing to the Local Planning Authority.

Reason: To ensure a safe and secure environment and reduce the fear of crime in accordance with policies D3 and D11 of the London Plan (2021).

20 Details of Children's Play Areas, Landscaping, Boundary Treatments, Green Roof and Surface Drainage

Prior to first occupation or use of the proposed development hereby approved, the following details shall be submitted to and approved in writing by the local planning authority. The development shall be implemented only as approved and retained thereafter.

- Details of children's play area including safety surfacing and equipment.
- Details of hard and soft landscaping scheme, including landscape design.
- Details of boundary treatments.
- Details of a Landscape Management Plan for a minimum period of 5 years from the implementation of final planting (specify only for applications with significant public aspect, important habitat qualities & opportunities or communal spaces in larger residential developments).
- Details of the green and brown roof construction and specification, together with a maintenance schedule.
- Details of sustainable urban drainage systems to be implemented on site.

Reason: To ensure that there is suitable provision for landscaping, play facilities and drainage within the site in accordance with policies 1.1 (e), 2.1 (c) of the Ealing Core Strategy (2012), policies LV 3.5 and 7D of the Ealing Development Management Development Plan Document (2013), policies D6, S4 and G5 of the London Plan (2021), SPG on Children's Play and Recreation, and the National Planning Policy Framework (2021).

21 Transport/commercial/cultural noise sources

Prior to commencement of the development, a noise assessment shall be submitted to the Council for approval in writing, of external noise levels from transport and industrial/ commercial/ cultural sources, having regard to the assessment standards of the Council's SPG10 including aircraft noise (worst mode aircraft 1-day noise contour predicted for 2016 (57dB) as per Section 6 SPG10), including reflected and re-radiated noise where appropriate. Details shall include the sound insulation of the building envelope including glazing specifications (laboratory tested including frames, seals and any integral ventilators, approved in accordance with BS EN ISO 10140-2:2010) and of acoustically attenuated mechanical ventilation and cooling as necessary (with air intake from the cleanest aspect of the building and details of self-noise) to achieve internal noise limits specified in SPG10. Details of best practicable mitigation measures for external amenity spaces shall also be provided and implemented, as necessary. Details shall confirm that noise limits specified in BS8233:2014 will not be exceeded. Approved details shall be implemented prior to occupation of the development and thereafter be permanently retained.

Reason: In the interests of the living conditions of the future occupiers of the site in accordance with 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).

22 Separation of commercial and communal uses and facilities from dwellings

Prior to commencement of the development, details shall be submitted to the Council for approval in writing, of enhanced sound insulation of at least 10/15/20dB, as necessary, above the Building Regulations value for residential use, of the floor/ceiling/walls separating the commercial and communal areas and mechanical installations from dwellings. Where noise emissions include characteristic features, the Noise Rating level shall not exceed NR20 Leq 5mins (octaves) inside habitable rooms. Details of mitigation measures shall include the installation method, materials of separating structures and the resulting sound insulation value and internal sound/rating level. The assessment and mitigation measures shall be based on standards and noise limits of the Council's SPG10 and BS8233:2014. Approved details shall be implemented prior to occupation of the development and thereafter be permanently retained.

Reason: In the interests of the living conditions of the residential occupiers, in accordance with Standard 30 of the Housing SPG and Policy D14 of the London Plan (2021).

23 Lifts

Prior to commencement of the development, details shall be submitted to the Council for approval in writing, of enhanced sound insulation of lifts and lift shafts, in accordance with noise limits specified in Table 5 BS8233:2014. Where noise emissions include characteristic features, the Noise Rating level shall not exceed NR20 Leq 5mins inside a habitable room. Details shall include mitigation measures and the resulting sound insulation value and internal sound/rating level. Approved details shall be implemented prior to occupation of the development and thereafter be permanently retained.

Reason: In the interests of the living conditions of the future occupiers of the site in accordance with policies 1.1(j) of the Ealing Core Strategy (2012), policy 7A of the Ealing Development Management Development Plan Document (2013), policy D14, T1, T3 and T4 of the London Plan (2021), the National Planning Policy Framework (2021) and Interim guidance SPG 10 'Noise and Vibration'.

24 Ground and airborne building vibration from road traffic, industrial/commercial uses

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

Reason: o ensure that the amenity of occupiers of the development site/ surrounding premises is not adversely affected by noise from road noise and nearby commercial uses, 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'.

25 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'.

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

27 Emergency Generators

Prior to commencement/ use of the development, details shall be submitted to the Council for approval in writing, of historical power outages and to confirm that the sound level emitted by standby or emergency generators during power outages or testing does not exceed the daytime ambient noise level LAeq as assessed according to standards of the Council's SPG10 and BS4142:2014 +A1 2019. Details of proposed times, frequency and duration of testing and mitigation measures shall be submitted for approval. Approved details shall be implemented prior to occupation 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 from mechanical installations/ equipment, in accordance with policy 7A of the Ealing Development Management DPD (2013), policy D14 of the London Plan (2021) and the National Planning Policy Framework (2021).

28 Commercial External doors and windows to remain shut

At no time shall any external door nor windows 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 policy 7A of the Ealing Development Management DPD (2013), policy D14 of the London Plan (2021) and the National Planning Policy Framework (2021).

29 Commercial Delivery and Operations Management Plan

The Commercial Delivery and Operations Management Plan shall confirm details of ...

- times and frequency of commercial deliveries, activities and vehicle movements at/around the loading bay,
- a clear policy of careful handling, avoiding intermittent noise such as banging, clanging, dropping heavy items,
- quiet reversing methods and vehicle movements,
- quiet tail lift operations and transfer/ movement of goods into the store,
- absorbent surfaces,
- the delivery timetable,
- the monitoring procedure for noise emissions during the delivery operation,
- commitment to implement mitigation measures as necessary.

The plan shall be based on the Quiet Deliveries Good Practice Guidance by the DfT (Department for Transport) and the FTA (Freight Transport Association) to ensure that noise levels at noise sensitive receivers do not exceed the internal and external noise criteria set by BS8233:2014. Approved details shall be implemented prior to occupation of the development and thereafter be permanently retained.

30 Acoustic lobby/ sound limiters where proposal includes loud music or amplified sounds

Prior to commencement of the development, details shall be submitted to the Council for approval in writing, of the installation of sound limiters for amplified sounds and acoustic lobbies to external entrances and exits which would otherwise allow the emission of internal noise to noise sensitive premises during opening. A noise assessment detailing the level of sound reduction provided and resulting noise levels at affected neighbouring premises, together with other mitigation measures as necessary shall be submitted for approval. The assessment shall be based on standards of the Council's SPG10. Approved details shall be implemented prior to occupation 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 policy D6 and D14 of The London Plan (2021).

31 Permitted hours of use of retail outlets ... in consideration of the many residents at and near the development

The internal use of the commercial premises shall not be permitted outside of the hours of 08:00 to 20:00.

Reason: To safeguard residential amenity in accordance with policies 7A & 7B of the Ealing Development Management DPD (2013), policies D6 and D14 of the London Plan (2021) and the National Planning Policy Framework (2021).

32 Permitted hours of use of pub, restaurants, cafes... in consideration of the many residents at and near the development

The use of the premises shall not be permitted outside of the hours of 08:00 to 23:00.

External areas shall not be used other than between the hours of 09:00 to 21:00.

Reason: To ensure that the amenity of occupiers of the development site/ surrounding premises is not adversely affected by noise from activities or people attending the site, in accordance with policies 7A & 7B of the Ealing Development Management DPD (2013), policies D6 and D14 of the London Plan (2021) and the National Planning Policy Framework (2021).

33 Noise mitigation for external drinking/eating premises

Prior to commencement of the development, details shall be submitted to the Council for approval in writing, of a noise impact assessment of noise emissions from the pub garden and external eating/drinking areas (including loud voices and use/activities) and mitigation provided by a sound barrier/enclosure/absorption and/or other measures, in accordance with criteria and specifications outlined in the Council's SPG10. Approved details shall be implemented prior to occupation /use of the development and thereafter be permanently retained.

Reason: To ensure that the amenity of occupiers of development site and of surrounding premises is not adversely affected by noise or smells, in accordance with policies 7A & 7B of the Ealing Development Management DPD (2013), policies D6 and D14 of the London Plan (2021) and the National Planning Policy Framework (2021).

34 Disposal of bottles and refuse from the pub, cafe and other food and drinks places

No removal of refuse nor bottles/ cans to external bins or areas at commercial premises shall be carried out other than between the hours of 08:00 to 20:00 on Monday to Saturdays and 10:00 to 20:00 on Sundays and Public/Bank Holidays.

Reason: To ensure that the amenity of occupiers of the development site/ surrounding premises is not adversely affected by noise, in accordance with policies 7A & 7B of the Ealing Development Management DPD (2013), policies D6 and D14 of the London Plan (2021) and the National Planning Policy Framework (2021).

35 Extraction and Odour Control system for non-domestic kitchens

Prior to commencement of the cooked food outlets, details shall be submitted to the Council for approval in writing, of an odour risk assessment (according to 2018 EMAQ Guidance) and of odour abatement equipment and extract system, including operational details and maintenance schedule, the height of the extract duct, with vertical discharge outlet, without cowl, at least 1m above the eaves of the main building. Details shall be provided of a reasonable distance of the extract outlet approximately 20.0meters from any openable window unless effective odour control is installed. Approved details shall be implemented prior to use and thereafter be permanently retained.

Reason: To ensure that the amenity of occupiers of the development site/surrounding premises is not adversely affected by smell or steam, in accordance with policy 7A of the Ealing Development Management DPD (2013), policy D14 of the London Plan (2021) and the National Planning Policy Framework (2021).

36 Floodlights, Security lights and Decorative External Lighting

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

Reason: To ensure that the amenity of occupiers of surrounding premises is not adversely affected by lighting, in accordance with policy D4 of The London Plan (2021).

37 Gym sound insulation/ isolation

Prior to commencement of the development, details shall be submitted to the Council for approval in writing, of proprietary anti-vibration mounts, floor treatment and/or other mitigation measures for the sound insulation/ isolation of equipment/walls/floors and loudspeakers from structures connected to dwellings within the building. The assessment and mitigation measures shall demonstrate that noise from the gym does not exceed –

- NR25 Lmax(fast) from structure borne / impact noise
- NR20 Leq,5min from general airborne activity noise (including music)

within adjoining and nearby premises. Council's SPG10 and the criteria of BS8233:2014. Approved details shall be implemented prior to occupation 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 and vibration, in accordance with policy D6 and D14 of The London Plan (2021).

38 Demolition Method Statement and Construction Management Plan

During the implementation of the development hereby approved, control measures shall ensure that the following standards are implemented and adhere to:

- 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),
- notifications of works to interested parties and regular neighbour liaison, - public display of contact details including accessible phone numbers for persons responsible for the site works for the duration of the works in case of emergencies or complaints.

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 policy D14 of the London Plan and Policy 7A of the Ealing Development Management DPD.

39 Piling Method Statement

No piling shall take place until a PILING METHOD STATEMENT (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface sewerage infrastructure, and the programme for the works) has been submitted to and approved in writing by the local planning authority in consultation with Thames Water. Any piling must be undertaken in accordance with the terms of the approved piling method statement.”

Reason: The proposed works will be in close proximity to underground sewerage utility infrastructure. Piling has the potential to significantly impact / cause failure of local underground sewerage utility infrastructure. Please read our guide ‘working near our assets’ to ensure your workings will be in line with the necessary processes you need to follow if you’re considering working above or near our pipes or other structures. <https://www.thameswater.co.uk/developers/larger-scale-developments/planning-your-development/working-near-our-pipes> Should you require further information please contact Thames Water. Email: developer.services@thameswater.co.uk Phone: 0800 009 3921 (Monday to Friday, 8am to 5pm) Write to: Thames Water Developer Services, Clearwater Court, Vastern Road, Reading, Berkshire RG1 8DB

40 Water

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

- all water network upgrades required to accommodate the additional demand to serve the development have been completed; or
- a development and infrastructure phasing plan has been agreed with Thames Water to allow development to be occupied.

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.

Reason: The development may lead to no / low water pressure and network reinforcement works are anticipated to be necessary to ensure that sufficient capacity is made available to accommodate additional demand anticipated from the new development” The developer can request information to support the discharge of this condition by visiting the Thames Water website at thameswater.co.uk/preplanning. Should the Local Planning Authority consider the above recommendation inappropriate or are unable to include it in the decision notice, it is important that the Local Planning Authority liaises with Thames Water Development Planning Department (telephone 0203 577 9998) prior to the planning application approval.

41 Protection of Existing Trees/Hedgerows and Planting Locations (Demolition & 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 and Tree protection plan 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 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.
- Landscaping proposals
- 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

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.

42 Tree Planting and Soil Rooting Volume Condition

A suitable scheme of proposed tree planting and pits shall be submitted to and approved by the Local Planning Authority prior to the first use of the development hereby approved.

A suitable scheme of proposed tree planting and tree pits must be submitted to and approved by the Local Planning Authority. The scheme shall include the following comprehensive details of all trees to be planted:

- Full planting specification - tree size, species, the numbers of trees and any changes from the original application proposals.
- Locations of all proposed species.
- Comprehensive details of ground/tree pit preparation to include:
 - Plans detailing adequate soil volume provision to allow the tree to grow to maturity
 - Engineering solutions to demonstrate the tree will not interfere with structures (e.g. root barriers/deflectors) in the future
 - Staking/tying method(s).
 - Five year post planting maintenance and inspection schedule.

All tree planting must be carried out in full accordance with the approved scheme in the nearest planting season (1st October to 28th February inclusive). The quality of all approved tree planting should be carried out to the levels detailed in British Standard 8545, Trees: from nursery to independence in the landscape - Recommendations.

Any trees which die, are removed, uprooted, significantly damaged, become diseased or malformed within five years from the completion of planting, must be replaced during the nearest planting

season (1st October to 31st March inclusive) with a tree/s of the same size, species and quality as previously approved.

Reason: To ensure appropriate tree protection in the interests of protecting the visual amenity of the area, contributing to the quality and character of London's environment, air quality and adapting to and mitigating climate change in accordance with policies 5.10 and 7.21 of the London Plan, policy 5.10 of Ealing's Development Management DPD and Ealing's SPG 9 - Trees and Development Guidelines.

43 Fire Statement

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

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

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

Informatives:

1. The decision to grant planning permission has been taken in accordance with the statutory duty under section 38(6) Planning and Compulsory Purchase Act 2004 that the application must be determined in accordance with the development plan unless material considerations indicate otherwise; and in accordance with the statutory duty under section 70(2) Town and Country Planning Act 1990 (as amended) to have regard to the provisions of the development plan, so far as material, any local finance considerations so far as material, and to all other material considerations. The decision to grant planning permission has been taken having regard to the formal comments received by the Greater London Authority and other representations received; and after considering the National Planning Policy Framework (2021), the policies and proposals in the London Plan (2021) and all relevant material considerations including Supplementary Planning Documents/Guidance, and the following:

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
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

London Plan (2021)

Policy GG1	Building Strong and Inclusive Communities
Policy GG2	Making the Best Use of Land
Policy GG3	Creating a Healthy City
Policy GG4	Delivering the Homes Londoners Need
Policy GG5	Growing a Good Economy
Policy GG6	Increasing Efficiency and Resilience
Policy SD10	Strategic and Local Regeneration
Policy D1	London's Form, Character and Capacity for Growth
Policy D2	Infrastructure Requirements for Sustainable Densities
Policy D3	Optimising Site Capacity Through the Design-Led Approach
Policy D4	Delivering Good Design
Policy D5	Inclusive Design
Policy D6	Housing Quality and Standards
Policy D7	Accessible Housing
Policy D8	Public Realm
Policy D10	Basement Development
Policy D11	Safety, Security and Resilience to Emergency
Policy D12	Fire Safety
Policy D14	Noise
Policy H1	Increasing Housing Supply
Policy H2	Small Site
Policy H4	Delivering Affordable Housing
Policy H5	Threshold Approach to Applications
Policy H6	Affordable Housing Tenure
Policy H7	Monitoring of Affordable Housing
Policy H10	Housing Size Mix
Policy H11	Build to Rent
Policy H16	Large-Scale Purpose-Built Shared Living
Policy S3	Education and Childcare Facilities
Policy S5	Sports and Recreation Facilities
Policy E11	Skills and Opportunities for All
Policy HC1	Heritage Conservation and Growth
Policy HC6	Supporting the night-time economy
Policy HC7	Protecting public houses
Policy G1	Green Infrastructure
Policy G4	Open Space
Policy G5	Urban Greening
Policy G6	Biodiversity and Access to Nature
Policy SI1	Improving Air Quality
Policy SI2	Minimising Greenhouse Gas Emissions
Policy SI3	Energy Infrastructure
Policy SI4	Managing Heat Risk
Policy SI5	Water Infrastructure
Policy SI7	Reducing Waste and Supporting the Circular Economy
Policy SI12	Flood Risk Management
Policy SI13	Sustainable Drainage
Policy T1	Strategic Approach to Transport
Policy T2	Healthy Streets

Policy T3	Transport Capacity, Connectivity and Safeguarding
Policy T4	Assessing and Mitigating Transport Impacts
Policy T5	Cycling
Policy T6	Car Parking
Policy T6.1	Residential Parking
Policy T7	Deliveries, Servicing and Construction
Policy T9	Funding Transport Infrastructure Through Planning
Policy DF1	Delivery of the Plan and Planning Obligations

In reaching this decision, specific consideration was given to the information contained in the applicant's submission including detailed plans, supporting statements and technical reports submitted with the application. The principle of the proposed land uses has been considered against relevant policies, the public benefits generated by the proposed development and the needs of the local area. Consideration was also given to the impact of the proposed development on the amenities of neighbouring residential properties and the character and appearance of the area. The principle of tall buildings on this site and its appropriateness in terms of its form, scale, layout and appearance and contribution that it makes to place making and the quality of the proposed residential environment and the amenity of future residents. The level of affordable housing is supported as is the re-provision of a public house on the site. The loss of the locally listed building has been fully considered and the public benefits associated with the quantum of affordable housing, the supply of housing, the re-provision of a new public house together with the economic benefits are considered to outweigh the loss of the heritage asset. Access, traffic, parking and servicing implications have all been assessed and found to be acceptable as has the provision of quality hard and soft landscaping and public and private amenity spaces.

It was considered that subject to appropriate safeguarding conditions, given the nature of the proposed development and having considered all objections and comments received from stakeholders and interested parties to date, that on balance the proposals would accord with the relevant planning policies and guidance. It is therefore considered that planning permission should be granted in this case. It is not considered that there are any other material considerations, which would warrant a refusal of the application.

2. This development is the subject of an Agreement under Section 106 of the Town and Country Planning Act (as amended).
3. The Mayor's Community Infrastructure Levy (CIL) was adopted on 01/04/2012 and later revised on 01/04/2019 (MCIL 2) This has introduced a charging system within Ealing of £60 per sqm of gross internal area to be paid to the GLA. On the basis of the information submitted with the application, the proposed development would be liable to pay CIL due to the development comprising of new residential uses and development of over 100sq.m which is not exempt from the Mayors CIL.
4. Written schemes of investigation will need to be prepared and implemented by a suitably professionally accredited archaeological practice in accordance with Historic England's Guidelines for Archaeological Projects in Greater London. This condition is exempt from deemed discharge under schedule 6 of The town and Country Planning (Development Management Procedure) (England) Order 2015.

This pre-commencement condition is necessary to safeguard the archaeological interest on this site. Approval of the WSI before works begin on site provides clarity on what

investigations are required, and their timing in relation to the development programme. Archaeological monitoring of geotechnical pits and boreholes can provide a cost effective means of establishing the potential for archaeological remains to survive on previously developed land or where deep deposits are anticipated. It is usually used as part of a desk-based assessment or field evaluation.

- 5 Construction and demolition works and associated activities at the development including deliveries, collections and staff arrivals audible beyond the boundary of the site should not be carried out other than between the hours of 0800 - 1800hrs Mondays to Fridays and 0800 - 1300hrs on Saturdays and at no other times, including Sundays and Public/Bank Holidays.
- 6 At least 21 days prior to the commencement of any site works, all occupiers surrounding the site should be notified in writing of the nature and duration of works to be undertaken. The name and contact details of persons responsible for the site works should be signposted at the site and made available for enquiries and complaints for the entire duration of the works. Updates of work should be provided regularly to affected neighbours. Any complaints should be properly addressed as quickly as possible.
- 7 Best Practicable Means (BPM) should be used in controlling dust emissions, in accordance with the Supplementary Planning Guidance by the GLA (2014) for The Control of Dust and Emissions during Construction and Demolition.
- 8 No waste materials should be burnt on site of the development hereby approved.
- 9 Best Practicable Means (BPM) should be used during construction and demolition works, including low vibration methods and silenced equipment and machinery, control and monitoring measures of noise, vibration, delivery locations, restriction of hours of work and all associated activities audible beyond the site boundary, in accordance with the Approved Codes of Practice of BS 5228-1 and -2:2009+A1:2014 Codes of practice for noise and vibration control on construction and open sites.
- 10 We would expect the developer to demonstrate what measures will be undertaken to minimise groundwater discharges into the public sewer. Groundwater discharges typically result from construction site dewatering, deep excavations, basement infiltration, borehole installation, testing and site remediation. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. Should the Local Planning Authority be minded to approve the planning application, Thames Water would like the following informative attached to the planning permission: "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.
- 11 As required by Building regulations part H paragraph 2.36, Thames Water requests that the Applicant should incorporate within their proposal, protection to the property to prevent sewage flooding, by installing a positive pumped device (or equivalent reflecting

technological advances), on the assumption that the sewerage network may surcharge to ground level during storm conditions. If as part of the basement development there is a proposal to discharge ground water to the public network, this would require a Groundwater Risk Management Permit from Thames Water. 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 will be undertaken to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 02035779483 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.

- 12 As you are redeveloping a site, there may be public sewers crossing or close to your development. If you discover a sewer, it's important that you minimize the risk of damage. We'll need to check that your development doesn't limit repair or maintenance activities, or inhibit the services we provide in any other way. The applicant is advised to read our guide working near or diverting our pipes. <https://www.thameswater.co.uk/developers/larger-scale-developments/planning-your-development/working-near-our-pipes>

- 13 There are water mains crossing or close to your development. Thames Water do NOT permit the building over or construction within 3m of water mains. If you're planning significant works near our mains (within 3m) we'll need to check that your development doesn't reduce capacity, limit repair or maintenance activities during and after construction, or inhibit the services we provide in any other way. The applicant is advised to read our guide working near or diverting our pipes. <https://www.thameswater.co.uk/developers/larger-scale-developments/planning-your-development/working-near-our-pipes>.

- 14 The proposed development is located within 15m of our underground water assets and as such we would like the following informative attached to any approval granted. The proposed development is located within 15m of Thames Waters underground assets, as such the development could cause the assets to fail if appropriate measures are not taken. Please read our guide 'working near our assets' to ensure your workings are in line with the necessary processes you need to follow if you're considering working above or near our pipes or other structures. <https://www.thameswater.co.uk/developers/larger-scale-developments/planning-your-development/working-near-our-pipes> Should you require further information please contact Thames Water. Email: developer.services@thameswater.co.uk

- 15 The applicant is advised that further detailed design work will be required to satisfy the concerns of the London Fire Brigade. The applicant is referred to their consultation response dated 29 November 2022 reference 27/195266.