

Mr Brendan Hodges
Transport for London for London Underground Limited
7th Floor, Palestra,
197 Blackfriars Road
London
SE1 8NJ

Ealing Council
Perceval House
14-16 Uxbridge Road
London
W5 2HL

Reference Number:
220269NMA

Direct line:

020 8825 6600

Date:

03.02.2022

Dear Sir/Madam

GRANT of Non-material Amendments to a Planning Permission

I refer to your application dated 24.01.2022 and enclosures requesting non-material amendments as detailed below:

Date of Permission: 02.02.2022

Drawings/Schedules References:

1. Application covering letter dated 21st January 2022
2. Completed application form
3. Site Location Plan at a scale of 1:1000 (Drawing No. TFLBL-HOK-BL-ZZ-DR-A1001 rev1)
4. Copy of planning permission dated 22 December 2021 (Council ref: 201379OUT)
5. Copy of S106 agreement between Ealing Council and London Underground Limited dated 22 December 2021

Site: TfL Landholdings At Bollo Lane Acton Ealing Bounded By The Railway Lines To The West Acton Town Station To The North Bollo Lane To The East and the Bollo Lane Level Crossing to the South.

Proposal: Non-material changes to the granted planning permission (ref: 201379OUT) to correct some minor drafting, formatting, numbering errors to the following conditions: 5, 8, 17, 25, 27, 48, 56 and 57. Full details of the non-material changes sought are provided in the application covering letter.

I confirm that the proposals are acceptable as non-material amendments to the planning permission noted above for the reasons / conditions given on the attached schedule:

Yours faithfully



Chief Planning Officer
Decision Date: - 02.02.2022

Reference No. 220269NMA

CONDITIONS

1. Time Compliance

The permission hereby grants full planning permission for the erection of development on Plots 1A and 3A, as set out on approved Phasing Plan TFLBHOBZZ-DR-A-1011 Rev 1. Development shall commence no later than 3 years following the date of grant of this permission.

Reason: To comply with s91 of the Town and Country Planning Act 1990.

2. Reserved Matters

a. Application(s) for approval of Reserved Matters for the erection of development on Plots 2A - 2F, as set out on approved Phasing Plan TFLBHOBZZ-DR-A-1011 Rev 1 must be made no later than the expiration of 10 years beginning from the date of this permission and

b. The development to which these Plots or Phases of the permission relates must be begun no later than the expiration of 2 years from the final approval of the Reserved Matters or in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason: To comply with the provisions of s92 of the Town & Country Planning Act 1990 (as amended).

3. Phasing Plan

For each phase of the development as illustrated on approved Phasing Plan TFLBHOBZZ-DR-A-1011 Rev 1, no development shall commence until all of the following reserved matters for that Phase have been approved by the Local Planning Authority: Appearance.

Reason: For the avoidance of doubt and in the interest of proper planning and to ensure that high standards of urban design, landscaping and environmental mitigation are achieved.

4. All Reserved Matters Applications

All Reserved Matters Applications required by this Permission shall be in accordance with the submitted:

1. Design and Access Statement including Landscape Strategy prepared by HOK
2. Design Code prepared for Outline Plots prepared by HOK/East,
3. Illustrative Masterplan Framework prepared by HOK/East/JLL/GL Hearn,
4. Parameters Plans prepared by HOK/East,
5. Design Code Addendum for Industrial development (December 2020) prepared by HOK/East/Mott MacDonald/JLL.

Reason: For the avoidance of doubt and in the interest of proper planning and to ensure that high standards of urban design, landscaping and environmental mitigation are achieved.

5. Approved Plans

SITE & EXISTING PLANS

TFLBL-HOK-BL-ZZ-DR-A-1000	SITE LOCATION PLAN
TFLBL-HOK-BL-ZZ-DR-A-1001	PLANNING APPLICATION SITE PLAN
TFLBL-HOK-BL-ZZ-DR-A-1002	EXISTING SITE PLAN
TFLBL-HOK-BL-ZZ-DR-A-1003	EXISTING PLAN - FRANK PICK HOUSE GROUND FLOOR
TFLBL-HOK-BL-ZZ-DR-A-1004	EXISTING PLAN - FRANK PICK HOUSE GROUND FLOOR MEZZANINE

TFLBL-HOK-BL-ZZ-DR-A-1005 EXISTING PLAN - FRANK PICK HOUSE FIRST FLOOR
TFLBL-HOK-BL-ZZ-DR-A-1006 EXISTING PLAN - FRANK PICK HOUSE SECOND FLOOR
TFLBL-HOK-BL-ZZ-DR-A-1007 EXISTING PLAN - BOLLO HOUSE GROUND FLOOR
TFLBL-HOK-BL-ZZ-DR-A-1008 EXISTING PLAN - BOLLO HOUSE FIRST FLOOR
TFLBL-HOK-BL-ZZ-DR-A-1009 BLOCK PLAN
TFLBL-HOK-BL-ZZ-DR-A-1010 DEMOLITION PLAN
TFLBL-HOK-BL-ZZ-DR-A-1011 PHASING PLAN
TFLBL-HOK-BL-ZZ-DR-A-1012 DEVELOPMENT PLOT CREATION
TFLBL-HOK-BL-ZZ-DR-A-1013 APPLICATION OF DESIGN CODE
TFLBL-HOK-BL-ZZ-DR-A-1014 ILLUSTRATIVE CHARACTER ZONES
TFLBL-HOK-BL-ZZ-DR-A-1015 ILLUSTRATIVE CHARACTER LANES

PARAMETER PLANS (Outline)

TFLBL-HOK-2Z-ZZ-DR-A-1020 PARAMETER PLAN - MAX/MIN PLOT EXTENT AT GROUND FLOOR
TFLBL-HOK-2Z-ZZ-DR-A-1021 PARAMETER PLAN - MAX/MIN PLOT EXTENT AT UPPER LEVELS
TFLBL-HOK-2Z-ZZ-DR-A-1022 PARAMETER PLAN - MAX/MIN BUILDING EXTENT AND HEIGHTS
TFLBL-HOK-2Z-ZZ-DR-A-1023 PARAMETER PLAN - PROPOSED USES AT GROUND FLOOR Rev 2
TFLBL-HOK-2Z-ZZ-DR-A-1024 PARAMETER PLAN - PROPOSED USES AT UPPER LEVELS
TFLBL-HOK-2Z-ZZ-DR-A-1025 PARAMETER PLAN - ACCESS AND CIRCULATION STRATEGY
TFLBL-HOK-2Z-ZZ-DR-A-1026 PARAMETER PLAN - REFUSE AND PARKING STRATEGY

PARAMETER ELEVATIONS (Outline)

TFLBL-HOK-BL-ZZ-DR-A-3000 PARAMETER SITE ELEVATIONS

ILLUSTRATIVE BASELINE SCHEME PLANS & 3D VIEWS (Outline)

TFLBL-HOK-BL-00-DR-A-1040 ILLUSTRATIVE BASELINE SCHEME - GROUND FLOOR PLAN
TFLBL-HOK-BL-00-DR-A-1050 ILLUSTRATIVE BASELINE SCHEME - PROPOSED BUSINESS AND OTHER COMMERCIAL USES
TFLBL-HOK-BL-ZZ-DR-A-1041 ILLUSTRATIVE BASELINE SCHEME - TYPICAL LEVEL PLAN
TFLBL-HOK-BL-RF-DR-A-1042 ILLUSTRATIVE BASELINE SCHEME - ROOF PLAN
TFLBL-HOK-BL-ZZ-DR-A-1043 ILLUSTRATIVE BASELINE SCHEME - MAX/MIN AXONOMETRIC REV 1
TFLBL-HOK-BL-ZZ-DR-A-1044 ILLUSTRATIVE BASELINE SCHEME - BUILDING USES AXONOMETRIC REV 2
TFLBL-HOK-BL-ZZ-DR-A-1045 ILLUSTRATIVE BASELINE SCHEME - DWELLING TYPE AXONOMETRIC REV 2
TFLBL-HOK-BL-ZZ-DR-A-1046 ILLUSTRATIVE BASELINE SCHEME WITHIN MAXIMUM PARAMETERS

TFLBL-HOK-BL-ZZ-DR-A-1047 ILLUSTRATIVE BASELINE SCHEME WITHIN
MINIMUM PARAMETERS

TFLBL-HOK-BL-ZZ-DR-A-1048 ILLUSTRATIVE BASELINE SCHEME -
AXONOMETRIC SOUTH VIEW

TFLBL-HOK-BL-ZZ-DR-A-1049 ILLUSTRATIVE BASELINE SCHEME -
AXONOMETRIC NORTH VIEW

ILLUSTRATIVE BASELINE SCHEME ELEVATIONS (Outline)

TFLBL-HOK-BL-ZZ-DR-A-3010 ILLUSTRATIVE BASELINE SCHEME - SITE
ELEVATIONS Rev 2

WIDER MASTERPLAN APPROACH PLANS (Outline)

TFLBL-HOK-ZZ-ZZ-DR-A-1060 WIDER MASTERPLAN - PERIPHERY TFLBL-
HOK-ZZ-ZZ-DR-A-1061 WIDER MASTERPLAN - USES AT GROUND FLOOR
Rev 2

TFLBL-HOK-ZZ-ZZ-DR-A-1062 WIDER MASTERPLAN - USES AT UPPER
LEVEL Rev 2

TFLBL-HOK-ZZ-ZZ-DR-A-1063 WIDER MASTERPLAN - HEIGHTS TFLBL-
HOK-ZZ-ZZ-DR-A-1064 WIDER MASTERPLAN - FIGURE GROUND TFLBL-
HOK-ZZ-ZZ-DR-A-1065 WIDER MASTERPLAN - SOCIAL
INFRASTRUCTURE

PLOT 1A DRAWINGS (Full)

TFLBL-HOK-1A-ZZ-DR-A-1100 PLOT 1A - SITE LOCATION PLAN Rev 2
TFLBL-HOK-1A-ZZ-DR-A-1101 PLOT 1A - BLOCK PLAN
TFLBL-HOK-1A-ZZ-DR-A-1102 PLOT 1A - DEMOLITION PLAN
TFLBL-HOK-1A-00-DR-A-1103 PLOT 1A - SETTING OUT PLAN
TFLBL-HOK-1A-00-DR-A-1104 PLOT 1A - ACCESS, CIRCULATION, REFUSE &
PARKING STRATEGY
TFLBL-HOK-1A-00-DR-A-1105 PLOT 1A - GA PLAN - GROUND FLOOR Rev 2
TFLBL-HOK-1A-01-DR-A-1106 PLOT 1A - GA PLAN - LEVEL 1
TFLBL-HOK-1A-02-DR-A-1107 PLOT 1A - GA PLAN - LEVEL 2
TFLBL-HOK-1A-03-DR-A-1108 PLOT 1A - GA PLAN - LEVEL 3
TFLBL-HOK-1A-04-DR-A-1109 PLOT 1A - GA PLAN - LEVEL 4
TFLBL-HOK-1A-05-DR-A-1110 PLOT 1A - GA PLAN - LEVEL 5
TFLBL-HOK-1A-RF-DR-A-1111 PLOT 1A - GA PLAN - ROOF PLAN
TFLBL-HOK-1A-ZZ-DR-A-3030 PLOT 1A - EXISTING ELEVATIONS
TFLBL-HOK-1A-ZZ-DR-A-3031 PLOT 1A - BOLLO LANE ELEVATION
TFLBL-HOK-1A-ZZ-DR-A-3032 PLOT 1A - SOUTH WEST ELEVATION
TFLBL-HOK-1A-ZZ-DR-A-3033 PLOT 1A - GUNNERSBURY LANE ELEVATION
TFLBL-HOK-1A-ZZ-DR-A-3034 PLOT 1A - SOUTH EAST ELEVATION
TFLBL-HOK-1A-ZZ-DR-A-3035 PLOT 1A - SECTION A-A
TFLBL-HOK-1A-ZZ-DR-A-3036 PLOT 1A - SECTION B-B
TFLBL-HOK-1A-ZZ-DR-A-3037 PLOT 1A - SECTION C-C
TFLBL-HOK-1A-ZZ-DR-A-5000 PLOT 1A - BAY STUDY - TRAIN CREW
ENTRANCE
TFLBL-HOK-1A-ZZ-DR-A-5001 PLOT 1A - BAY STUDY - RETAIL ENTRANCE
TFLBL-HOK-1A-ZZ-DR-A-5002 PLOT 1A - BAY STUDY - NORTH WEST GABLE
WALL

PLOT 3A DRAWINGS (Full)

TFLBL-HOK-3A-ZZ-DR-A-1200	PLOT 3A - SITE LOCATION PLAN Rev 2
TFLBL-HOK-3A-ZZ-DR-A-1201	PLOT 3A - BLOCK PLAN
TFLBL-HOK-3A-ZZ-DR-A-1202	PLOT 3A - DEMOLITION PLAN
TFLBL-HOK-3A-00-DR-A-1203	PLOT 3A - SETTING OUT PLAN Rev 2
TFLBL-HOK-3A-00-DR-A-1204	PLOT 3A - ACCESS, CIRCULATION, REFUSE & PARKING STRATEGY Rev 2
TFLBL-HOK-3A-00-DR-A-1205	PLOT 3A - GA PLAN - GROUND FLOOR Rev 3
TFLBL-HOK-3A-ZZ-DR-A-1206	PLOT 3A - GA PLAN - RESIDENTIAL MEZZANINE Rev 2
TFLBL-HOK-3A-ZZ-DR-A-1207	PLOT 3A - GA PLAN - LEVEL 1 LIGHT INDUSTRIAL Rev 2
TFLBL-HOK-3A-ZZ-DR-A-1208	PLOT 3A - GA PLAN - LEVEL 1 RESIDENTIAL Rev 2
TFLBL-HOK-3A-ZZ-DR-A-1209	PLOT 3A - GA PLAN - LEVELS 2 AND 3 Rev 2
TFLBL-HOK-3A-04-DR-A-1210	PLOT 3A - GA PLAN - LEVEL 4 Rev 2
TFLBL-HOK-3A-ZZ-DR-A-1211	PLOT 3A - GA PLAN - LEVELS 5 TO 11 Rev 2
TFLBL-HOK-3A-12-DR-A-1212	PLOT 3A - GA PLAN - LEVEL 12 Rev 2
TFLBL-HOK-3A-ZZ-DR-A-1213	PLOT 3A - GA PLAN - LEVELS 13 TO 21 Rev 2
TFLBL-HOK-3A-ZZ-DR-A-1214	PLOT 3A - GA PLAN - LEVELS 22 AND 23 Rev 2
TFLBL-HOK-3A-24-DR-A-1215	PLOT 3A - GA PLAN - LEVEL 24 Rev 2
TFLBL-HOK-3A-25-DR-A-1216	PLOT 3A - GA PLAN - LEVEL 25 Rev 2
TFLBL-HOK-3A-RF-DR-A-1217	PLOT 3A - GA PLAN - ROOF PLAN Rev 2
TFLBL-HOK-3A-ZZ-DR-A-3050	PLOT 3A - BOLLO LANE ELEVATION Rev 2
TFLBL-HOK-3A-ZZ-DR-A-3051	PLOT 3A - SOUTH EAST ELEVATION Rev 2
TFLBL-HOK-3A-ZZ-DR-A-3052	PLOT 3A - SOUTH WEST ELEVATION Rev 2
TFLBL-HOK-3A-ZZ-DR-A-3053	PLOT 3A - NORTH WEST ELEVATION Rev 2
TFLBL-HOK-3A-ZZ-DR-A-3054	PLOT 3A - SECTION A-A
TFLBL-HOK-3A-ZZ-DR-A-3055	PLOT 3A - SECTION B-B
TFLBL-HOK-3A-ZZ-DR-A-1220	PLOT 3A - UNIT PLAN - 1B2P TYPE A
TFLBL-HOK-3A-ZZ-DR-A-1221	PLOT 3A - UNIT PLAN - 1B2P TYPE B
TFLBL-HOK-3A-ZZ-DR-A-1222	PLOT 3A - UNIT PLAN - 1B2P TYPE C WCA
TFLBL-HOK-3A-ZZ-DR-A-1223	PLOT 3A - UNIT PLAN - 1B2P TYPE D WCA
TFLBL-HOK-3A-ZZ-DR-A-1224	PLOT 3A - UNIT PLAN - 1B2P TYPE E WCA
TFLBL-HOK-3A-ZZ-DR-A-1226	PLOT 3A - UNIT PLAN - 1B2P TYPE G
TFLBL-HOK-3A-ZZ-DR-A-1227	PLOT 3A - UNIT PLAN - 1B2P TYPE H
TFLBL-HOK-3A-ZZ-DR-A-1229	PLOT 3A - UNIT PLAN - 2B4P TYPE A
TFLBL-HOK-3A-ZZ-DR-A-1230	PLOT 3A - UNIT PLAN - 2B4P TYPE B
TFLBL-HOK-3A-ZZ-DR-A-1231	PLOT 3A - UNIT PLAN - 2B3P TYPE C WCA
TFLBL-HOK-3A-ZZ-DR-A-1232	PLOT 3A - UNIT PLAN - 2B4P TYPE D
TFLBL-HOK-3A-ZZ-DR-A-1233	PLOT 3A - UNIT PLAN - 2B4P TYPE E WCA
TFLBL-HOK-3A-ZZ-DR-A-1234	PLOT 3A - UNIT PLAN - 2B4P TYPE F WCA
TFLBL-HOK-3A-ZZ-DR-A-1239	PLOT 3A - UNIT PLAN - 2B4P TYPE K WCA
TFLBL-HOK-3A-ZZ-DR-A-1241	PLOT 3A - UNIT PLAN - 3B5P TYPE B WCA
TFLBL-HOK-3A-ZZ-DR-A-1242	PLOT 3A - UNIT PLAN - 3B5P TYPE C
TFLBL-HOK-3A-ZZ-DR-A-5010	PLOT 3A - BAY STUDY 01 - ENTRANCE AND COLONADE
TFLBL-HOK-3A-ZZ-DR-A-5011	PLOT 3A - BAY STUDY 02 - MID LEVEL
TFLBL-HOK-3A-ZZ-DR-A-5012	PLOT 3A - BAY STUDY 03 - ROOF LEVEL
TFLBL-HOK-3A-ZZ-DR-A-1250	PLOT 3A - ISO - LOWER LEVEL
TFLBL-HOK-3A-ZZ-DR-A-1251	PLOT 3A - ISO - FULL BUILDING
TFLBL-HOK-3A-ZZ-DR-A-1252	PLOT 3A - ISO - UPPER LEVEL

EAST LANDSCAPING PLANS

214-BL-L-STE-PLN-000	DETAILED SITE PLAN Rev A - MASTER LANDSCAPE SITE PLAN
214-BL-L-STE-PLN-001	SITE-WIDE SCOPING PLAN
214-BL-L-STE-PLN-100	OUTLINE CONSENT SOUGHT - TREE PLANTING
214-BL-L-STE-PLN-101	OUTLINE CONSENT SOUGHT - MATERIAL SURFACES PLAN
214-BL-L-STE-PLN-200	ECOLOGY STRATEGY PLAN
214-BL-L-STE-PLN-201	TRANSPORT STRATEGY PLAN
214-BL-L-STE-PLN-203	SITE PLAN - PLAY STRATEGY
214-BL-L-STE-PLN-204	SIET PLAN - TERRACE STRATEGY
214-BL-L-3A-PLN-300	DETAILED SITE PLAN - PLOT 3A Rev A
214-BL-L-1A-PLN-301	DETAILED SITE PLAN - PLOT 1A
214-BL-L-3A-PLN-302	DETAILED ROOF PLAN - PLOT 3A
214-BL-L-1A-PLN-303	DETAILED ROOF PLAN - PLOT 1A
214-BL-L-STE-SEC-400	OUTLINE LANDSCAPE SECTION AA & BB
214-BL-L-STE-SEC-401	OUTLINE LANDSCAPE SECTION CC & DD
214-BL-L-STE-SEC-402	OUTLINE LANDSCAPE SECTION EE & FF
214-BL-L-STE-SEC-403	OUTLINE LANDSCAPE SECTION GG & HH
214-BL-L-STE-SEC-404	OUTLINE LANDSCAPE SECTION II & JJ
214-BL-L-3A-SEC-406	DETAILED PLOT 3A SECTION AA & LL Rev A
214-BL-L-1A-SEC-407	DETAILED PLOT 1A SECTION KK
214-BL-L-STE-SEC-408	TYPICAL TREE PIT DETAILS
214-BL-HS-BOLLO LANE	HEALTHY STREETS SCHEDULE
214-BL-TS	TREE SCHEDULE

SUPPORTING REPORTS

- o Phasing Plan prepared by HOK
- o Design and Access Statement including Landscape Strategy (DAS) prepared by HOK and East
- o Illustrative CGIs prepared by HOK
- o Design Code for Outline Plots prepared by HOK / East including: Design Code Addendum
- o TfL Bollo Lane Height and Massing
- o Illustrative Wider Masterplan prepared by HOK / East / JLL / GL Hearn
- o Industrial Strategy Including Market Assessment and Agent of Change Considerations by GL Hearn
- o Planning Statement (including Affordable Housing Statement) by JLL
- o Planning Application Summary by JLL
- o Footway Delivery Report by TfL
- o Circular Economy Principles by TfL
- o Transport Assessment prepared by Mott MacDonald including:
 - o Servicing & Delivery Management Plan
 - o Details on parking provision and access
 - o Site Waste Management Plan
 - o Outline Construction Logistics (DRAFT)
- o Travel Plan prepared by Mott MacDonald
- o Outline Construction Logistics Plan by Mott MacDonald
- o Townscape and Visual Impact Assessment (TVIA) prepared by Alan Baxter Associates including:
 - o TVIA Addendum
 - o TVIA Addendum Kew View W, December 2020
- o Heritage Statement prepared by Alan Baxter Associates
- o Desk Based Archaeology Assessment (DBA) prepared by RPS

- o Daylight/Sunlight Assessments prepared by GIA including:
- o Daylight Potential Overshadowing Assessment (Outline)
- o Internal Daylight Report for BREEAM (Plot 1A)
- o Internal Daylight, Sunlight and Overshadowing Report (Plot 3A)
- o Daylight & Sunlight Neighbourly Impacts Report
- o Sustainability Statement prepared by Mott MacDonald
- o Energy Statement prepared by Mott MacDonald including:
- o Bollo Lane Energy Statement Plot 1A
- o Bollo Lane Energy Statement Plot 3A
- o Bollo Lane Energy Statement Outline Planning Application
- o Bollo Lane BREEAM - 1A Train Crew Accommodation
- o Bollo Lane BREEAM - 1A Retail
- o Bollo Lane BREEAM - 3A Business Use
- o Wind Assessment (Pedestrian Level Wind Tunnel Testing Report) by RWDI
- o Arboricultural Report prepared by Mott MacDonald
- o Bollo Lane Masterplan: Urban Greening Factor by East
- o Ecology Appraisal prepared by Mott MacDonald
- o Biodiversity Net Gain Calculation by Mott MacDonald
- o Flood Risk Assessment & Drainage Strategy prepared by Mott MacDonald
- o Noise and Vibration Assessment prepared by Mott MacDonald
- o Site Suitability Air Quality Assessment prepared by Mott MacDonald
- o Preliminary Geo-Environmental Risk Assessment by Mott MacDonald
- o Utility Desk Study prepared by Mott MacDonald
- o Fire Strategy Statement by Mott MacDonald
- o Statement of Community Involvement (SCI) prepared by Four Communications

Reason: For the avoidance of doubt and in the interests of proper planning.

6. Staff Parking for Plot 1A

Prior to the first occupation of the train crew building situated on Plot 1A, a strategy for the re-provision of car parking for train crew based at Acton Town Station shall be provided to the local planning authority.

Reason: To ensure the provision of adequate off street parking in the interests of the amenities of the area.

7. Use of Train Crew Accommodation

The train crew accommodation located in the new building on Plot 1A shall be used only for this purpose and for no other purposes without the prior consent in writing of the local planning authority.

Reason: To ensure the building is used for this purpose alone.

8. Quantum of Development

The quantum of development hereby permitted according to each Plot or Phase of Development on approved Phasing Plan TFLBHOBZZ-DR-A-1011 Rev 1 and shall not exceed the following unless the quantum is revised via the approval of a Reserved Matters application(s) or amended via a formal change to the original planning permission as agreed with the Council:

a. Phase 1, Plot 1A:

Train Crew Accommodation 1389sqm GEA

Commercial (Use Classes A1 - A5 inclusive) 129sqm

GEA

b. Phase 2, Plot 3A:

195 dwellings

Business (Use Class B1a-c inclusive) 542sqm.

For Plots 2B- 2F proposed Business and Commercial uses shall be located in accordance with Parameters Drawing No. TFBL-HOK-2Z-ZZ-DR-A-1023 and the following:

c. Phase 3, Plots 2D -2F

424 dwellings (unless varied and agreed with the Council as above)

Commercial (Use Classes A1 - A5 inclusive) 154sqm GEA

Business (Use Class B1a-c inclusive) 1776sqm

d. Phase 4, Plots 2B and 2C:

233 dwellings (unless varied and agreed with the Council as above)

Reason: To ensure conformity with the submitted application.

9. Accessible Dwellings

The development hereby approved should be built so that 10% of the residential units achieve Building Regulations requirement M4(3) - 'wheelchair user dwellings' and the remaining to be built in accordance to M4(2) - 'accessible and adaptable dwellings', unless the units are laid out as 1-bed 1-person units which will achieve M4(1) 'visitable dwellings'.

Reason: To ensure that the development achieves an inclusive design in accordance with London Plan Policy D7.

10. Supply and retention of Business Floorspace

The approved B1 Business floorspace shall only be used for purposes falling within Class B1 of the Town and Country Planning (Use Classes) Order 1987. On Plot 3A, a minimum of 257 sq.m (GIA) and on the outline plots, a minimum of 807 sq.m (GIA) of the approved B1 Business floorspace shall only be used for light industrial purposes falling within Class B1(c) of the Town and Country Planning (Use Classes) Order 1987 or any other Order amending or re-enacting this Order, unless agreed with the Local Planning Authority. For the avoidance of doubt the B1(c) floorspace may include all film, television and theatre pre- and post-production processes.

Reason: To provide a supply of light industrial space within a designated LSIS (Core Strategy Policy 1.2 and Policy E7 of the Intend to Publish London Plan).

11.

Prior to occupation of the residential units within each relevant phase of the development hereby permitted, or in accordance with an alternative timetable that has been first submitted to and approved in writing by the Local Planning Authority, the Class B1(c) floorspace relating to that phase shall be completed including the external facades and fitted out to shell and core standard in accordance with approved Phasing Plan TFLBHOBZZ-DR-A-1011 Rev 1. This shall include minimum floor to ceiling height of 3.5m, minimum floor loading, external access and servicing areas as described on Plans, in the Design and Access Statement and Design Codes.

Reason: In order to ensure satisfactory delivery of light industrial floorspace on the site (Core Strategy Policy 1.2 and Policy E7 of the Intend to Publish London Plan).

12.

Prior to the commencement of above ground works of the relevant phase, details of internal lift and accesses (e.g. type and location) for the vertical material movements and/or loading and unloading of goods in relation to the operation of the Class B1(c) floorspace (commercial units over 2 floors in Plot 3A) hereby permitted shall be provided for the written agreement of the Local Planning Authority. The development shall be carried out in accordance with the details approved prior to occupation of the Plot 3A residential units hereby approved.

Reason: To ensure adequate access facilities are made available for light industrial end users (Core Strategy Policy 1.2 and Policy E7 of the Intend to Publish London Plan 2019).

13. Phasing and Footway Construction Sequence

a. The Phases of the Development shall be those Phases which are defined on approved Phasing Plan TFLBHOBZZ-DR-A-1011 Rev 1 unless and to the extent that the Phases may be varied in accordance with Condition 13.

b. The new footways to Bollo Lane defined on approved Phasing Plan TFLBHOBZZ-DR-A-1011 Rev 1 shall be completed on a plot-by-plot basis in accordance with the details shown on Master Landscape Site Plan 214-BL-L-STE-PLN-000 Rev.A to the satisfaction of the local planning authority. For each plot, the new footway shall be completed prior to the first occupation of any part of any building on the same Plot.

Reason: To ensure the orderly and satisfactory development of the site, in the interests of pedestrian and highway safety and to assist in achieving the planning benefits of the comprehensive development authorised by this permission.

14. Amendments to Phasing Sequence

The approved Phasing Plan TFLBHOBZZ-DR-A-1011 Rev 1 may be amended from time to time to reflect changes to the phasing of the development on written application and subject to obtaining the prior written approval of the LPA in respect of:

a. any amendment to the Phases or any subsequently approved Phasing Plan; or

b. any part of a Phase but provided always that such approval to an amended Phase shall not be given unless and until any such proposed amendments or changes or the definition of any Phase shall have been demonstrated to be unlikely to have significant adverse environmental effects and/or significantly undermine comprehensive delivery of the regeneration scheme.

Reason: To ensure the orderly and satisfactory development of the Site, in the interests of highway safety and to assist in achieving the planning benefits of the comprehensive Regeneration Scheme, whilst allowing sufficient flexibility to enable the development to be delivered in a satisfactory manner.

15. Materials

For each phase, prior to commencement of works on any part of any of the superstructures forming that phase of development, samples of all external materials shall be submitted to and approved in writing by the local planning authority. The development shall be constructed in accordance with the approved materials and be retained as such, thereafter.

Reason: To ensure that the materials harmonise with the surroundings in accordance with policies 1.1(h) and 2.1(c) of the Ealing Development Strategy (2012), policy 7.6 of the London Plan (2015) and policy 7B of the Ealing Development Management Development Plan Document 2013.

16. Solar Glare

For each phase, prior to commencement of works on any part of any of the superstructures forming that phase of development, measures to demonstrate that the design and materials selected for the windows and cladding of the buildings forming part of the development would not have an adverse effect on the operation of rail services, the amenities of the area and the enjoyment by neighbouring residents of their homes, shall be submitted to and approved in writing by the LPA. The buildings of the development shall be constructed in accordance with the approved details.

Reason: To ensure that the materials harmonise with the surroundings in accordance with policies 1.1(h) and 2.1(c) of the Ealing Development Strategy (2012), policy 7.6 of the London Plan (2015) and policy 7B of the Ealing Development Management Development Plan Document 2013.

17. Construction and Demolition Management Plan

Notwithstanding the submitted Management Plan, prior to the commencement of any development, details of a site demolition and construction method statement/management plan shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Highways England. The method statement/management plan shall include the following:

- a) The number of on-site construction workers and details of the transport options and parking facilities for them;
- b) anticipated number, frequency and size of construction vehicles entering/exiting the site
- c) delivery times and booking system (staggered to avoid morning and afternoon school run peak periods)
- d) site access for construction traffic and contractor staff parking and associated signage and required works to facilitate this.
- e) consolidated or re-timed trips
- f) dust suppression measures to the standards set out in the 'Best Practice Guidance: The control of dust and emissions from construction and demolition'.
- g) wheel washing provisions
- h) site security
- i) secure, off-street loading and drop-off facilities
- j) vehicle manoeuvring and turning, including swept path diagrams to demonstrate how vehicles will access the site and be able to turn into and emerge from the site in forward gear.
- k) details as to the locations for the storage of building materials and construction debris and contractors' offices
- l) procedures for on-site contractors to deal with complaints from local residents. Such details and phasing as necessary shall be agreed in writing and implemented prior to the commencement of works on site and thereafter retained for the duration of the works.

Reason: To protect the amenity of local residents, to ensure adequate highway and site safety in accordance with policies 1.1, 1.2, 2.1 & 2.8 of the Ealing Core Strategy (2012), policies 6.3, 6.14, & 7.13 - 7.14 of the London Plan (2015), the National Planning Policy Framework (2012), Greater London Authority Best Practice Guidance 'The Control of Dust and Emissions from Construction and Demolition (2006), BS 5228-1:2009 - Code of practice for noise & vibration control on construction & open sites-Part 1: Noise.

18. Temporary Vehicle Turning

Prior to the commencement of development on any Plot 2B - 2F inclusive (or Phases 3 or 4), details of arrangements for temporary vehicle turning and manoeuvring and swept path diagrams within the new service road coloured blue on Parameters Plan - Access and Circulation Strategy Drawing No. TFLBL-HOK-2Z-ZZ-DR-A-1025 Rev.1 shall be submitted to and approved by the Local Planning Authority.

Reason: To protect the amenity of local residents, to ensure adequate highway and site safety in accordance with policies 1.1, 1.2, 2.1 & 2.8 of the Ealing Core Strategy (2012), policies 6.3, 6.14, and 7.13 - 7.14 of the London Plan (2015), the National Planning Policy Framework.

19. Service Road

Upon practical completion of the service road and access/exits as shown on Parameters Plan -Access and Circulation Strategy Drawing No. TFLBL-HOK-2Z-ZZ-DR-A-1025 Rev.1, all motorised vehicles shall enter the site only from Stanhope Way/Acton Works entrance and exit on Bollo Lane via one of the two exit points indicated unless required for emergency vehicle access / exit or railway track maintenance / repair purposes.

Reason: To protect the amenity of local residents, to ensure adequate highway and site safety in accordance with policies 1.1, 1.2, 2.1 & 2.8 of the Ealing Core Strategy (2012), policies 6.3, 6.14, and 7.13 - 7.14 of the London Plan (2015), the National Planning Policy Framework.

20. Landscaping and Management

Prior to the commencement of the superstructures on Plots 1A and 3A, a Landscape Management Plan for that Plot comprising:

- A. Soft and hard landscaping including tree planting, B. Boundary treatments,
- C. Green and Brown roof construction,
- D. Children's play areas including safety surfacing and equipment, E. Proposed ecological enhancements

shall first be submitted to and approved in writing by the local planning authority.

The landscaping shall be laid out and planted in accordance with the Management Plan prior to the first occupation of any dwelling on Plot 3A and thereafter maintained. The completed landscaping shall thereafter be maintained and any trees or plants which within 5 years of planting, die, are removed or become seriously damaged or diseased shall be replaced with others of the same size and species and in the same positions within the next planting season.

Reason: To ensure that the development is landscaped in the interests of the visual character and appearance of the area in accordance with policies 7.19 and 7.21 of the London Plan 2015.

21. Piling Method Statement

Where relevant to any Plot or Phase of the development hereby permitted, 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 water 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 water utility infrastructure. Piling has the potential to impact on local underground water utility infrastructure.

22. Tree Protection

A tree protection programme and works for any retained trees shall be set out and erected out prior to the commencement of any part of the development and thereafter maintained on site to the satisfaction of the local planning authority until all works are completed.

Reason: To ensure that the development is landscaped in the interests of the visual character and appearance of the area in accordance with policies 7.19 and 7.21 of the London Plan 2015.

23. Roof terrace/amenity space screens

Prior to the fitting out of the roof top amenity areas of any Plot or Phase of development shown on approved Phasing Plan TFLBHOBZZ-DR-A-1011 Rev 1, details of screening to the perimeters of the roof terrace amenity areas shall have been submitted to and approved by the local planning authority.

Reason: To safeguard the visual and residential amenities of neighbouring residents and of the area in accordance with policies 7.19 and 7.21 of the London Plan 2015.

24. Communal Amenity Space

The public communal ground floor outdoor amenity space as shown on plan '214-BL-L-STE-PLN-205_Site Plan Amenity Strategy' should be accessible to all resident

Reason: To ensure public communal ground floor outdoor amenity space remains accessible to all residents.

25. Site Wide Energy Network

a) Prior to construction, completion and first occupation of each and every Plot or Phase of the permitted development, information shall be submitted to and approved by the Local Planning Authority to demonstrate through the relevant documentation that they have implemented and set out measures to maintain, and in the case of energy generation equipment confirm as operational, the approved measures identified within the planning submission to achieve an overall reduction in regulated CO₂ emissions of an estimated at least 63.25% (equating to 600.75tonnes of CO₂ per year) beyond Building Regulations Part L 2013. These CO₂ savings shall be set out according to the Lean, Clean, Green Energy Hierarchy as detailed in the approved Energy Statement including:

i. Lean, the passive design measures identified at planning stage, to achieve an annual reduction of at least 4.27% equating to at least 37.5tonnes in regulated carbon dioxide (CO₂) emissions over BR Part L 2013 for residential development, and at least 17.58%, equating to at least 12.5 tonnes, over Part L 2013 for the non-residential element, have been implemented.

ii. Green, renewable energy equipment including the incorporation of photovoltaic arrays with a combined total capacity of at least 55kWp, and Air Source Heat Pump(s) identified at planning stage, to achieve an estimated annual reduction of at least 57.98%, equating to 550.7 tonnes, in regulated carbon dioxide (CO₂) emissions over Part L 2013, have been implemented.

iii. Seen, heat and electric meters installed to monitor the performance of renewable energy equipment.

b) Prior to completion and first occupation of each and every Plot or Phase of the permitted development of construction details of the specifications, design and layout of the proposed renewable energy equipment and associated monitoring devices shall be submitted to and approved in writing by the Local Planning Authority.

c) Prior to completion and first occupation of each and every Plot or Phase of the permitted development details of the installed renewable energy equipment shall be submitted to the Council for approval. The details shall include the exact Heat Pump thermal kilowatt output, heat output pipe diameter(s), 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 renewable energy installation contractor(s), and if different, the commissioning electrical contractor, should be submitted to the Council along with copies of the MCS certificates and all relevant commissioning documentation. The development shall be implemented only in accordance with the approved details.

d) Within three months of the occupation/first use of any plot or phase of the development, the relevant Energy Performance Certificate (EPC) and detailed SAP Worksheets showing clearly the TER and DER from the 'as built stage' following

completion of the development, shall be submitted to, and approved by, the Local Authority in order to confirm compliance with the energy efficiency measures detailed in the approved Energy Strategy. The development shall be carried out strictly in accordance with the approved measures.

Reason: In the interest of addressing climate change and to secure environmental sustainable development in accordance with policies, 5.1, 5.2 (SI2), 5.3 (SI3), 5.6, 5.7 and 5.9 of the London Plan 2016 and Intend to Publish London Plan 2019, Guidance note 11 of the GLA Energy Assessment Guidance 2018, 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.

26. District Heating System

Prior to the commencement of construction works (excluding demolition, site clearance and the laying of foundations), details of how the development is designed to allow future connection to a District Heating Network (DHN) if one becomes available, shall be submitted to and approved in writing by the local planning authority and the development shall be completed in accordance with the approved details.

Reason: To ensure the development is in accordance with the principles of London Plan Policy SI 3.

27. Overheating and Cooling

Each and every Plot or Phase of the permitted development shall incorporate the overheating and cooling measures in line with the relevant CIBSE TM49 and/or TM52 guidance and detailed in the Overheating/Cooling Assessment submitted by Mott MacDonald in March 2020.

Reason: To ensure that the risk of overheating has been sufficiently addressed in accordance with policy 5.9 of the London Plan; Ealing's Development (Core) Strategy, and Development Management DPD.

28. Photovoltaic Panels

Notwithstanding the submitted reports and information, prior to commencement of the superstructure of any Plot or Phase, details of a scheme of photovoltaic panels, equal to CO2 savings per annum (beyond Be Clean stage) shall have been submitted to and approved by the local planning authority. The scheme shall be eligible under relevant standards of the Microgeneration Certification Scheme and thereafter installed and operational prior to the first occupation of that part of the development the photovoltaic panels serve.

Reason: In the interest of sustainable development and combating climate change in accordance with policies 5.1, 5.2, 5.3 and 5.7 of the London Plan 2015; policies 1.1(k) and 1.2(f) of Ealing's Development (or Core) Strategy 2012; and policy LV 5.2 of Ealing's Development Management DPD (2013).

29. Renewable/Low Carbon (&CO2) Energy Monitoring

In order to implement Ealing Council DPD policy 5.2.3 (post-construction energy monitoring), and the (emerging) London Plan policy SI2 with the "Be Seen" stage of the revised energy hierarchy, 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 as per energy and CO2 Condition(s).
- b) Prior to completion of construction suitable M-Bus protocol MID certified heat meters shall be installed on the main Air Source Heat Pump system and to the Water Source Heat Pump systems in the designated residential units agreed with the Council.

c) Upon final completion of the development, or relevant phases of the development, and prior to occupation, suitable devices for monitoring all prior agreed elements of the renewable energy systems 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, details of whom shall be supplied to the developer, on commencement of construction to facilitate the monitoring process.

d) 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 first occupation of any part, renewable/low-carbon energy equipment for a period of three years from the point that the building is occupied and the equipment fully operational.

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 the relevant policies in the (current and draft) London Plan; currently London Plan policy 5.2, draft London Plan 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.

30. Sustainable Design and Construction

Prior to the commencement of the superstructure of any Plot or Phase of the development Sustainable Design and Construction strategies which includes full details of the measures that are to be incorporated into the development to achieve the requirements of planning policies shall be submitted to and approved in writing by the local planning authority 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 5.1, 5.2, 5.3, 5.6, 5.7 and 5.9 of the London Plan 2016, 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.

31. Whole Life-Cycle Carbon Assessment

Prior to commencement of the superstructure of any Plot or Phase the Developer shall submit a Whole Life-Cycle (WLC) Carbon Assessment that demonstrates compliance with the GLA Guidance on how to calculate and reduce whole life-cycle carbon emissions to fully capture the development's carbon impact.

Reason: To fully assess and implement measures to minimise the carbon life-cycle of the development in accordance with London Plan policy SI2(F).

32. Water Use

The development shall be designed to achieve a water use target for the residential development of no more than 105 litres per person per day.

Reason: To ensure the sustainable use of water, in accordance with policy 5.15 of the London Plan 2015.

33. Floodlights, Security lights and Decorative External Lighting

Prior to the installation of external lighting, details of external artificial lighting shall be submitted to the Council for approval in writing. Lighting contours shall be submitted to demonstrate that the vertical illumination of neighbouring premises is in accordance with the recommendations of the Institution of Lighting Professionals in the 'Guidance Note 01/20 For The Reduction of Obtrusive Light'. Details should also be submitted for approval of measures to minimise the use/hours of lighting and prevent glare and sky glow by correctly using, locating, aiming and shielding luminaires. Approved details shall be implemented prior to occupation/use of the development and thereafter be permanently retained.

Reason: To safeguard the amenities of residents and minimize impacts on adjacent land uses.

34. Internal Lighting (light pollution emitted through glazing/ membrane) Prior to the installation of any internal lighting, details shall be submitted to the Council for approval in writing, of suitable façade glazing, lighting periods and mitigation measures to minimise light pollution, glare and sky glow from internally transmitted or reflected artificial light, based on guidance by the Institution of Lighting Professionals. Approved details shall be implemented prior to occupation of the development and thereafter be permanently retained.

Reason: To safeguard the amenities of residents and minimise impacts on adjacent land uses.

35. Cycle Parking

Notwithstanding the submitted information, details of the on-site cycle parking facilities for each plot or phase shall be submitted to and approved by the Council prior to their construction and shall then be implemented in accordance with the approved details and shall be completed and made available prior to the first occupation of the plot or phase and thereafter permanently retained.

Reason: To ensure that there is adequate provision for cycle parking within the site in accordance with policies 1.1, 1.2 & 2.1 of the Ealing Development (Core) Strategy (2012), policy 6.13 of the Ealing Development Management Development Plan Document (2013), policies 6.9 & 6.13 of The London Plan (2015), and The National Planning Policy Framework

36. Car Parking Management

Following submission to and written approval by the local planning authority of an agreed Car Parking Management Plan, all of the car parking and the associated access and manoeuvring areas shall be implemented and brought into use prior to first occupation of any dwelling in the relevant phase and these areas shall be retained as such unless otherwise first approved by the local planning authority,

Reason: To provide adequate facilities for disabled drivers, in accordance with policies 6.13 and 7.2 of the London Plan 2015 and Ealing Development (Core) Strategy policy 1.1(h).

37. Service and Delivery Plan

Prior to first occupation of any Plot or Phase of the development hereby approved, details of a Service and Delivery Plan for residential and commercial uses relevant to that Plot or Phase shall be submitted to and approved by the local planning authority.

Reason: To ensure a satisfactory standard of residential amenity is provided for future occupiers of the residential units located above the approved non-residential units, in accordance with policies 3.2 and 7.15 of the London Plan (2016); policy 1.1(j) of Ealing's Development (or Core) Strategy (2012); policy 7A of Ealing's Development Management DPD (2013), and Ealing's interim SPG10: Noise and Vibration.

38. Refuse Storage

For each Plot or Phase, all refuse and recycling storage enclosures shall be fully implemented and made available for use prior to first occupation of any dwelling and retained thereafter.

Reason: In the interests of the adequate disposal, storage and collection of waste and recycling, to protect the living conditions of occupiers of the area and in the interests of highway and pedestrian safety all in accordance with policies 1.1, 1.2 & 3.8 of the Ealing Development (Core) Strategy (2012), policies 3.5, 7A, & 7B of the Ealing Development Management Development Plan Document (2013), policies 5.16, 6.3 & 7.15 of the London Plan (2015), and the National Planning Policy Framework.

39. Ventilation

Prior to the completion of the first superstructure of any Plot or Phase, a scheme for providing fresh air ventilation to habitable rooms facing the railway lines adjoining the site shall be submitted to and approved in writing by the Local Planning Authority. The approved mitigation scheme shall be implemented in its entirety before any of the units are occupied in the relevant Plot or Phase and shall thereafter be retained. **Reason:** To ensure that the development accords with policy 7.14 of the London Plan 2015; policy 1.1 of the Ealing Development (Core) Strategy (2012); policy 7A of the Ealing Development Management Development Plan Document (2013) and the National Planning Policy Framework.

40. Air Quality and Dust Management Plan (AQDMP)

Before the development of any Plot or Phase is commenced, (including demolition and site clearance) an Air Quality and Dust Management Plan (AQDMP) that includes an Air Quality (Dust) Risk Assessment shall be produced in accordance with current guidance The Control of Dust and Emissions during Construction and Demolition, SPG, GLA, July 2014, for the existing site and the proposed development. A scheme for air pollution mitigation measures based on the findings of the report shall be submitted to and approved by the Local Planning Authority prior to the commencement of any works on the site.

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 7.15 of The London Plan (2015), Ealing SPG10 and the National Planning Policy Framework.

41. Noise

Prior to commencement of the superstructure of any Plot or Phase, a noise assessment (according to standards of the Council's SPG10) shall be submitted to the Council for approval in writing, of external noise levels from transport and industrial/ commercial/ cultural sources (incl. 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 to achieve internal room standards of SPG10 and noise limits of BS8233:2014. Details of best practicable mitigation measures to achieve these criteria also in external amenity and play areas shall be submitted. A post completion sound assessment shall be carried out where required to confirm compliance with the noise criteria. Details of the post completion test shall be submitted for the Council's approval before the premises are occupied and additional steps shall be taken as necessary to

minimise noise impacts. Details of best practicable mitigation measures shall also be submitted for external amenity spaces to achieve these criteria.

The approved details shall be implemented prior to first occupation of any unit in the development of the relevant phase 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 7.15 of The London Plan (2015), Ealing SPG10 and the National Planning Policy Framework.

42. Separation of communal uses and facilities from dwellings incl. plant etc.

Prior to the first occupation of any of any Plot or Phase of the development, details shall be submitted to the Council for approval in writing, of an enhanced sound insulation value of 10dB/15dB/20dB, as necessary above the Building Regulations value for residential use, of the floor/ ceiling/ walls separating the plant rooms, lifts and facilities (e.g. bin storage, bike storage etc.) from dwellings. Details shall include the installation method and materials of separating structures and, where necessary, additional mitigation measures and the resulting sound insulation value and internal sound level. The assessment and mitigation measures shall be based on standards of the Council's SPG10 and the criteria of BS8233:2014. Approved details shall be implemented prior to first occupation of the development and thereafter be permanently retained.

Reason: To ensure that the amenity of occupiers of the development site/ adjacent dwellings/ noise sensitive premises is not adversely affected by noise, in accordance with the Housing SPG and Policy 7.15 of the London Plan.

43. Separation of noise sensitive rooms in neighbouring flats

Prior to commencement of any of any Plot or Phase of the development, details shall be submitted to the Council for approval in writing, of an enhanced sound insulation value of at least 5dB above the maximum Building Regulations value, for the floor/ceiling/wall structures separating different types of rooms/uses in adjoining dwellings, e.g. kitchen/living/dining/bathroom above/below/adjoining bedroom of separate dwelling. The assessment and mitigation measures shall be based on standards of the 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 is not adversely affected by noise, in accordance with Standard 30 of the Housing SPG and Policy 7.15 of the London Plan and national policy guidance.

44. Gym equipment isolation

Prior to the first occupation of Plot 3A or where appropriate any later Phase 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 isolation of equipment/walls/floors and loudspeakers from structures connected to dwellings within the building. Noise mitigation measures of the separating structures between any communal facility or residents gym and dwellings shall achieve an acoustic standard of NR25 Leq 5mins (octaves) or NR20 Leq 5mins (1/3 octaves) inside a bedroom and NR30 Leq 5mins (octaves) or NR25 Leq 5mins (1/3 octaves) inside a living room when noise is generated at maximum capacity within the gym. The assessment and mitigation measures shall be based on standards of the Council's SPG10 and also achieve the criteria of BS8233:2014. Approved details shall be implemented prior to occupation of the relevant phase of the development and thereafter be permanently retained.

Reason: To ensure that the amenity of occupiers of the development site is not adversely affected by noise and vibration.

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

Prior to commencement of any Plot or Phase of the development, details shall be submitted to the Council for approval in writing, of the external rating noise level emitted from plant/machinery/equipment/ducting/air in- and outlets/mechanical installations, together with mitigation measures as appropriate. The measures shall ensure that the external rating noise level LAeq emitted will be at least 10dB lower than the lowest existing background sound level LA90 at the most noise sensitive receiver locations at the development site and in surrounding premises. The assessment shall be made in accordance with BS4142:2014 and the assessment standard of the Council's SPG10, with all machinery operating together in any one location at maximum capacity. Details of any noise mitigation measures shall be submitted for approval. A post installation sound assessment shall be carried out where required to confirm compliance with the noise criteria and additional steps to mitigate noise shall be taken, 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 the Ealing Core Strategy (2012), policy 7A of the Ealing Development Management Development Plan Document (2013), policies and 7.15 of the London Plan (2016), the National Planning Policy Framework and Interim guidance SPG 10 'Noise and Vibration'

46. Anti- vibration mounts and silencing of machinery etc.

Prior to first occupation of each and every commercial operation on site, where relevant, machinery, plant or 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 the Ealing Core Strategy (2012), policy 7A of the Ealing Development Management Development Plan Document (2013), policies and 7.15 of the London Plan (2016), the National Planning Policy Framework and Interim guidance SPG 10 'Noise and Vibration'

47. Extraction and Odour Control system for non-domestic kitchens/dry cleaners

Prior to commencement of each plot or phase of the development, details shall be submitted to the Council for approval in writing, of the installation, operation, and maintenance of the odour abatement equipment and extract system, including the height of the extract duct and 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 residential window unless effective odour control is installed, of equipment and ducting to be fitted with anti-vibration mounts and silencers and of additional mitigation measures as necessary to ensure that noise and vibration transmission via internal ceilings, walls and external façades will meet the Council's standards specified in the SPG10. 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 noise, smell or steam, in accordance with Interim Supplementary Planning Guidance 10, policies 1.1(j) of the Ealing Core Strategy (2012), policy 7A of the Ealing Development Management DPD (2013), policies 7.14 & 7.15 of the London Plan (2016), and the National Planning Policy Framework (2012).

48. External doors and windows shut

All external doors to commercial kitchens /dry cleaner's /workshops shall be fitted with self-closing devices, which shall be maintained in an operational condition and at no time shall any external door nor windows be fixed in an open position during the emission of noise, smell, steam or other effluent.

Reason: To ensure that the amenity of occupiers of the development site/surrounding premises is not adversely affected by noise, smell, steam or other effluent

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

Building vibration levels generated by the use of adjacent railway lines and effective mitigation measures, as necessary, shall be incorporated in the permitted scheme to ensure that a level of low or no probability of adverse comment is met, in accordance with the criteria and the assessment method specified in BS 6472:2008. No part of any Plot or Phase of the development shall be first occupied unless the acceptable vibration levels are achieved to the satisfaction of the local planning authority.

Reason: To ensure that the amenity of occupiers of the development site is not adversely affected by ground- or airborne vibration.

50. Remediation

Notwithstanding the content of the Mott MacDonald Geo Environmental Desk Study, March 2020, prior to the first occupation of any Plot or Phase of the development hereby approved, an intrusive contaminated land investigation and risk assessment of the site shall be carried out in accordance with BS1075:2011 + A1:2013 and CR11 guidance to assess the nature and extent of any contamination on the site. 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.

Reason: To protect the health and living conditions of residents in the area and the future residents of the site in accordance with policy 1.1 of the Ealing Development (Core) Strategy (2012), policy 5.21 of the Ealing Development Management Development Plan Document (2013), policy 5.13 of The London Plan (2015), and the National Planning Policy Framework (2012), DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11', and the Environment Agency guidance 'Verification of Remediation of Land Contamination', Report: SC030114/R1'.

51. Site Investigation

Prior to the commencement of any works of any Plot or Phase (other than demolition and site clearance), and based on an approved conceptual site model (contained within the Mott MacDonald Geo Environmental Desk Study, March 2020) a site investigation 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 updated. 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 policy 1.1 (j) of the adopted Local Development Framework (Core Strategy 2012), policy 5.21 of the London Plan 2015 and Ealing Local Variation to London Plan Policy 5.21 of the Ealing Development Management Development Plan 2013.

52. Submission of remediation scheme

A detailed remediation scheme for each Plot or Phase 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 each Plot or Phase 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 policy 1.1 (j) of the adopted Local Development Framework (Core Strategy 2012), policy 5.21 of the London Plan 2015 and Ealing Local Variation to London Plan Policy 5.21 of the Ealing Development Management Development Plan 2013.

53. Implementation of approved remediation scheme

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, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given four weeks written notification of commencement of the remediation scheme works. The scheme shall thereafter be retained as such.

Reason: To protect the health and living conditions of residents in the area and the future residents of the site in accordance with policy 1.1 of the Ealing Development (Core) Strategy (2012), policy 5.21 of the Ealing Development Management Development Plan Document (2013), policy 5.13 of The London Plan (2015), and the National Planning Policy Framework (2012), DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11', and the Environment Agency guidance 'Verification of Remediation of Land Contamination', Report: SC030114/R1'.

54. Remediation Verification Report

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. 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 policy 1.1 (j) of the adopted Local Development Framework (Core Strategy 2012), policy 5.21 of the London Plan 2015 and Ealing Local Variation to London Plan Policy 5.21 of the Ealing Development Management Development Plan 2013.

55. SuDS

Within each phase, development (with the exception of demolition and site clearance) shall not commence until a detailed drainage strategy for the disposal of foul and surface water and detailed design drawings detailing any on and/or off-site

drainage works (including ground investigations), has been submitted to and approved in writing by the local planning authority in consultation with the sewerage undertaker for that particular phase. Such details shall demonstrate surface water run-off is restricted to greenfield run-off rates for each Plot or Phase to promote benefits which include bio-diversity, amenity, water quality and attenuation; surface water attenuation systems designed to accommodate the 1 in 100 years plus 40% climate change storm event. a detailed maintenance plan of the proposed drainage system for the lifetime of the development confirming owners/adopters of the drainage system to include measures, so far as practicable for surface water drainage attenuation from the roof terraces/amenity areas and 'green' SuDS. No discharge of foul or surface water from the site shall be accepted into the public system until the drainage works referred to in the strategy have been completed. The approved scheme shall be fully implemented at the time of first occupation of any dwelling on the relevant Plot or Phase and shall be retained thereafter.

Reason: To ensure that the development does not cause adverse local environmental impact and to accord with policy 5.13 of the London Plan (2015); policies 1.1 and 1.2 of the adopted Ealing Development (Core) Strategy (2012); policy 5.12 of the Ealing Development Management Development Plan Document (2013) and the National Planning Policy Framework.

56. Waste Water Infrastructure

No properties shall be first occupied on any Plot or Phase of the development until confirmation has been provided that either: -

1. Foul water drainage capacity exists off site to serve the development, or
2. A housing and infrastructure phasing plan has been agreed with Thames Water. Where a housing and infrastructure phasing plan is agreed, no first occupation of any property shall take place other than in accordance with the approved housing and infrastructure phasing plan, or
3. All wastewater network upgrades required to accommodate the additional flows from the development have been completed.

Reason: Thames Water network reinforcement works are likely to be required to accommodate the proposed development. Any reinforcement works identified will be necessary in order to avoid sewage flooding and/or potential pollution incidents.

57. Travel Plan

Notwithstanding the submitted report and information, prior to the commencement of any Plot or Phase of the development details of a:

1. Residential Land use Travel Plan and
2. Industrial land use Travel Plan and
3. Commercial land use Travel Plan

shall have been submitted to and approved by the local planning authority and such agreed measures shall be implemented prior to the first occupation of each Plot or Phase of the approved development.

Reason: To promote the use of modes of transport, other than the use of private motor vehicles, in pursuance of the Council's policies on sustainable transport in accordance with policy 1.1 of the adopted Ealing Development (Core) Strategy 2012, and policies 6.1, 6.3 and 6.13 of the adopted London Plan 2015 and the National Planning Policy Framework.

58. Fire Statement

The development hereby permitted shall be implemented in accordance with the terms and provisions of the Mott MacDonald Fire Strategy dated 9th March 2020

accompanying the application prior to the first occupation of any dwelling of any Plot or Phase of the development hereby permitted.

Reason: In the interests of public safety and in accordance with London Plan Policy D5 and D12.

Reference No. 220269NMA

The following items are also brought to the applicant's attention:

INFORMATIVES:

INFORMATIVES:

1. The amendments submitted for:

- a. correction of the application site address to include reference to all the land concerned consistent with the planning application form,
- b. amended/varied wording to conditions or Titles to conditions 8 and 48,
- c. correct typographical errors to conditions 5, 17, 25, 55 and 56,
- d. deletion of duplicate condition 27 and
- e. consequent renumbering of conditions 28 - 59 as 28 - 58,

all represent a non-material amendment to planning permission 201379OUT granted on 22nd December 2021 because the result would not:

- Affect the bulk and mass of building(s) (above or below ground);
- Conflict with any other existing planning conditions;
- Alter the nature of the development;
- Alter or increase the number and size or location of any openings;
- Become contrary to the adopted policies of Ealing Council;
- Be altered in terms of overall design and appearance;
- Have any effect on design, loss of detail or lower quality materials;
- Have any impact on any neighbours or other statutory and non-statutory bodies and
- The amendment would not result in the scheme becoming contrary to the adopted policies of the Council.

2. Although the proposal represents a non-material amendment to planning permission 201379OUT granted on 22nd December 2021, the result would not conflict with the legal agreement of the same date made under s106 of the Town and Country Planning Act, 1990 (as amended) because it is worded the same as the alterations and amendments comprised in this permission.

3. Although the proposal represents a non-material amendment to planning permission 201379OUT dated 22nd December 2021 that permission shall be implemented as approved and in accordance with the conditions attached to that consent as amended or deleted by this permission. For the avoidance of doubt the conditions of permission 201379OUT, including those altered, amended, deleted or varied by this permission, are set out in the Conditions Section of this decision notice.

4. The application complied with policy and guidance. The Local Planning Authority delivered the decision proactively in accordance with requirements of the National Planning Policy Framework.

Reference No. 220269NMA

Notes

If you are not the applicant, please make sure that these notes are drawn to his/her attention.

Please note that this decision DOES NOT imply any consent, which may be required under the **Building Regulations** or under any enactment or provision other than Section 57 of the **Town and Country Planning Act 1990**. Nor does it override any private rights which any person may have relating to the land affected by this decision, including the provisions of the **Party Wall etc. Act 1996**.

Rights of Applicants Aggrieved by Decisions of the Local Planning Authority

1. Appeals to the Secretary of State

If you are aggrieved by the decision of the local planning authority to refuse permission for the proposed development, or to grant it permission subject to conditions, you may appeal to the Secretary of State for the Environment, Transport and the Regions, under Section 78 of the Town and Country Planning Act 1990.

As this is a decision to grant planning permission for a householder application, if you want to appeal against your local planning authority's decision then you must do so within **12 weeks** of the date of this notice.

Appeals must be made using a form which you can get from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN, or online at www.planningportal.gov.uk/pcs.

The Secretary of State can allow a longer period for giving of a notice of appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based their decision on a direction given by him.

2. Purchase Notices

If either the Local Planning Authority or the Secretary of State for the Environment, Transport and the Regions refuse permission to develop land, or grants it subject to conditions, whether by the local planning authority or the Secretary of State, the owner may claim that he can neither put the land to reasonably beneficial use in its existing state nor can he render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances the owner may serve a purchase notice on the London Borough of Ealing. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

3. Compensation

In certain circumstances, compensation may be claimed from the local planning authority if permission is refused or granted subject to conditions by the Secretary of State on appeal or on reference of the application to him. These circumstances are set out in Section 114 of the Town and Country Planning Act 1990.

