

Briefing Notes

ITEM 02 - 131-137 Broadway, West Ealing, W13 9BE

Amended description

The description shall read:

'Construction of a building ranging in height from 4 to 9 storeys comprising 94 co-living units (Use Class Sui Generis) with associated communal amenity facilities, ground floor commercial space (Use Classes E(a)E(b) and F2(b)) and associated refuse storage and cycle parking. (Following the demolition of existing building)'

Please note that the original description classified the ground floor commercial space as a Sui Generis use. This was not correct and has been corrected specifying the Classes E and F uses for community and café uses.

Amended recommendation

Amended Head of Terms

The Travel Plan Monitoring is duplicated. On page 5 omit paragraph 1.3(a) as it is already covered in paragraph 1.1.

Amendments to Conditions

Remove condition 43 Fire Safety as this is already addressed by condition 34 *Fire Safety*.

Remove condition 10 *Post-construction* energy use monitoring ("be Seen") as it is addressed in condition 9 Post-construction renewable/low-carbon energy equipment monitoring.

Replace above with new condition 10 – Restricted Uses

The part ground floor of the development hereby approved shall be used as a café/event space/community space, falling within use classes E(a),E(b) and F2(b) and not for any other purpose or any use cited in any provision of the Town and Country Planning (General Permitted Development) Order 2015 (As Amended) (or any subsequent order revoking and re-enacting that Order with or without modifications).

Reason: To ensure that the Council retains control over the use of the part ground floor of the building in order to retain the use as a commercial or community space in accordance with policies D3, S1 and E9 of the London Plan (2021) and policies 7A, 7.4, 7B and 4B of the Ealing DPD (2013).

The conditions are not be renumbered.

Further representations

None.

Planning Committee: 19.07.2023

Briefing Notes

Notes/Additional Clarifications

All references to Draft London Plan Policy H18 should be updated to Adopted London Plan policy H16.