

PLACE



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Granted with a Legal Agreement

Mr Gary Stevens
Barton Willmore LLP
7 Soho Square
W1D 3QB

Our ref
221747HYBRID

Portal ref
PP-11149506

Date **3 May 2023**

Dear Mr Gary Stevens,

Application for Outline Planning Permission with some matters reserved. Town and Country Planning Act 1990 (as amended)

Ealing Council, the Local Planning Authority, have considered your application received on 12 April 2022 along with associated drawings and correspondence for **Site:** Friary Park Estate, Joseph Avenue, Acton, London, W3 6NL

Proposal: Hybrid planning application for the phased demolition of all existing buildings & structures & all site preparation works followed by a mixed-use phased development comprising buildings of 3-14 storeys (Block A), 2-24 storeys (Block B), 44.16m AOD to 106.47m AOD (Block C), 40.06m AOD to 82.32m AOD (Block D), 4-6 storeys (Blocks E, F, G and H), up to 1228 residential units & up to 1825sqm of non-residential floorspace, including Commercial, Business & Service floorspace (Use Class E(a)-E(g)(i), Drinking Establishments & Hot Food Takeaways (Sui Generis)) & Community & Learning floorspace (Use Class F1 & F2), & community floorspace (Use Class E(f), F1 & F2(b)); landscaping; removal and replacement of trees; public realm improvements; access alterations; car & cycle parking; & other highway works incidental to the development. , , Outline planning permission for phased demolition of all existing buildings & structures, all site preparation works & redevelopment to provide new buildings ranging in height from 40.60m AOD to 106.47m AOD with up to 52,880sqm (GIA) of total floorspace; up to 576 homes (Use Class C3); up to 440sqm of community floorspace (Use Class E(f), F1 & F2(b)); cycle & vehicle parking; highway & access improvements; & landscape & public realm improvements. , , Full planning permission for phased demolition of all existing buildings & structures & all site preparation works & Blocks A (3-14 storeys), B (2-24 storeys), E, F, G and H (4-6 storeys) comprising 652 homes (Use Class C3); 1,385sqm Commercial, Business & Service floorspace (Use Classes E(a)-E(g)(i), Drinking Establishments & Hot Food Takeaways (Sui Generis)) & Community & Learning floorspace (Use Class F1 & F2)); energy centre; cycle & vehicle parking; highway & access improvements; & landscape & public realm improvements. , , An Environmental Statement has been submitted with the application under the Town & Country Planning (Environmental Impact Assessment) Regulations 2017, as amended.

Decision Issued: **3 May 2023**

**CREATING
GOOD JOBS**

**TACKLING
THE CLIMATE CRISIS**

**FIGHTING
INEQUALITY**

**POSITIVE ABOUT
DISABLED PEOPLE**

Decision: **Granted with a legal agreement.**

It is important that you read and understand all the conditions / reasons / obligations/ informatives overleaf.

Yours sincerely



Head of Development Management

Email: planning@ealing.gov.uk

Drawings/Schedules References:

DESIGN AND ACCESS STATEMENT-C049FPK-CTA-XX-XX-RP-A-00001 Rev.01
, DESIGN CODE-C049FPK-CTA-XX-XX-RP-A-00002 Rev.02 NON-
RESIDENTIAL LETTINGS FACILITIES AND ESTATE MANAGEMENT PLAN-C049FPK-CTA-
XX-XX-RP-A-00003 Rev.02 , DESIGN AND ACCESS STATEMENT
ADDENDUM C049FPK-CTA-XX-XX-RP-A-00004 Rev.02 , ACCOMMODATION
SCHEDULE - PROPOSED SCHEME RECEIVED ON 15 MARCH 2023 , SITE-WIDE
GENERAL ARRANGEMENT PLAN-1924-EXA-00-00-DR-L-00100 Rev.P05
GENERAL ARRANGEMENT - FRIARS WALK (SHEET 1 OF 2)-1924-EXA-00-00-DR-L-
00101 Rev.P03 , GENERAL ARRANGEMENT - FRIARS WALK (SHEET 2 OF 2)-
1924-EXA-00-00-DR-L-00102 Rev.P03 , GENERAL ARRANGEMENT - THE
PARKWAY-1924-EXA-00-00-DR-L-00103 Rev.P03 , GENERAL ARRANGEMENT -
THE GARDENS (SHEET 1 OF 2)-1924-EXA-00-00-DR-L-00104 Rev.P03
GENERAL ARRANGEMENT - THE GARDENS (SHEET 2 OF 2)-1924-EXA-00-00-DR-L-
00105 Rev.P03 , GENERAL ARRANGEMENT - FRIARY ROAD (SHEET 1 OF 2)-
1924-EXA-00-00-DR-L-00106 Rev.P03 , GENERAL ARRANGEMENT - FRIARY
ROAD (SHEET 2 OF 2)-1924-EXA-00-00-DR-L-00107 Rev.P03 , SITE-WIDE
GENERAL ARRANGEMENT PLAN PODIUM-1924-EXA-00-01-DR-L-00108 Rev.P02
GENERAL ARRANGEMENT - BLOCK B PODIUM-1924-EXA-00-01-DR-L-00109 Rev.P02
, GENERAL ARRANGEMENT - BLOCK B4 ROOF TERRACE-1924-EXA-00-
01-DR-L-00110 Rev.P02 , SITE WIDE ILLUSTRATIVE MASTERPLAN-1924-EXA-
00-01-DR-L-00111 Rev.P02 , SITE LOCATION PLAN AS EXISTING-C049FPK-
CTA-XX-XX-DR-A-01001 DEMOLITION PLAN-C049FPK-CTA-XX-XX-DR-A-01002
DEMOLITION PHASING PLAN-C049FPK-CTA-XX-XX-DR-A-01003 BUILDING 01,
ELEVATIONS 1-4 DEMOLISHED IN PHASE 1A-MSL31297-01-E A BUILDING 02,
ELEVATIONS 1 AND 2A-MSL31297-02-E_1 A , BUILDING 02, ELEVATIONS 3 AND 4-
MSL31297-02-E_2 A , BUILDING 03, ELEVATIONS 1-4 MSL31297-03-E A,
BUILDING 04, ELEVATIONS 1-4 MSL31297-04-E A , BUILDING 05, ELEVATIONS 1-4
MSL31297-05-E A , BUILDING 06, ELEVATIONS 1-4 MSL31297-06-E A, BUILDING
07, ELEVATIONS 1-4 MSL31297-07-E A , BUILDING 08, ELEVATIONS 1-4
MSL31297-08-E A , BUILDING 09, ELEVATIONS 1-4 MSL31297-09-E A, BUILDING
10, ELEVATIONS 1-4 MSL31297-10-E A , BUILDING 11, ELEVATIONS 1-4
MSL31297-11-E A , BUILDING 12, ELEVATIONS 1-4 MSL31297-12-E A, BUILDING
13, ELEVATIONS 1-4 MSL31297-13-E A , BUILDING 14, ELEVATIONS 1-4
MSL31297-14-E A , BUILDING 15, ELEVATIONS 1-4 MSL31297-15-E A, BUILDING
16, ELEVATIONS 1-4 DEMOLISHED IN PHASE 1A MSL31297-16-E A , BUILDING
17, ELEVATIONS 1-4 MSL31297-17-E A , BUILDING 18, ELEVATIONS 1-4
DEMOLISHED IN PHASE 1A MSL31297-18-E A , BUILDING 19, ELEVATIONS 1-4
DEMOLISHED IN PHASE 1A MSL31297-19-E A , BUILDING 20, ELEVATIONS 1-4
DEMOLISHED IN PHASE 1A MSL31297-20-E A , BUILDING 21, ELEVATIONS 1-4
DEMOLISHED IN PHASE 1A MSL31297-21-E A , BUILDING 22, ELEVATIONS 1-4
DEMOLISHED IN PHASE 1A MSL31297-22-E A , BUILDING 23, ELEVATIONS 1-4
DEMOLISHED IN PHASE 1A MSL31297-23-E A 17-28 THE DRIVE, GIA AREA PLAN

DEMOLISHED IN PHASE 1A MSL31297-01-GIA-L0 A , 17-28 THE DRIVE, GIA AREA
 PLAN DEMOLISHED IN PHASE 1A MSL31297-01-GIA-L1 A , 17-28 THE DRIVE, GIA
 AREA PLAN DEMOLISHED IN PHASE 1A MSL31297-01-GIA-L2 A , 29-52 THE DRIVE,
 GIA AREA PLAN DEMOLISHED IN PHASE 1A MSL31297-02-GIA-L0 A , 29-52 THE
 DRIVE, GIA AREA PLAN DEMOLISHED IN PHASE 1A MSL31297-02-GIA-L1 A , 29-52
 THE DRIVE, GIA AREA PLAN DEMOLISHED IN PHASE 1A MSL31297-02-GIA-L2 A ,
 1-6 JOSEPH AVENUE, GIA AREA PLAN MSL31297-03-GIA-L0 A , 1-6 JOSEPH
 AVENUE, GIA AREA PLAN MSL31297-03-GIA-L1 A , 1-6 JOSEPH AVENUE, GIA AREA
 PLAN MSL31297-03-GIA-L2 A , 1-6 SPARKS CLOSE, GIA AREA PLAN MSL31297-04-
 GIA-L0 A , 1-6 SPARKS CLOSE, GIA AREA PLAN MSL31297-04-GIA-L1 A , 1-6
 SPARKS CLOSE, GIA AREA PLAN MSL31297-04-GIA-L2 A , 7-18 SPARKS CLOSE, GIA
 AREA PLAN MSL31297-05-GIA-L0 A , 7-18 SPARKS CLOSE, GIA AREA PLAN
 MSL31297-05-GIA-L1 A , 7-18 SPARKS CLOSE, GIA AREA PLAN MSL31297-05-GIA-
 L2 A , 19-30 SPARKS CLOSE, GIA AREA PLAN MSL31297-06-GIA-L0 A , 19-30
 SPARKS CLOSE, GIA AREA PLAN MSL31297-06-GIA-L1 A , 19-30 SPARKS CLOSE,
 GIA AREA PLAN MSL31297-06-GIA-L2 A , 31-36 SPARKS CLOSE, GIA AREA PLAN
 MSL31297-07-GIA-L0 A , 31-36 SPARKS CLOSE, GIA AREA PLAN MSL31297-07-GIA-
 L1 A , 31-36 SPARKS CLOSE, GIA AREA PLAN MSL31297-07-GIA-L2 A , 3-9
 FRIARY CLOSE, GIA AREA PLAN MSL31297-08-GIA-L0 A , 3-9 FRIARY CLOSE, GIA
 AREA PLAN MSL31297-08-GIA-L1 A , 3-9 FRIARY CLOSE, GIA AREA PLAN
 MSL31297-08-GIA-L2 A , 37-50 SPARKS CLOSE, GIA AREA PLAN MSL31297-09-GIA-
 L0 A , 37-50 SPARKS CLOSE, GIA AREA PLAN MSL31297-09-GIA-L1 A , 37-50
 SPARKS CLOSE, GIA AREA PLAN MSL31297-09-GIA-L2 A , 37-50 SPARKS CLOSE,
 GIA AREA PLAN MSL31297-09-GIA-L3 A , 45-58 JOSEPH AVENUE, GIA AREA
 PLAN MSL31297-10-GIA-L0 A , 45-58 JOSEPH AVENUE, GIA AREA PLAN MSL31297-
 10-GIA-L1 A , 45-58 JOSEPH AVENUE, GIA AREA PLAN MSL31297-10-GIA-L2 A ,
 45-58 JOSEPH AVENUE, GIA AREA PLAN MSL31297-10-GIA-L3 A , 59-66 JOSEPH
 AVENUE, GIA AREA PLAN MSL31297-11-GIA-L0 A , 59-66 JOSEPH AVENUE, GIA
 AREA PLAN MSL31297-11-GIA-L1 A , 59-66 JOSEPH AVENUE, GIA AREA PLAN
 MSL31297-11-GIA-L2 A , 59-66 JOSEPH AVENUE, GIA AREA PLAN MSL31297-11-
 GIA-L3 A , COMMUNITY CENTRE, GIA AREA PLAN MSL31297-12-GIA-L0 A ,
 COMMUNITY CENTRE, GIA AREA PLAN MSL31297-12-GIA-L1 A , 39-44 JOSEPH
 AVENUE, GIA AREA PLAN MSL31297-13-GIA-L0 A , 39-44 JOSEPH AVENUE, GIA
 AREA PLAN MSL31297-13-GIA-L1 A , 39-44 JOSEPH AVENUE, GIA AREA PLAN
 MSL31297-13-GIA-L2 A , 23-38 JOSEPH AVENUE, GIA AREA PLAN MSL31297-14-
 GIA-L0 A , 23-38 JOSEPH AVENUE, GIA AREA PLAN MSL31297-14-GIA-L1 A ,
 23-38 JOSEPH AVENUE, GIA AREA PLAN MSL31297-14-GIA-L2 A , 23-38 JOSEPH
 AVENUE, GIA AREA PLAN MSL31297-14-GIA-L3 A , 7-22 JOSEPH AVENUE, GIA AREA
 PLAN MSL31297-15-GIA-L0 A , 7-22 JOSEPH AVENUE, GIA AREA PLAN MSL31297-
 15-GIA-L1 A , 7-22 JOSEPH AVENUE, GIA AREA PLAN MSL31297-15-GIA-L2 A ,
 7-22 JOSEPH AVENUE, GIA AREA PLAN MSL31297-15-GIA-L3 A , 53-68 THE DRIVE,
 GIA AREA PLAN DEMOLISHED IN PHASE 1A MSL31297-16-GIA-L0 A , 53-68
 THE DRIVE, GIA AREA PLAN DEMOLISHED IN PHASE 1A MSL31297-16-GIA-L1 A ,
 53-68 THE DRIVE, GIA AREA PLAN DEMOLISHED IN PHASE 1A MSL31297-16-
 GIA-L2 A , 53-68 THE DRIVE, GIA AREA PLAN DEMOLISHED IN PHASE 1A
 MSL31297-16-GIA-L3 A , 69-82 THE DRIVE, GIA AREA PLAN MSL31297-17-
 GIA-L0 A , 69-82 THE DRIVE, GIA AREA PLAN MSL31297-17-GIA-L1 A ,
 69-82 THE DRIVE, GIA AREA PLAN MSL31297-17-GIA-L2 A , 69-82
 THE DRIVE, GIA AREA PLAN MSL31297-17-GIA-L3 A , 83-88 THE DRIVE,
 GIA AREA PLAN DEMOLISHED IN PHASE 1A MSL31297-18-GIA-L0A , 83-88
 THE DRIVE, GIA AREA PLAN DEMOLISHED IN PHASE 1A MSL31297-18-GIA-L1A ,
 83-88 THE DRIVE, GIA AREA PLAN DEMOLISHED IN PHASE 1A MSL31297-18-
 GIA-L2 A , 10 & 12 THE DRIVE, GIA AREA PLAN DEMOLISHED IN PHASE 1A
 MSL31297-19-GIA-L0 A , 10 & 12 THE DRIVE, GIA AREA PLAN DEMOLISHED IN
 PHASE 1A MSL31297-19-GIA-L1A , 6 & 8 THE DRIVE, GIA AREA PLAN
 DEMOLISHED IN PHASE 1A MSL31297-20-GIA-L0 A , 6 & 8 THE DRIVE, GIA AREA

PLAN DEMOLISHED IN PHASE 1A MSL31297-20-GIA-L1 A , 2 & 4 THE DRIVE, GIA
 AREA PLAN DEMOLISHED IN PHASE 1A MSL31297-21-GIA-L0 A , 2 & 4 THE DRIVE,
 GIA AREA PLAN DEMOLISHED IN PHASE 1A MSL31297-21-GIA-L1 A , 13-16 FRIARY
 COURT, GIA AREA PLAN MSL31297-22-GIA-L0 A , 13-16 FRIARY COURT, GIA
 AREA PLAN MSL31297-22-GIA-L1 A , 1-12 FRIARY COURT, GIA AREA PLAN
 MSL31297-23-GIA-L0 A , 1-12 FRIARY COURT, GIA AREA PLAN MSL31297-23-GIA-
 L1 A , 29 & 31 EMMANUEL AVE, GIA AREA PLAN MSL31297-24-GIA-L0 A , 29 &
 31 EMMANUEL AVE, GIA AREA PLAN MSL31297-24-GIA-L1 A , 29 & 31 EMMANUEL
 AVE, GIA AREA PLAN MSL31297-24-GIA-L2 A , 21 & 23 EMMANUEL AVE, GIA
 AREA PLAN MSL31297-25-GIA-L0 A , 21 & 23 EMMANUEL AVE, GIA AREA PLAN
 MSL31297-25-GIA-L1 A , 21 & 23 EMMANUEL AVE, GIA AREA PLAN MSL31297-25-
 GIA-L2 A , SITE LOCATION PLAN AS PROPOSED C049FPK-CTA-XX-XX-DR-A-
 01100, SITE PLAN AS PROPOSED C049FPK-CTA-XX-XX-DR-A-01101 , CONTEXTUAL
 ELEVATIONS 01 AS PROPOSED C049FPK-CTA-XX-XX-DR-A-01102 , CONTEXTUAL
 ELEVATIONS 02 PROPOSED C049FPK-CTA-XX-XX-DR-A-01103 , TENURE PLANS
 (LEVEL 00 - LEVEL 11) AS PROPOSED C049FPK-CTA-XX-XX-DR-A-01104 ,
 TENURE PLANS (LEVEL 12 - LEVEL 23) AS PROPOSED C049FPK-CTA-XX-XX-DR-A-
 01105, ACCESSIBLE UNIT DISTRIBUTION PLANS (LEVEL 00 - LEVEL 11) AS
 PROPOSED C049FPK-CTA-XX-XX-DR-A-01106 , ACCESSIBLE UNIT
 DISTRIBUTION PLANS (LEVEL 00 - LEVEL 11) AS PROPOSED C049FPK-CTA-XX-XX-
 DR-A-01107 , CONSTRUCTION PHASING PLAN AS PROPOSED C049FPK-CTA-XX-XX-
 DR-A-01108 , PARAMETER PLANS SITE PLAN AS PROPOSED (INCLUDING PLOT
 NAMES) C049FPK-CTA-XX-XX-DR-A-01200 , PARAMETER PLANS LEVEL 00 LAND
 USE AS PROPOSED C049FPK-CTA-XX-XX-DR-A-01201 , PARAMETER PLANS
 LEVELS 01-21 LAND USE AS PROPOSED C049FPK-CTA-XX-XX-DR-A-01202 ,
 PARAMETER PLANS MAXIMUM BUILDING HEIGHTS E AS PROPOSED C049FPK-CTA-XX-
 XX-DR-A-01203 PARAMETER PLANS BUILDING LINES SETBACK/DEVELOPMENT ZONE
 AS PROPOSED C049FPK-CTA-XX-XX-DR-A-01204 , PARAMETER PLANS GREEN
 INFRASTRUCTURE AS PROPOSED C049FPK-CTA-XX-XX-DR-A-01205 , PARAMETER
 PLANS ACCESS AND CIRCULATION AS PROPOSED C049FPK-CTA-XX-XX-DR-A-01206
 , BLOCK A LEVEL 00 GA FLOOR PLAN AS PROPOSED C049FPK-CTA-AA-00-DR-
 A-20000 , BLOCK A LEVEL 01 GA FLOOR PLAN AS PROPOSED C049FPK-CTA-AA-
 01-DR-A-20001 , BLOCK A LEVEL 02 GA FLOOR PLAN AS PROPOSED C049FPK-
 CTA-AA-02-DR-A-20002 , BLOCK A LEVEL 03 GA FLOOR PLAN AS PROPOSED
 C049FPK-CTA-AA-03-DR-A-20003 , BLOCK A LEVEL 04 GA FLOOR PLAN AS
 PROPOSED C049FPK-CTA-AA-04-DR-A-20004 , BLOCK A LEVEL 05 GA FLOOR
 PLAN AS PROPOSED C049FPK-CTA-AA-05-DR-A-20005 , BLOCK A LEVEL 06 GA
 FLOOR PLAN AS PROPOSED C049FPK-CTA-AA-06-DR-A-20006 , BLOCK A LEVEL 07-
 13 GA FLOOR PLAN AS PROPOSED C049FPK-CTA-AA-07-DR-A-20007 , BLOCK A
 ROOF PLAN AS PROPOSED C049FPK-CTA-AA-RP-DR-A-20008 , BLOCK A SECTIONS
 AA, BB AND CC AS PROPOSED C049FPK-CTA-AA-XX-DR-A-21000 , BLOCK A
 SOUTH AND EAST ELEVATIONS AS PROPOSED C049FPK-CTA-AA-XX-DR-A-21010 ,
 BLOCK A NORTH AND WEST ELEVATIONS AS PROPOSED C049FPK-CTA-AA-XX-DR-A-
 21011, BLOCK A2 ELEVATIONS AS PROPOSED C049FPK-CTA-AA-XX-DR-A-21012 ,
 BLOCK A ELEVATION STUDIES - FAÇADE TYPE 01 - BLOCK A TOWER BASE AS
 PROPOSED C049FPK-CTA-AA-XX-DR-A-22000 , BLOCK A ELEVATION STUDIES -
 FAÇADE TYPE 02 - LOWER C049FPK-CTA-AA-XX-DR-A-22001 , BLOCK A
 ELEVATION STUDIES - FAÇADE TYPE 03 - TOWER C049FPK-CTA-AA-XX-DR-A-22002
 , BLOCK A DECK ACCESS DETAILS AS PROPOSED C049FPK-CTA-AA-XX-DR-A-
 25000, BLOCK B LEVEL 00 GA FLOOR PLAN AS PROPOSED C049FPK-CTA-BB-00-DR-
 A-20100 Rev 01 , BLOCK B LEVEL 01 GA FLOOR PLAN AS PROPOSED C049FPK-
 CTA-BB-01-DR-A-20101 Rev 01 , BLOCK B LEVEL 02 GA FLOOR PLAN AS PROPOSED
 C049FPK-CTA-BB-02-DR-A-20102 Rev 01 , BLOCK B LEVEL 03 GA FLOOR PLAN AS
 PROPOSED C049FPK-CTA-BB-03-DR-A-20103 Rev 01 , BLOCK B TYPICAL
 PROJECTING BALCONY DETAIL AS PROPOSED C049FPK-CTA-BB-XX-DR-A-25101 ,
 BLOCK B TYPICAL INSET BALCONY DETAIL AS PROPOSED C049FPK-CTA-BB-XX-DR-A-

25102, BLOCK B TYPICAL WIDE BALCONY DETAIL AS PROPOSED C049FPK-CTA-BB-XX-DR-A-25103 , BLOCK B DECK ACCESS DETAIL AS PROPOSED C049FPK-CTA-BB-XX-DR-A-25104 , BLOCK B WINDOW DETAIL AS PROPOSED C049FPK-CTA-BB-XX-DR-A-25105 , BLOCK B COLONNADE DETAIL AS PROPOSED C049FPK-CTA-BB-XX-DR-A-25106 , Block E Proposed Ground Floor Plan PL100 A , Block E Proposed First Floor Plan PL101 A , Block E Proposed Second Floor Plan PL102 A , Block E Proposed Third Floor Plan PL103 A , Block E Proposed Fourth Floor Plan PL104 A , Block E Proposed Fifth Floor Plan PL105 A , Block E Proposed Roof Plan PL106 A , Block E Proposed M43 Accessible Units 1 of 2 PL120 A , Block E Proposed M43 Accessible Units 2 of 2 PL121 A , Block E Proposed North Elevation PL200 B , Block E Proposed East Elevation PL201 A , Block E Proposed South Elevation PL202 B , Block E Proposed West Elevation PL203 B , Block E Proposed Section AA PL300 A , Block E Proposed Section BB PL301 A, Block F Proposed Ground Floor Plan PL100 A , Block F Proposed First Floor Plan PL101 A , Block F Proposed Second Floor Plan PL102 A , Block F Proposed Third Floor Plan PL103 A , Block F Proposed Fourth Floor Plan PL104 A , Block F Proposed Fifth Floor Plan PL105 A , Block F Proposed Sixth Floor Plan PL106 A , Block F Proposed Seventh Plan PL107 A , Block F Proposed Roof Plan PL108 A , Block F Proposed North Elevation PL200 B , Block F Proposed East Elevation PL201 B , Block F Proposed South Elevation PL202 B , Block F Proposed West Elevation PL203 B , Block F Proposed Section AA PL300 A , Block F Proposed Section BB PL301 A, Block F Proposed Section CC and DD PL302 A , BLOCK G LEVEL 00 GA FLOOR PLAN AS PROPOSED C049FPK-CTA-GG-00-DR-A-20400 , BLOCK G LEVEL 01 GA FLOOR PLAN AS PROPOSED C049FPK-CTA-GG-01-DR-A-20401 , BLOCK B4 SECTIONS 01 AND 02 AS PROPOSED C049FPK-CTA-BB-XX-DR-A-21103 , BLOCK B NORTH ELEVATION AS PROPOSED C049FPK-CTA-BB-XX-DR-A-21110 , BLOCK B SOUTH ELEVATION AS PROPOSED C049FPK-CTA-BB-XX-DR-A-21111 , BLOCK B EAST ELEVATION AS PROPOSED C049FPK-CTA-BB-XX-DR-A-21112 , BLOCK B COURTYARD ELEVATIONS 01 (SOUTH) AS PROPOSED C049FPK-CTA-BB-XX-DR-A-21113 , BLOCK B COURTYARD ELEVATIONS 02 (EAST) AS PROPOSED C049FPK-CTA-BB-XX-DR-A-21114, BLOCK B COURTYARD ELEVATIONS 03 (NORTH) AS PROPOSED C049FPK-CTA-BB-XX-DR-A-21115 , BLOCK B1 ELEVATIONS AS PROPOSED C049FPK-CTA-BB-XX-DR-A-21116 , BLOCK B2 ELEVATIONS AS PROPOSED 01 C049FPK-CTA-BB-XX-DR-A-21117, BLOCK B2 ELEVATIONS AS PROPOSED 02 C049FPK-CTA-BB-XX-DR-A-21118, BLOCK B3 ELEVATIONS AS PROPOSED C049FPK-CTA-BB-XX-DR-A-21119 , BLOCK B1 ELEVATION STUDIES FAÇADE TYPE 01 (BASE) AS PROPOSED C049FPK-CTA-BB-XX-DR-A-22100 , BLOCK B1 ELEVATION STUDIES FAÇADE TYPE 01 (TOP) AS PROPOSED C049FPK-CTA-BB-XX-DR-A-22101 , BLOCK B2 ELEVATION STUDIES FAÇADE TYPE 02 (BASE) AS PROPOSED C049FPK-CTA-BB-XX-DR-A-22102 , BLOCK B2 ELEVATION STUDIES FAÇADE TYPE 02 (TOP) AS PROPOSED C049FPK-CTA-BB-XX-DR-A-22103 , BLOCK B2 ELEVATION STUDIES FAÇADE TYPE 03 (BASE) AS PROPOSED C049FPK-CTA-BB-XX-DR-A-22104 , BLOCK B2 ELEVATION STUDIES FAÇADE TYPE 03 (TOP) AS PROPOSED C049FPK-CTA-BB-XX-DR-A-22105 , BLOCK B2 ELEVATION STUDIES FAÇADE TYPE 04 (BASE) AS PROPOSED C049FPK-CTA-BB-XX-DR-A-22106 , BLOCK B2 ELEVATION STUDIES FAÇADE TYPE 04 (TOP) AS PROPOSED C049FPK-CTA-BB-XX-DR-A-22107 , BLOCK B3 ELEVATION STUDIES FAÇADE TYPE 05 (BASE) AS PROPOSED C049FPK-CTA-BB-XX-DR-A-22108 , BLOCK B3 ELEVATION STUDIES FAÇADE TYPE 05 (TOP) AS PROPOSED C049FPK-CTA-BB-XX-DR-A-22109 , BLOCK B3 ELEVATION STUDIES FAÇADE TYPE 06 (TOP) AS PROPOSED C049FPK-CTA-BB-XX-DR-A-22110 , BLOCK B3 ELEVATION STUDIES FAÇADE TYPE 06 (BASE) AS PROPOSED C049FPK-CTA-BB-XX-DR-A-22111 , BLOCK B TYPICAL CORNER BALCONY DETAILS FRIARS WALK AS PROPOSED C049FPK-CTA-BB-XX-DR-A-25100, BLOCK B LEVEL 04 GA FLOOR PLAN AS PROPOSED C049FPK-CTA-BB-04-DR-A-20104 Rev 01 , BLOCK B LEVEL 05 GA FLOOR PLAN AS PROPOSED C049FPK-CTA-BB-05-DR-A-20105 Rev 01 , BLOCK B LEVEL 06 GA FLOOR PLAN AS PROPOSED C049FPK-CTA-BB-06-DR-A-20106 Rev 01 , BLOCK B LEVEL 07 GA

FLOOR PLAN AS PROPOSED C049FPK-CTA-BB-07-DR-A-20107 Rev 01 , BLOCK B
LEVEL 08 GA FLOOR PLAN AS PROPOSED C049FPK-CTA-BB-08-DR-A-20108 Rev 01 ,
BLOCK B LEVEL 09 GA FLOOR PLAN AS PROPOSED C049FPK-CTA-BB-09-DR-A-20109
Rev 01 , BLOCK B LEVEL 10 GA FLOOR PLAN AS PROPOSED C049FPK-CTA-BB-
10-DR-A-20110 Rev 01 , BLOCK B LEVEL 11 GA FLOOR PLAN AS PROPOSED
C049FPK-CTA-BB-11-DR-A-20111 Rev 01 , BLOCK B LEVEL 12 GA FLOOR PLAN AS
PROPOSED C049FPK-CTA-BB-12-DR-A-20112 Rev 01 , BLOCK B LEVEL 13 GA
FLOOR PLAN AS PROPOSED C049FPK-CTA-BB-13-DR-A-20113 Rev 01 , BLOCK B
LEVEL 14 GA FLOOR PLAN AS PROPOSED C049FPK-CTA-BB-14-DR-A-20114 Rev 01 ,
BLOCK B LEVEL 15 GA FLOOR PLAN AS PROPOSED C049FPK-CTA-BB-15-DR-A-20115
Rev 01 , BLOCK B LEVEL 16 GA FLOOR PLAN AS PROPOSED C049FPK-CTA-BB-
16-DR-A-20116 Rev 01 , BLOCK B LEVEL 17 GA FLOOR PLAN AS PROPOSED
C049FPK-CTA-BB-17-DR-A-20117 Rev 01 , BLOCK B LEVEL 18 GA FLOOR PLAN AS
PROPOSED C049FPK-CTA-BB-18-DR-A-20118 Rev 01 , BLOCK B LEVEL 19 GA
FLOOR PLAN AS PROPOSED C049FPK-CTA-BB-19-DR-A-20119 Rev 01 , BLOCK B
LEVEL 20 GA FLOOR PLAN AS PROPOSED C049FPK-CTA-BB-20-DR-A-20120 Rev 01 ,
BLOCK B LEVEL 21 GA FLOOR PLAN AS PROPOSED C049FPK-CTA-BB-21-DR-A-20121
Rev 01 , BLOCK B LEVEL 22 GA FLOOR PLAN AS PROPOSED C049FPK-CTA-BB-
22-DR-A-20122 Rev 01 Rev 01 , BLOCK B LEVEL 23 GA FLOOR PLAN AS PROPOSED
C049FPK-CTA-BB-23-DR-A-20123 Rev 01 , BLOCK B ROOF PLAN AS PROPOSED
C049FPK-CTA-BB-RP-DR-A-20124 Rev 01 , TYPICAL INTERNAL FLOOR PLANS
M4(3) ACCESSIBLE UNITS C049FPK-CTA-BB-XX-DR-A-20130 , BLOCK B1
SECTIONS 01 AND 02 AS PROPOSED C049FPK-CTA-BB-XX-DR-A-21100 , BLOCK
B2 SECTIONS 01 AND 02 AS PROPOSED C049FPK-CTA-BB-XX-DR-A-21101 , BLOCK
B3 SECTIONS 01 AND 02 AS PROPOSED C049FPK-CTA-BB-XX-DR-ABLOCK G LEVEL
02 GA FLOOR PLAN AS PROPOSED C049FPK-CTA-GG-02-DR-A-20402 , BLOCK G
LEVEL 03 GA FLOOR PLAN AS PROPOSED C049FPK-CTA-GG-03-DR-A-20403 , BLOCK
G LEVEL 04 GA FLOOR PLAN AS PROPOSED C049FPK-CTA-GG-04-DR-A-20404 ,
BLOCK G LEVEL 05 GA FLOOR PLAN AS PROPOSED C049FPK-CTA-GG-05-DR-A-20405
 , BLOCK G ROOF PLAN AS PROPOSED C049FPK-CTA-GG-RP-DR-A-20406 ,
GENERAL ARRANGEMENT SECTIONS AND ELEVATIONS AS PROPOSED , BLOCK G
SECTIONS 01, 02 AND 03 AS PROPOSED C049FPK-CTA-GG-XX-DR-A-21400 , BLOCK
G ELEVATIONS AS PROPOSED C049FPK-CTA-GG-XX-DR-A-21410 , BLOCK G
ELEVATION STUDIES FAÇADE TYPE 01 FRIARS WALK AS PROPOSED C049FPK-CTA-
GG-XX-DR-A-22400 , BLOCK G ELEVATION STUDIES CORE G1 ENTRANCE
DETAILS AS PROPOSED C049FPK-CTA-GG-XX-DR-A-22401 , BLOCK G DECK
ACCESS DETAILS AS PROPOSED C049FPK-CTA-GG-XX-DR-A-25400 , Block H
Existing Site Plan PL010 A , Block H Existing Elevations PL020 A , Block H
Proposed Ground Floor Plan PL100 A , Block H Proposed First Floor Plan PL101 A ,
Block H Proposed Second Floor Plan PL102 A , Block H Proposed Third Floor Plan
PL103 A , Block H Proposed Roof Plan PL104 A , Block H Proposed South
Elevation PL200 A , Block H Proposed North Elevation PL201 A , Block H Proposed
West Elevation PL202 A , Block H Proposed East Elevation PL203 A , Block H
Proposed Section AA PL300 A , Block H Proposed Section BB PL301 A , Block H
Proposed Section CC PL302 A ,

Reference No: **221747HYBRID**

Site: **Friary Park Estate, Joseph Avenue, Acton, London, W3 6NL**

The proposal has been considered against Application for Outline Planning Permission with some matters reserved. Town and Country Planning Act 1990 (as amended) and is **Granted with a Legal Agreement**.

Schedule of Reasons / Conditions / Obligations

1 The Detailed Element of the development 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 (as amended).

2 Submission of reserved matters application(s) for the Outline Element of development hereby permitted shall be made before 3 years from the date of this permission. Commencement of Development of the Part approved shall begin within two years from the date of the approval of the reserved matters for that Part. Commencement of Development in relation to the remainder of the development must begin within two years from the date of the last reserved matters approval for the entire site.

Reason: In order to comply with the provisions of the Town and Country Planning Act 1990 (as amended)

3 The Outline Element hereby approved shall not commence until the reserved matters as listed below, have been approved by the Local Planning Authority:

- o Access
- o Appearance
- o Landscaping
- o Layout
- o Scale

The Outline Element of the development shall thereafter be carried out in accordance with the approved plans and other supporting documents.

Reason: In order that the Local Planning Authority may be satisfied with the details of the proposal as provided for in Articles 5 and 6 of the Town and Country Planning (General Development Management Procedure) Order 2015, as the application is in outline form only.

4 The development shall be carried out in accordance with approved Demolition and Construction Phasing Plans (refs. C049FPK-CTA-XX-XX-DR-A-01003 & C049FPK-CTA-XX-XX-DR-A-01108), unless otherwise agreed with the Local Planning Authority which shall only do so if satisfied that the relevant variation would not have significant environmental effects other than those assessed in the approved Environmental Statement.

Reason: To ensure the orderly and satisfactory development of the Site in accordance with the assumptions which underpinned the EIA Process, in the interests of highway safety and to assist in achieving the planning benefits of the Residential Led Scheme, whilst allowing enough flexibility to enable the development to be delivered in a manner which accords with the EIA process.

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

DESIGN AND ACCESS STATEMENT-C049FPK-CTA-XX-XX-RP-A-00001 Rev.01

DESIGN CODE-C049FPK-CTA-XX-XX-RP-A-00002 Rev.02

NON-RESIDENTIAL LETTINGS FACILITIES AND ESTATE MANAGEMENT PLAN-C049FPK-CTA-XX-XX-RP-A-00003 Rev.02

DESIGN AND ACCESS STATEMENT ADDENDUM C049FPK-CTA-XX-XX-RP-A-00004 Rev.02

ACCOMMODATION SCHEDULE - PROPOSED SCHEME RECEIVED ON 15 MARCH 2023

SITE-WIDE GENERAL ARRANGEMENT PLAN-1924-EXA-00-00-DR-L-00100 Rev.P05

GENERAL ARRANGEMENT - FRIARS WALK (SHEET 1 OF 2)-1924-EXA-00-00-DR-L-00101 Rev.P03

GENERAL ARRANGEMENT - FRIARS WALK (SHEET 2 OF 2)-1924-EXA-00-00-DR-L-00102 Rev.P03

GENERAL ARRANGEMENT - THE PARKWAY-1924-EXA-00-00-DR-L-00103 Rev.P03

GENERAL ARRANGEMENT - THE GARDENS (SHEET 1 OF 2)-1924-EXA-00-00-DR-L-00104 Rev.P03

GENERAL ARRANGEMENT - THE GARDENS (SHEET 2 OF 2)-1924-EXA-00-00-DR-L-00105 Rev.P03

GENERAL ARRANGEMENT - FRIARY ROAD (SHEET 1 OF 2)-1924-EXA-00-00-DR-L-00106 Rev.P03

GENERAL ARRANGEMENT - FRIARY ROAD (SHEET 2 OF 2)-1924-EXA-00-00-DR-L-00107 Rev.P03

SITE-WIDE GENERAL ARRANGEMENT PLAN PODIUM-1924-EXA-00-01-DR-L-00108 Rev.P02

GENERAL ARRANGEMENT - BLOCK B PODIUM-1924-EXA-00-01-DR-L-00109 Rev.P02

GENERAL ARRANGEMENT - BLOCK B4 ROOF TERRACE-1924-EXA-00-01-DR-L-00110 Rev.P02

SITE WIDE ILLUSTRATIVE MASTERPLAN-1924-EXA-00-01-DR-L-00111 Rev.P02

SITE LOCATION PLAN AS EXISTING-C049FPK-CTA-XX-XX-DR-A-01001

DEMOLITION PLAN-C049FPK-CTA-XX-XX-DR-A-01002

DEMOLITION PHASING PLAN-C049FPK-CTA-XX-XX-DR-A-01003

BUILDING 01, ELEVATIONS 1-4 DEMOLISHED IN PHASE 1A-MSL31297-01-E A

BUILDING 02, ELEVATIONS 1 AND 2A-MSL31297-02-E_1 A

BUILDING 02, ELEVATIONS 3 AND 4-MSL31297-02-E_2 A

BUILDING 03, ELEVATIONS 1-4 MSL31297-03-E A

BUILDING 04, ELEVATIONS 1-4 MSL31297-04-E A

BUILDING 05, ELEVATIONS 1-4 MSL31297-05-E A

BUILDING 06, ELEVATIONS 1-4 MSL31297-06-E A

BUILDING 07, ELEVATIONS 1-4 MSL31297-07-E A

BUILDING 08, ELEVATIONS 1-4 MSL31297-08-E A

BUILDING 09, ELEVATIONS 1-4 MSL31297-09-E A

BUILDING 10, ELEVATIONS 1-4 MSL31297-10-E A

BUILDING 11, ELEVATIONS 1-4 MSL31297-11-E A

BUILDING 12, ELEVATIONS 1-4 MSL31297-12-E A

BUILDING 13, ELEVATIONS 1-4 MSL31297-13-E A

BUILDING 14, ELEVATIONS 1-4 MSL31297-14-E A

BUILDING 15, ELEVATIONS 1-4 MSL31297-15-E A

BUILDING 16, ELEVATIONS 1-4 DEMOLISHED IN PHASE 1A MSL31297-16-E A

BUILDING 17, ELEVATIONS 1-4 MSL31297-17-E A
BUILDING 18, ELEVATIONS 1-4 DEMOLISHED IN PHASE 1A MSL31297-18-E A
BUILDING 19, ELEVATIONS 1-4 DEMOLISHED IN PHASE 1A MSL31297-19-E A
BUILDING 20, ELEVATIONS 1-4 DEMOLISHED IN PHASE 1A MSL31297-20-E A
BUILDING 21, ELEVATIONS 1-4 DEMOLISHED IN PHASE 1A MSL31297-21-E A
BUILDING 22, ELEVATIONS 1-4 DEMOLISHED IN PHASE 1A MSL31297-22-E A
BUILDING 23, ELEVATIONS 1-4 DEMOLISHED IN PHASE 1A MSL31297-23-E A

17-28 THE DRIVE, GIA AREA PLAN DEMOLISHED IN PHASE 1A MSL31297-01-GIA-L0
A

17-28 THE DRIVE, GIA AREA PLAN DEMOLISHED IN PHASE 1A MSL31297-01-GIA-L1
A

17-28 THE DRIVE, GIA AREA PLAN DEMOLISHED IN PHASE 1A MSL31297-01-GIA-L2
A

29-52 THE DRIVE, GIA AREA PLAN DEMOLISHED IN PHASE 1A MSL31297-02-GIA-L0
A

29-52 THE DRIVE, GIA AREA PLAN DEMOLISHED IN PHASE 1A MSL31297-02-GIA-L1
A

29-52 THE DRIVE, GIA AREA PLAN DEMOLISHED IN PHASE 1A MSL31297-02-GIA-L2
A

1-6 JOSEPH AVENUE, GIA AREA PLAN MSL31297-03-GIA-L0 A

1-6 JOSEPH AVENUE, GIA AREA PLAN MSL31297-03-GIA-L1 A

1-6 JOSEPH AVENUE, GIA AREA PLAN MSL31297-03-GIA-L2 A

1-6 SPARKS CLOSE, GIA AREA PLAN MSL31297-04-GIA-L0 A

1-6 SPARKS CLOSE, GIA AREA PLAN MSL31297-04-GIA-L1 A

1-6 SPARKS CLOSE, GIA AREA PLAN MSL31297-04-GIA-L2 A

7-18 SPARKS CLOSE, GIA AREA PLAN MSL31297-05-GIA-L0 A

7-18 SPARKS CLOSE, GIA AREA PLAN MSL31297-05-GIA-L1 A

7-18 SPARKS CLOSE, GIA AREA PLAN MSL31297-05-GIA-L2 A

19-30 SPARKS CLOSE, GIA AREA PLAN MSL31297-06-GIA-L0 A

19-30 SPARKS CLOSE, GIA AREA PLAN MSL31297-06-GIA-L1 A

19-30 SPARKS CLOSE, GIA AREA PLAN MSL31297-06-GIA-L2 A

31-36 SPARKS CLOSE, GIA AREA PLAN MSL31297-07-GIA-L0 A

31-36 SPARKS CLOSE, GIA AREA PLAN MSL31297-07-GIA-L1 A

31-36 SPARKS CLOSE, GIA AREA PLAN MSL31297-07-GIA-L2 A

3-9 FRIARY CLOSE, GIA AREA PLAN MSL31297-08-GIA-L0 A

3-9 FRIARY CLOSE, GIA AREA PLAN MSL31297-08-GIA-L1 A

3-9 FRIARY CLOSE, GIA AREA PLAN MSL31297-08-GIA-L2 A

37-50 SPARKS CLOSE, GIA AREA PLAN MSL31297-09-GIA-L0 A

37-50 SPARKS CLOSE, GIA AREA PLAN MSL31297-09-GIA-L1 A

37-50 SPARKS CLOSE, GIA AREA PLAN MSL31297-09-GIA-L2 A

37-50 SPARKS CLOSE, GIA AREA PLAN MSL31297-09-GIA-L3 A

45-58 JOSEPH AVENUE, GIA AREA PLAN MSL31297-10-GIA-L0 A

45-58 JOSEPH AVENUE, GIA AREA PLAN MSL31297-10-GIA-L1 A

45-58 JOSEPH AVENUE, GIA AREA PLAN MSL31297-10-GIA-L2 A

45-58 JOSEPH AVENUE, GIA AREA PLAN MSL31297-10-GIA-L3 A

59-66 JOSEPH AVENUE, GIA AREA PLAN MSL31297-11-GIA-L0 A

59-66 JOSEPH AVENUE, GIA AREA PLAN MSL31297-11-GIA-L1 A

59-66 JOSEPH AVENUE, GIA AREA PLAN MSL31297-11-GIA-L2 A

59-66 JOSEPH AVENUE, GIA AREA PLAN MSL31297-11-GIA-L3 A

COMMUNITY CENTRE, GIA AREA PLAN MSL31297-12-GIA-L0 A

COMMUNITY CENTRE, GIA AREA PLAN MSL31297-12-GIA-L1 A

39-44 JOSEPH AVENUE, GIA AREA PLAN MSL31297-13-GIA-L0 A

39-44 JOSEPH AVENUE, GIA AREA PLAN MSL31297-13-GIA-L1 A

39-44 JOSEPH AVENUE, GIA AREA PLAN MSL31297-13-GIA-L2 A

23-38 JOSEPH AVENUE, GIA AREA PLAN MSL31297-14-GIA-L0 A

23-38 JOSEPH AVENUE, GIA AREA PLAN MSL31297-14-GIA-L1 A
 23-38 JOSEPH AVENUE, GIA AREA PLAN MSL31297-14-GIA-L2 A
 23-38 JOSEPH AVENUE, GIA AREA PLAN MSL31297-14-GIA-L3 A
 7-22 JOSEPH AVENUE, GIA AREA PLAN MSL31297-15-GIA-L0 A
 7-22 JOSEPH AVENUE, GIA AREA PLAN MSL31297-15-GIA-L1 A
 7-22 JOSEPH AVENUE, GIA AREA PLAN MSL31297-15-GIA-L2 A
 7-22 JOSEPH AVENUE, GIA AREA PLAN MSL31297-15-GIA-L3 A
 53-68 THE DRIVE, GIA AREA PLAN DEMOLISHED IN PHASE 1A MSL31297-16-GIA-L0
 A
 53-68 THE DRIVE, GIA AREA PLAN DEMOLISHED IN PHASE 1A MSL31297-16-GIA-L1
 A
 53-68 THE DRIVE, GIA AREA PLAN DEMOLISHED IN PHASE 1A MSL31297-16-GIA-L2
 A
 53-68 THE DRIVE, GIA AREA PLAN DEMOLISHED IN PHASE 1A MSL31297-16-GIA-L3
 A
 69-82 THE DRIVE, GIA AREA PLAN MSL31297-17-GIA-L0 A
 69-82 THE DRIVE, GIA AREA PLAN MSL31297-17-GIA-L1 A
 69-82 THE DRIVE, GIA AREA PLAN MSL31297-17-GIA-L2 A
 69-82 THE DRIVE, GIA AREA PLAN MSL31297-17-GIA-L3 A
 83-88 THE DRIVE, GIA AREA PLAN DEMOLISHED IN PHASE 1A MSL31297-18-GIA-L0A

 83-88 THE DRIVE, GIA AREA PLAN DEMOLISHED IN PHASE 1A MSL31297-18-GIA-L1A

 83-88 THE DRIVE, GIA AREA PLAN DEMOLISHED IN PHASE 1A MSL31297-18-GIA-L2
 A
 10 & 12 THE DRIVE, GIA AREA PLAN DEMOLISHED IN PHASE 1A MSL31297-19-GIA-
 L0 A
 10 & 12 THE DRIVE, GIA AREA PLAN DEMOLISHED IN PHASE 1A MSL31297-19-GIA-
 L1A
 6 & 8 THE DRIVE, GIA AREA PLAN DEMOLISHED IN PHASE 1A MSL31297-20-GIA-L0 A

 6 & 8 THE DRIVE, GIA AREA PLAN DEMOLISHED IN PHASE 1A MSL31297-20-GIA-L1 A

 2 & 4 THE DRIVE, GIA AREA PLAN DEMOLISHED IN PHASE 1A MSL31297-21-GIA-L0 A

 2 & 4 THE DRIVE, GIA AREA PLAN DEMOLISHED IN PHASE 1A MSL31297-21-GIA-L1 A

 13-16 FRIARY COURT, GIA AREA PLAN MSL31297-22-GIA-L0 A
 13-16 FRIARY COURT, GIA AREA PLAN MSL31297-22-GIA-L1 A
 1-12 FRIARY COURT, GIA AREA PLAN MSL31297-23-GIA-L0 A
 1-12 FRIARY COURT, GIA AREA PLAN MSL31297-23-GIA-L1 A
 29 & 31 EMMANUEL AVE, GIA AREA PLAN MSL31297-24-GIA-L0 A
 29 & 31 EMMANUEL AVE, GIA AREA PLAN MSL31297-24-GIA-L1 A
 29 & 31 EMMANUEL AVE, GIA AREA PLAN MSL31297-24-GIA-L2 A
 21 & 23 EMMANUEL AVE, GIA AREA PLAN MSL31297-25-GIA-L0 A
 21 & 23 EMMANUEL AVE, GIA AREA PLAN MSL31297-25-GIA-L1 A
 21 & 23 EMMANUEL AVE, GIA AREA PLAN MSL31297-25-GIA-L2 A
 SITE LOCATION PLAN AS PROPOSED C049FPK-CTA-XX-XX-DR-A-01100
 SITE PLAN AS PROPOSED C049FPK-CTA-XX-XX-DR-A-01101
 CONTEXTUAL ELEVATIONS 01 AS PROPOSED C049FPK-CTA-XX-XX-DR-A-01102
 CONTEXTUAL ELEVATIONS 02 PROPOSED C049FPK-CTA-XX-XX-DR-A-01103
 TENURE PLANS (LEVEL 00 - LEVEL 11) AS PROPOSED C049FPK-CTA-XX-XX-DR-A-
 01104
 TENURE PLANS (LEVEL 12 - LEVEL 23) AS PROPOSED C049FPK-CTA-XX-XX-DR-A-
 01105

ACCESSIBLE UNIT DISTRIBUTION PLANS (LEVEL 00 - LEVEL 11) AS PROPOSED
C049FPK-CTA-XX-XX-DR-A-01106
ACCESSIBLE UNIT DISTRIBUTION PLANS (LEVEL 00 - LEVEL 11) AS PROPOSED
C049FPK-CTA-XX-XX-DR-A-01107
CONSTRUCTION PHASING PLAN AS PROPOSED C049FPK-CTA-XX-XX-DR-A-01108

PARAMETER PLANS SITE PLAN AS PROPOSED (INCLUDING PLOT NAMES) C049FPK-
CTA-XX-XX-DR-A-01200
PARAMETER PLANS LEVEL 00 LAND USE AS PROPOSED C049FPK-CTA-XX-XX-DR-A-
01201
PARAMETER PLANS LEVELS 01-21 LAND USE AS PROPOSED C049FPK-CTA-XX-XX-DR-
A-01202
PARAMETER PLANS MAXIMUM BUILDING HEIGHTS E AS PROPOSED C049FPK-CTA-XX-
XX-DR-A-01203
PARAMETER PLANS BUILDING LINES SETBACK/DEVELOPMENT ZONE AS PROPOSED
C049FPK-CTA-XX-XX-DR-A-01204
PARAMETER PLANS GREEN INFRASTRUCTURE AS PROPOSED C049FPK-CTA-XX-XX-
DR-A-01205
PARAMETER PLANS ACCESS AND CIRCULATION AS PROPOSED C049FPK-CTA-XX-XX-
DR-A-01206
BLOCK A LEVEL 00 GA FLOOR PLAN AS PROPOSED C049FPK-CTA-AA-00-DR-A-20000
BLOCK A LEVEL 01 GA FLOOR PLAN AS PROPOSED C049FPK-CTA-AA-01-DR-A-20001
BLOCK A LEVEL 02 GA FLOOR PLAN AS PROPOSED C049FPK-CTA-AA-02-DR-A-20002
BLOCK A LEVEL 03 GA FLOOR PLAN AS PROPOSED C049FPK-CTA-AA-03-DR-A-20003
BLOCK A LEVEL 04 GA FLOOR PLAN AS PROPOSED C049FPK-CTA-AA-04-DR-A-20004
BLOCK A LEVEL 05 GA FLOOR PLAN AS PROPOSED C049FPK-CTA-AA-05-DR-A-20005
BLOCK A LEVEL 06 GA FLOOR PLAN AS PROPOSED C049FPK-CTA-AA-06-DR-A-20006
BLOCK A LEVEL 07-13 GA FLOOR PLAN AS PROPOSED C049FPK-CTA-AA-07-DR-A-
20007
BLOCK A ROOF PLAN AS PROPOSED C049FPK-CTA-AA-RP-DR-A-20008
BLOCK A SECTIONS AA, BB AND CC AS PROPOSED C049FPK-CTA-AA-XX-DR-A-21000
BLOCK A SOUTH AND EAST ELEVATIONS AS PROPOSED C049FPK-CTA-AA-XX-DR-A-
21010
BLOCK A NORTH AND WEST ELEVATIONS AS PROPOSED C049FPK-CTA-AA-XX-DR-A-
21011
BLOCK A2 ELEVATIONS AS PROPOSED C049FPK-CTA-AA-XX-DR-A-21012
BLOCK A ELEVATION STUDIES - FAÇADE TYPE 01 - BLOCK A TOWER BASE AS
PROPOSED C049FPK-CTA-AA-XX-DR-A-22000
BLOCK A ELEVATION STUDIES - FAÇADE TYPE 02 - LOWER C049FPK-CTA-AA-XX-DR-
A-22001
BLOCK A ELEVATION STUDIES - FAÇADE TYPE 03 - TOWER C049FPK-CTA-AA-XX-DR-
A-22002
BLOCK A DECK ACCESS DETAILS AS PROPOSED C049FPK-CTA-AA-XX-DR-A-25000
BLOCK B LEVEL 00 GA FLOOR PLAN AS PROPOSED C049FPK-CTA-BB-00-DR-A-20100
Rev 01
BLOCK B LEVEL 01 GA FLOOR PLAN AS PROPOSED C049FPK-CTA-BB-01-DR-A-20101
Rev 01

BLOCK B LEVEL 02 GA FLOOR PLAN AS PROPOSED C049FPK-CTA-BB-02-DR-A-20102
Rev 01
BLOCK B LEVEL 03 GA FLOOR PLAN AS PROPOSED C049FPK-CTA-BB-03-DR-A-20103
Rev 01
BLOCK B LEVEL 04 GA FLOOR PLAN AS PROPOSED C049FPK-CTA-BB-04-DR-A-20104
Rev 01
BLOCK B LEVEL 05 GA FLOOR PLAN AS PROPOSED C049FPK-CTA-BB-05-DR-A-20105
Rev 01
BLOCK B LEVEL 06 GA FLOOR PLAN AS PROPOSED C049FPK-CTA-BB-06-DR-A-20106
Rev 01
BLOCK B LEVEL 07 GA FLOOR PLAN AS PROPOSED C049FPK-CTA-BB-07-DR-A-20107
Rev 01
BLOCK B LEVEL 08 GA FLOOR PLAN AS PROPOSED C049FPK-CTA-BB-08-DR-A-20108
Rev 01
BLOCK B LEVEL 09 GA FLOOR PLAN AS PROPOSED C049FPK-CTA-BB-09-DR-A-20109
Rev 01
BLOCK B LEVEL 10 GA FLOOR PLAN AS PROPOSED C049FPK-CTA-BB-10-DR-A-20110
Rev 01
BLOCK B LEVEL 11 GA FLOOR PLAN AS PROPOSED C049FPK-CTA-BB-11-DR-A-20111
Rev 01
BLOCK B LEVEL 12 GA FLOOR PLAN AS PROPOSED C049FPK-CTA-BB-12-DR-A-20112
Rev 01
BLOCK B LEVEL 13 GA FLOOR PLAN AS PROPOSED C049FPK-CTA-BB-13-DR-A-20113
Rev 01
BLOCK B LEVEL 14 GA FLOOR PLAN AS PROPOSED C049FPK-CTA-BB-14-DR-A-20114
Rev 01
BLOCK B LEVEL 15 GA FLOOR PLAN AS PROPOSED C049FPK-CTA-BB-15-DR-A-20115
Rev 01
BLOCK B LEVEL 16 GA FLOOR PLAN AS PROPOSED C049FPK-CTA-BB-16-DR-A-20116
Rev 01
BLOCK B LEVEL 17 GA FLOOR PLAN AS PROPOSED C049FPK-CTA-BB-17-DR-A-20117
Rev 01
BLOCK B LEVEL 18 GA FLOOR PLAN AS PROPOSED C049FPK-CTA-BB-18-DR-A-20118
Rev 01
BLOCK B LEVEL 19 GA FLOOR PLAN AS PROPOSED C049FPK-CTA-BB-19-DR-A-20119
Rev 01
BLOCK B LEVEL 20 GA FLOOR PLAN AS PROPOSED C049FPK-CTA-BB-20-DR-A-20120
Rev 01
BLOCK B LEVEL 21 GA FLOOR PLAN AS PROPOSED C049FPK-CTA-BB-21-DR-A-20121
Rev 01
BLOCK B LEVEL 22 GA FLOOR PLAN AS PROPOSED C049FPK-CTA-BB-22-DR-A-20122
Rev 01 Rev 01
BLOCK B LEVEL 23 GA FLOOR PLAN AS PROPOSED C049FPK-CTA-BB-23-DR-A-20123
Rev 01
BLOCK B ROOF PLAN AS PROPOSED C049FPK-CTA-BB-RP-DR-A-20124 Rev 01
TYPICAL INTERNAL FLOOR PLANS M4(3) ACCESSIBLE UNITS C049FPK-CTA-BB-XX-
DR-A-20130
BLOCK B1 SECTIONS 01 AND 02 AS PROPOSED C049FPK-CTA-BB-XX-DR-A-21100
BLOCK B2 SECTIONS 01 AND 02 AS PROPOSED C049FPK-CTA-BB-XX-DR-A-21101
BLOCK B3 SECTIONS 01 AND 02 AS PROPOSED C049FPK-CTA-BB-XX-DR-A-21102
BLOCK B4 SECTIONS 01 AND 02 AS PROPOSED C049FPK-CTA-BB-XX-DR-A-21103
BLOCK B NORTH ELEVATION AS PROPOSED C049FPK-CTA-BB-XX-DR-A-21110
BLOCK B SOUTH ELEVATION AS PROPOSED C049FPK-CTA-BB-XX-DR-A-21111
BLOCK B EAST ELEVATION AS PROPOSED C049FPK-CTA-BB-XX-DR-A-21112
BLOCK B COURTYARD ELEVATIONS 01 (SOUTH) AS PROPOSED C049FPK-CTA-BB-XX-
DR-A-21113

BLOCK B COURTYARD ELEVATIONS 02 (EAST) AS PROPOSED C049FPK-CTA-BB-XX-DR-A-21114
BLOCK B COURTYARD ELEVATIONS 03 (NORTH) AS PROPOSED C049FPK-CTA-BB-XX-DR-A-21115
BLOCK B1 ELEVATIONS AS PROPOSED C049FPK-CTA-BB-XX-DR-A-21116
BLOCK B2 ELEVATIONS AS PROPOSED 01 C049FPK-CTA-BB-XX-DR-A-21117
BLOCK B2 ELEVATIONS AS PROPOSED 02 C049FPK-CTA-BB-XX-DR-A-21118
BLOCK B3 ELEVATIONS AS PROPOSED C049FPK-CTA-BB-XX-DR-A-21119
BLOCK B1 ELEVATION STUDIES FAÇADE TYPE 01 (BASE) AS PROPOSED C049FPK-CTA-BB-XX-DR-A-22100
BLOCK B1 ELEVATION STUDIES FAÇADE TYPE 01 (TOP) AS PROPOSED C049FPK-CTA-BB-XX-DR-A-22101
BLOCK B2 ELEVATION STUDIES FAÇADE TYPE 02 (BASE) AS PROPOSED C049FPK-CTA-BB-XX-DR-A-22102
BLOCK B2 ELEVATION STUDIES FAÇADE TYPE 02 (TOP) AS PROPOSED C049FPK-CTA-BB-XX-DR-A-22103
BLOCK B2 ELEVATION STUDIES FAÇADE TYPE 03 (BASE) AS PROPOSED C049FPK-CTA-BB-XX-DR-A-22104
BLOCK B2 ELEVATION STUDIES FAÇADE TYPE 03 (TOP) AS PROPOSED C049FPK-CTA-BB-XX-DR-A-22105
BLOCK B2 ELEVATION STUDIES FAÇADE TYPE 04 (BASE) AS PROPOSED C049FPK-CTA-BB-XX-DR-A-22106
BLOCK B2 ELEVATION STUDIES FAÇADE TYPE 04 (TOP) AS PROPOSED C049FPK-CTA-BB-XX-DR-A-22107
BLOCK B3 ELEVATION STUDIES FAÇADE TYPE 05 (BASE) AS PROPOSED C049FPK-CTA-BB-XX-DR-A-22108
BLOCK B3 ELEVATION STUDIES FAÇADE TYPE 05 (TOP) AS PROPOSED C049FPK-CTA-BB-XX-DR-A-22109
BLOCK B3 ELEVATION STUDIES FAÇADE TYPE 06 (TOP) AS PROPOSED C049FPK-CTA-BB-XX-DR-A-22110
BLOCK B3 ELEVATION STUDIES FAÇADE TYPE 06 (BASE) AS PROPOSED C049FPK-CTA-BB-XX-DR-A-22111
BLOCK B TYPICAL CORNER BALCONY DETAILS FRIARS WALK AS PROPOSED C049FPK-CTA-BB-XX-DR-A-25100
BLOCK B TYPICAL PROJECTING BALCONY DETAIL AS PROPOSED C049FPK-CTA-BB-XX-DR-A-25101
BLOCK B TYPICAL INSET BALCONY DETAIL AS PROPOSED C049FPK-CTA-BB-XX-DR-A-25102
BLOCK B TYPICAL WIDE BALCONY DETAIL AS PROPOSED C049FPK-CTA-BB-XX-DR-A-25103
BLOCK B DECK ACCESS DETAIL AS PROPOSED C049FPK-CTA-BB-XX-DR-A-25104
BLOCK B WINDOW DETAIL AS PROPOSED C049FPK-CTA-BB-XX-DR-A-25105
BLOCK B COLONNADE DETAIL AS PROPOSED C049FPK-CTA-BB-XX-DR-A-25106
Block E Proposed Ground Floor Plan PL100 A
Block E Proposed First Floor Plan PL101 A
Block E Proposed Second Floor Plan PL102 A
Block E Proposed Third Floor Plan PL103 A
Block E Proposed Fourth Floor Plan PL104 A
Block E Proposed Fifth Floor Plan PL105 A
Block E Proposed Roof Plan PL106 A
Block E Proposed M43 Accessible Units 1 of 2 PL120 A
Block E Proposed M43 Accessible Units 2 of 2 PL121 A
Block E Proposed North Elevation PL200 B
Block E Proposed East Elevation PL201 A
Block E Proposed South Elevation PL202 B
Block E Proposed West Elevation PL203 B

Block E Proposed Section AA PL300 A
Block E Proposed Section BB PL301 A
Block F Proposed Ground Floor Plan PL100 A
Block F Proposed First Floor Plan PL101 A
Block F Proposed Second Floor Plan PL102 A
Block F Proposed Third Floor Plan PL103 A
Block F Proposed Fourth Floor Plan PL104 A
Block F Proposed Fifth Floor Plan PL105 A
Block F Proposed Sixth Floor Plan PL106 A
Block F Proposed Seventh Plan PL107 A
Block F Proposed Roof Plan PL108 A
Block F Proposed North Elevation PL200 B
Block F Proposed East Elevation PL201 B
Block F Proposed South Elevation PL202 B
Block F Proposed West Elevation PL203 B
Block F Proposed Section AA PL300 A
Block F Proposed Section BB PL301 A
Block F Proposed Section CC and DD PL302 A
BLOCK G LEVEL 00 GA FLOOR PLAN AS PROPOSED C049FPK-CTA-GG-00-DR-A-20400

BLOCK G LEVEL 01 GA FLOOR PLAN AS PROPOSED C049FPK-CTA-GG-01-DR-A-20401

BLOCK G LEVEL 02 GA FLOOR PLAN AS PROPOSED C049FPK-CTA-GG-02-DR-A-20402

BLOCK G LEVEL 03 GA FLOOR PLAN AS PROPOSED C049FPK-CTA-GG-03-DR-A-20403

BLOCK G LEVEL 04 GA FLOOR PLAN AS PROPOSED C049FPK-CTA-GG-04-DR-A-20404

BLOCK G LEVEL 05 GA FLOOR PLAN AS PROPOSED C049FPK-CTA-GG-05-DR-A-20405

BLOCK G ROOF PLAN AS PROPOSED C049FPK-CTA-GG-RP-DR-A-20406
GENERAL ARRANGEMENT SECTIONS AND ELEVATIONS AS PROPOSED
BLOCK G SECTIONS 01, 02 AND 03 AS PROPOSED C049FPK-CTA-GG-XX-DR-A-21400

BLOCK G ELEVATIONS AS PROPOSED C049FPK-CTA-GG-XX-DR-A-21410
BLOCK G ELEVATION STUDIES FAÇADE TYPE 01 FRIARS WALK AS PROPOSED
C049FPK-CTA-GG-XX-DR-A-22400
BLOCK G ELEVATION STUDIES CORE G1 ENTRANCE DETAILS AS PROPOSED
C049FPK-CTA-GG-XX-DR-A-22401
BLOCK G DECK ACCESS DETAILS AS PROPOSED C049FPK-CTA-GG-XX-DR-A-25400
Block H Existing Site Plan PL010 A
Block H Existing Elevations PL020 A
Block H Proposed Ground Floor Plan PL100 A
Block H Proposed First Floor Plan PL101 A
Block H Proposed Second Floor Plan PL102 A
Block H Proposed Third Floor Plan PL103 A
Block H Proposed Roof Plan PL104 A
Block H Proposed South Elevation PL200 A
Block H Proposed North Elevation PL201 A
Block H Proposed West Elevation PL202 A
Block H Proposed East Elevation PL203 A
Block H Proposed Section AA PL300 A
Block H Proposed Section BB PL301 A
Block H Proposed Section CC PL302 A

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

6 The following uses shall be restricted to the following hours of use:

a) Flexible commercial uses in Blocks A and B (excluding the affordable workspace)

The use of the flexible commercial units shall be permitted between the hours of 07.00 hours to 23:00 hours Monday to Sunday including bank holidays

b) Community Use

The use of the community unit shall operate between 07.30 hours to 00.00 hours Monday to Sunday and Bank Holidays.

c) Affordable Workspace

The use of affordable workspace shall be permitted to operate on a 24-hour basis, Monday to Sunday including bank holidays.

Reason: To ensure that the amenity of occupiers of the development site/ surrounding premises is not adversely affected by noise from activities or people at or leaving the site, in accordance with Policy D14 of the London Plan (2021), Ealing Local Variation to Policy 7A of Ealing Development Management DPD (2013) and Ealing SPG 10: 'Noise and Vibration'.

7 All applications for Reserved Matters approval shall be accompanied by a Design Statement which shall explain how the proposal conforms to the requirements of the approved Friary Park Estate Design Code Document (DESIGN CODE-C049FPK-CTA-XX-XX-RP-A-00002 Rev.02) prepared by Chapman Taylor dated: 22.07.2022.

Reason: For the avoidance of doubt, to accord with the terms of the application and to provide an appropriate design, appearance, scale and form of development in the interests of the visual amenity and character of the area in accordance with policies D4, D5, D6, D7, D8, D9 of the London Plan (2021) and policies 1.1(g), (h), and (k) and 1.2 (g), (h) of the adopted Ealing Development (or Core) Strategy (2012); and policies 7.4 and 7B of the Development Management DPD 2013.

8 The reserved matters application/s shall be strictly in accordance with the following parameter plans, drawing nos:

- o C049FPK-CTA-XX-XX-DR-A-01200 Site Plan (including Plot Names)
- o C049FPK-CTA-XX-XX-DR-A-01201 Level 00 Land Use
- o C049FPK-CTA-XX-XX-DR-A-01202 Levels 01-21 Land Use
- o C049FPK-CTA-XX-XX-DR-A-01203 Maximum Building Height
- o C049FPK-CTA-XX-XX-DR-A-01204 Building Lines Setback/Development Zone
- o C049FPK-CTA-XX-XX-DR-A-01205 Green Infrastructure
- o C049FPK-CTA-XX-XX-DR-A-01206 Access and circulation

Notwithstanding the information on the submitted parameter plans, this permission does not grant planning permission for all building blocks to reach the maximum heights and building envelopes illustrated on the approved parameter plans.

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

9 The development hereby approved comprises the following:

Full (detailed) planning permission for:

- o 652 homes (Use Class C3);

- o 1,043 sqm (GIA) of flexible non-residential floorspace ((Use Classes E(a)-E(g)(i) (inclusive), F1, F2, Drinking Establishments (Sui Generis) & Hot Food Takeaways (Sui Generis));
- o 342 sqm (GIA) of community floorspace (Use Classes E(f), F1 & F2(b)). and
- o Buildings between 3 and 24 storeys in height above ground level and associated basements.

Outline planning permission (all matters reserved) for:

- o Up to 576 homes (Use Class C3);
- o Up to 440 sqm (GIA) of community floorspace (Use Classes E(f), F1 & F2(b)).and
- o Buildings ranging in height from 40.06m AOD to 106.47m AOD with up to 52,880 sqm (GIA) of total floorspace;

Reason: To ensure that the development is carried out in accordance with the approved plans and other submitted details and to ensure that the quantum of floorspace keeps within the parameters assessed as part of the Environmental Statement.

10 The proposed housing mix within the reserved matters application/s shall be strictly in accordance with the following parameters:

Private Housing Mix:

- o Studios - 10-20% of the total quantum of private units
- o One bedroom - 60-70% of the total quantum of private units
- o Two bedrooms - 20-30% of the total quantum of private units

Low cost rented mix (Social Rent and London Affordable Rent):

- o Two bedrooms - 68% (+/- 5%) of the total quantum of low cost rented homes
- o Three bedrooms - 26% (+/- 5%) of the total quantum of low cost rented homes
- o Four bedrooms - 6% (+/- 5%) of the total quantum of low cost rented homes

Intermediate housing mix:

- o One bedroom - 40-50% of the total quantum of intermediate tenure homes
- o Two Bedrooms - 50-60% of the total quantum of intermediate tenure homes

Reason: To ensure the mix of housing comes forward in accordance with policy H10 of the London Plan (2021); policy 1.1(a) of Ealing's Development (or Core) Strategy 2012 and policy 3.4 of Ealing's. Development Management DPD

11 Prior to the installation of the relevant part/material within each phase (or part therein) of the development details (including sample panels where appropriate) of the materials to be used for the external surfaces for each of the buildings within the relevant phase (or part therein) shall be submitted to and approved in writing by the Local Planning Authority, and this condition shall apply notwithstanding any indications to these matters which have been given in this application. The development shall be carried out in accordance with the approved details. (Phase 1A to be carried out in accordance with details approved under ref: 225434CND)

Reason: To ensure that all built development would be of a high-quality design standard. In accordance with policy D4 of the London Plan (2021); policy 1.1(h) of Ealing's Development (or Core) Strategy 2012; and policies LV7.4 and 7B of Ealing's. Development Management DPD and Section 12 of the National Planning Policy Framework (2021).

12 Within 6 months following the commencement of any above ground superstructure works (excluding demolition, site clearance, remediation, piling and/or substructure) details of hard landscaping in that Phase (or Block therein), including podiums and public realm, of the development shall be submitted to and approved in writing by the Local Planning Authority, including plans indicating, but not limited to, the following:

- a) Accessibility;
- b) Levels and gradients;
- c) Integration/segregation arrangements of vehicular, cyclist and pedestrian areas;
- d) Hard landscaping, including:
- e) Bus stops, where relevant;
- f) of biodiversity measures such as bird and bat boxes or any other artificial to be installed;
- g) Enclosures and boundary treatments including types, dimensions and finishes of walls, fences, screen walls, barriers, bollards, rails, retaining walls and hedges; and
- h) Play areas including details and specifications of equipment including safety surfacing and short stay cycle parking.

The development shall be carried out and thereafter so maintained in accordance with the approved details. (Phase 1A to be carried out in accordance with details approved under ref: 222512CND).

Reason: To ensure that the materials and finishes are of high quality and contribute positively to the visual amenity of the locality in accordance with policies 1.1 (h) (g), 1.2(h), 2.1(c) and 2.10 of the Ealing Core Strategy (2012), policies ELV 7.4 and 7B of the Ealing Development Management Development Plan Document (2013), policies D4 and D5 of the London Plan (2021) Section 12 of the National Planning Policy framework (2021).

13 Within 6 months following the commencement of any above ground superstructure works (excluding demolition, site clearance, remediation, piling and/or substructure), details of soft landscaping for that Phase (or Block therein) including tree planting and tree pits within that Phase or Block shall be submitted and approved in writing by the Local Planning Authority. The scheme shall include the following comprehensive details of all trees to be planted in that Phase (or Block):

- a) Full planting specification - tree size, species, the numbers of trees and any changes from the original application proposals.
- b) Soft landscape plans illustrating locations of all proposed species or planting mixes.
- c) Comprehensive details of typical ground/tree pit preparation
- d) Plans detailing adequate soil volume provision to allow the tree to grow to maturity,
- e) Engineering solutions to demonstrate the tree will not interfere with structures (e.g. root barriers/deflectors) in the future
- f) Staking/tying method(s).

All tree planting in that Phase (or Block) must be carried out in full accordance with the approved scheme in the nearest planting season. 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 in a Phase (or Block), must be

replaced during the nearest planting season with a tree/s of the same size, species and quality as previously approved. (Phase 1A to be carried out in accordance with details approved under ref: 222513CND).

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 D8, G4, G5, G6, G7 of the London Plan, policy 5.10 of Ealing's Development Management DPD and Ealing's SPG 9 - Trees and Development Guidelines.

14 Within 6 months following the commencement of any above ground superstructure works (excluding demolition, site clearance, remediation, piling and/or substructure), details of play space for or adjacent to that Phase (or Block therein) including:

- a) a specification of all play equipment to be installed including provision for children with disabilities and special sensory needs;
- b) a specification of the surface treatment within the play areas; and arrangements for ensuring the safety and security of children using the play areas.

(Phase 1A to be carried out in accordance with details approved under ref: 222514CND).

The development shall be carried out in accordance with the details so agreed and shall be retained as such thereafter.

Reason: To ensure that the development makes appropriate provision for play and informal recreation in accordance with Policy S4 of the London Plan (2021).

15 a) Prior to the occupation of a phase (or part therein) of the development hereby approved, a landscape management plan for that phase (or part therein) of the development, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas including all proposed trees, shrubs and hedgerows over a minimum period of 5 years from the implementation of the final planting scheme shall be submitted to and approved in writing by the Local Planning Authority and be implemented as approved from the date of completion of the landscaping scheme for each phase (or part therein). (Part a) of condition 15 for Phase 1A to be carried out in accordance with details approved under ref: 222515CND)

b) Prior to the occupation of the final phase (or part therein) of the development hereby approved, a Comprehensive Site Wide Landscape Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The Comprehensive Site Wide Landscape Management Plan shall be implemented as approved from the date of completion of the landscaping scheme.

Reason: In the interests of the proper maintenance of the site and to ensure that the quality of the public realm and the setting of the listed building is appropriately safeguarded and that that access is maintained for disabled people and people with pushchairs, in accordance with G4, G5 and G7 of the London Plan (2021), Policies 1.1(e), (g) and (h), 1.2 (d) and (f), and 2.10 of the Development (Core) Strategy (2012), Table 7D.2 of Ealing's Development Management DPD.

16 Prior to the occupation of any Phase of the development hereby approved, a Car Parking Management Strategy for that Phase shall be submitted and approved in

writing by the Local Planning Authority. This Plan shall detail the arrangements for management of:

- i. Visitor car parking
- ii. Residential car parking
- iii. Commercial car parking (including servicing bays)
- iv. Motorcycle spaces
- v. Wheelchair users parking
- vi. Car club spaces (2 spaces)

Including:

- a) Measures for preventing parking in undesignated places throughout the site.
- b) The provision of active Electric Vehicle Charging Points (EVCP) for a minimum of 20% of all car parking spaces and all remaining spaces with passive provision.
- c) The safety and security measures to be incorporated within the development to ensure the safety of car parking areas.
- d) The car parking within a Phase shall be provided and managed in accordance with the approved strategy for that Phase for the life of the development, or as otherwise agreed in writing by the Local Planning Authority.
- (e) Strategy setting out how car parking will be reduced over time (covering a period of 10 years)

Phase 1A & 1B to be carried out in accordance with details approved under ref: 223899CND.

Reason: To ensure inclusive, safe and adequate parking is provided and retained in conjunction with the development in the interests of the general amenities of the locality, the flow of traffic and conditions of pedestrian and general highway safety within the site and on neighbouring highways, a sustainable development and where appropriate constrain local highway impact in accordance with policies T4, T6, T6.1 of the adopted London Plan (2021); policies 1.1(e), 1.1(f) 1.1(g) and 1.1(h) of Ealing's adopted Development (or Core) Strategy 2012.

17 Prior to the installation of any external lighting within a phase (or part therein), details to demonstrate that the proposed external lighting scheme will comply with the 'Guidance Notes for The Reduction of Light Pollution 2011' shall be submitted to and approved in writing by the LPA. External artificial lighting at the development shall not exceed lux levels of vertical illumination at neighbouring premises that are recommended by the Institution of Lighting Professionals in the 'Guidance Notes For The Reduction Of Light Pollution 2011'. Lighting should be minimised and glare and sky glow should be prevented by correctly using, locating, aiming and shielding luminaires, in accordance with the Guidance Notes.

Phase 1A to be carried out in accordance with details that may be approved under application ref: 224887CND.

Reason: In the interests of the living conditions of occupiers of nearby properties and future occupiers of the site, in accordance with policies policy 1.1 (j) of the Ealing Core Strategy (2012), policy 7A of the Ealing Development Management Development Plan Document (2013) and the National Planning Policy Framework (2021).

18 Prior to the occupation of a relevant phase (or part therein) of the development hereby approved, details of the boundary treatments and means of enclosure to the communal/private gardens (including railings, walls, fences and gates) for that phase (or part therein), shall be submitted for the approval of the local planning authority. The details, as approved, shall be fully implemented and completed before the first occupation of the relevant part of the development

Phase 1A to be carried out in accordance with details approved under ref: 222516CND.

Reason: To protect the appearance and security of the area in accordance with policy D11 of the adopted London Plan (2021), policy 1.1(h) of the adopted Ealing Development Strategy (2012) and policies 7.3, 7.4 and 7B of the adopted Ealing Development Management DPD (2013).

19 Prior to the commencement of any development (including site remediation and preparatory works associated with the development but excluding the erection of site hoardings, tree works and soft strip operations) of a phase (or part therein) a Demolition and Construction Management Plan shall be submitted to and approved in writing by the Local Planning Authority and include the following information:

- a) An outline specification of demolition and construction works for the relevant Phase of development
- b) The best practicable means available in accordance with British Standard Code of Practice. BS5228: 2009 to be employed at all times to minimise the emission of noise and dust from the site;
- c) A suitable and efficient means of monitoring and suppressing dust, vapours and odours, including where necessary the use of deodorising agents and adequate containment of stored or accumulated material so as to prevent it becoming airborne at any time and giving rise to nuisance;
- d) Engineering measures, acoustic screening and the provision of sound insulation required to mitigate specific environmental impacts identified;
- e) Identification of the most sensitive receptors, both residential and commercial where assessment and monitoring of impacts will be undertaken as work progresses;
- f) Means of enclosure and security of the site and individual phases;
- g) A framework travel plan for construction workers;
- h) Defined access routes to the site for all vehicles relating to the remediation and construction of the development;
- i) Details of the arrangements for the delivery of materials to the site for the construction of the development - including hours and restrictions on construction traffic having regard to the need to control construction traffic during peak hours;
- j) Unless otherwise agreed as part of the Construction Management Strategy and Code of Practice, the operation of site equipment and / or plant and machinery generating noise that is audible at the facade of residential or noise sensitive premises shall only be carried out between the hours of 0800 to 1800 Mondays to Fridays, 0800 to 1300 on Saturdays and at no time on Sundays and Bank Holidays unless otherwise agreed by the London Borough of Ealing as the local planning authority;
- k) Adoption and implementation of the Considerate Contractor Scheme (or similar to be agreed in writing with the Local Planning Authority) registration and operation;
- l) Details of how vehicles transporting contaminated waste that leave the site (including wheel washing and covering of loads) will be managed to prevent any contaminants from entering the environment;
- m) Arrangements for publicity and promotion of the scheme during construction;
- n) Details of an advertised 'hotline' to be operated and funded by the developer to enable any complaints to be recorded;
- o) Liaison with the Local Authority's Environmental Health Unit to register complaints received and response/action taken;
- p) The availability of a site manager(s) or other persons with appropriate seniority within the organisation capable of authorising proper remedial action where appropriate; and

q) The developer shall at all times maintain the safety of pedestrians, cyclists and other road users and shall inform the London Borough of Ealing as local planning authority and

r) Transport for London in writing of any construction impacts that will affect operation of the bus network and Crossrail.

The development shall be then carried out strictly in accordance with the details so approved.

(Phase 1A to be carried out in accordance with details approved under ref: 210061CND)

Reason: In the interests of minimising the impact of noise, vibration and airborne pollution on the amenities of occupiers of properties within the vicinity of the site, to limit the works to reasonable hours and to minimise the impact of construction traffic on the highway network. In accordance with policies D14, T4 and T7 of the London Plan (2021); 1.1(j), 1.1 (K) and 1.2 (f) of Ealing's adopted Development (or Core) Strategy 2012; Ealing's SPG 10: Noise and Vibration; SPG3: Air Quality; The control of dust and emissions during construction and demolition (July 2014); BS 5228-1:2009 - Code of practice for noise & vibration control on construction & open sites- Part 1: Noise and policy LV5.2 of Ealing's Development Management DPD.

20 Prior to erection of any cranes or other tall building construction equipment in the relevant phase (or part therein), details of such construction equipment (including crane locations and operating heights and details of obstacle lighting) shall be submitted to and approved in writing by the Local Planning Authority. The development hereby approved shall comply with Advice Note 4 'Cranes and Other Construction issues' (available at [www.aoa.org.uk/operations & safety/safeguarding.asp](http://www.aoa.org.uk/operations&safety/safeguarding.asp)) or any replacement guidance. The development shall be carried out strictly in accordance with the details so approved. (Phase 1A to be carried out in accordance with details approved under ref: 214510CND).

Reason: In the interest of Aircraft safety and ensure the safe movement of aircraft and the operation of Heathrow Airport in accordance with policy T8 of the London Plan (2021).

21 Prior to the commencement of any above ground superstructure works (excluding demolition, site clearance, remediation, piling and/or substructure) within a phase (or part therein), details of a Site Waste Management Plan for the relevant phase (or part therein) including a Green Procurement Plan shall be submitted to and approved in writing by the Local Planning Authority. The Site Waste Management Plan and Green Procurement Plan shall demonstrate how the procurement of materials for the development would promote sustainability, including by use of low impact, sustainably sourced, reused and recycled materials, including reuse of demolition waste, use of local suppliers and by reference to the BRE's Green Guide Specification. (Phase 1A to be carried out in accordance with details approved under ref: 213191CND).

Reason: To meet with the requirements of BS5906. Ealing Council Draft waste management guidelines for architects and developers and in accordance with policy SI 7 and SI 8 of the London Plan (2021)

22 Prior to the fit out of the cycle store within a phase (or part therein), of the development hereby approved, details of the layout, location, design and appearance (shown in context) and management of the bicycle storage area(s) to include long stay, short stay parking and docking stations in the relevant phase (or part therein)

shall be submitted to and approved in writing by the Local Planning Authority. The details shall be fully implemented prior to the first occupation of the relevant phase (or part therein) and so retained and maintained thereafter.

Phases 1A & 1B to be carried out in accordance with details approved under ref: 223228CND.

Reason: To ensure adequate cycle parking is available and easily accessible on site and to promote sustainable modes of transport in accordance with policy T5 of the London Plan (2021), policies 1.1(g) of the adopted Ealing Development Strategy (2012) and section 9 of the National Planning Policy Framework (2021).

23 Detailed Residential and Staff Travel Plans in line with the approved Site-Wide Framework Travel Plan included at Appendix B of the Transport Assessment (March 2022) prepared by Stantec and designed to manage the transport needs of the residential and/or commercial occupiers of each phase (or part therein) of the development, including measures to minimise car usage and promote alternative modes of transport, shall be submitted to the Local Planning Authority before the first occupation of the relevant phase (or part therein), and the approved Residential and/or Staff Travel Plan shall be implemented and complied with as approved thereafter.

Phase 1A to be carried out in accordance with details approved under ref: 223900CND.

Reason: To promote sustainable patterns of transport to safeguard the living and working conditions of local people and in the interest of highway and pedestrian safety, in accordance with section 9 of the National Planning Policy Framework (2021), policies T2, T3, T4 of the London Plan (2021) and policies 1.1 (f) (g) of Ealing's Development (Core) Strategy 2026.

24 Prior to the first occupation of each phase (or part therein) within the development hereby approved, an overall management strategy for the relevant phase (or part therein) shall be submitted to and approved in writing by the Local Planning Authority. The strategy should include details of the following:

- o Security - to include design, location and details of CCTV and associated equipment, security lighting, design, well lit safe routes
- o Details of controlled access arrangements and operation restricting vehicle access to Friary Walk
- o Disabled access
- o With the exception of any uses in Phase 1A falling in Use Classes E(a) & (c) to (g), F1, F2 or a use falling in Use Class E(b) that does not contain on site cooking facilities, details for the installation, operation, and maintenance of the best practicable cooking extract system, including the provision of a suitable extract fan, odour control equipment, and a satisfactory discharge height, including a vertical discharge without any cap or cover
- o Maintenance and cleaning of all external areas of the estate

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

Reason: In the interests of the proper maintenance, safety and security of the site and to ensure that the quality of the public realm and the setting of the listed buildings is appropriately safeguarded and that that access is maintained for disabled people and people with pushchairs, in accordance with policies D5, D6 and D11 of the

adopted London Plan (2021), policies 1.1(e), (g) and (h), 1.2 (d) and (f), and 2.10 of the adopted Ealing Development (and Core) Strategy (2012), policies 6.13 and 7.3 of the adopted Ealing Development Management DPD (2013).

25 A Delivery and Servicing Plan (DSP) for the different uses in each phase (or part therein) of the development hereby approved, detailing servicing arrangements (including deliveries to residential property), times and frequency and operational details, including swept path analysis, shall be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of the relevant phase (or part therein). The servicing of each phase (or part therein) shall be operated strictly in accordance with the details approved and shall be maintained as such thereafter and no change therefrom shall take place without the prior written consent of the Local Planning Authority.

Phase 1A & 1B to be carried out in accordance with details approved under ref: 224096CND.

Reason: To ensure that the resulting servicing arrangements are satisfactory in terms of their impact on highway safety and the free-flow of traffic in accordance with policy T7 of the London Plan (2021).

26 Prior to the occupation of each phase (or part therein) of the development, an Operational Site Waste Management Plan, shall be submitted to and approved in writing by the Local Planning Authority. The Site Waste Management Plan shall be fully implemented as approved.

Phase 1A to be carried out in accordance with details approved under ref: 224531CND.

Reason: To meet with the requirements of BS5906. Ealing Council Draft waste management guidelines for architects and developers in accordance with policy SI 7 and SI 8 of the London Plan (2021)

27 Prior to the commencement of any above ground superstructure works (excluding demolition, site clearance, remediation, piling and/or substructure) within a Phase (or part therein), no development shall take place until a detailed Site Wide Drainage Strategy, including detailed modelling of entire network, consent from the sewerage undertaker and drainage assessment form has been submitted to and approved in writing by the Local Planning Authority. Each phase (or part therein) of development shall be carried out in accordance with the approved site wide drainage strategy. Permanent/Temporary works that may have an adverse impact (supporting adopted highway) will require necessary technical approvals from Ealing Highways by submitting an 'Approval In Principle Form' for review and acceptance.

(Phase 1A to be carried out in accordance with details approved under ref: 212776CND)

Reason: To reduce flood risk in accordance with Section 14 of the National Planning Policy Framework (2021) and Policies SI 5 of the London Plan (2021).

28 Prior to the commencement of any above ground superstructure works (excluding demolition, site clearance, remediation, piling and/or substructure), within a relevant phase (or part therein) of the development hereby approved, until a detailed drainage design prepared in accordance with the Site Wide Drainage Strategy (submitted in respect of Condition 27) and detailing any on/off site drainage works, shall be submitted to and approved in writing by the Local Planning Authority in consultation with the sewerage undertaker. 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 design have been completed.

(Phase 1A to be carried out in accordance with details approved under ref: 212778CND)

Reason: The development may lead to sewerage flooding; to ensure that sufficient capacity is made available to cope with the new development and in order to avoid adverse environmental impact upon the community accordance with policy SI 5 of the adopted London Plan (2021) and policies 1.1(e) and 1.2(m) of the adopted Ealing Development Strategy (2012) and policy 5.12 of the adopted Ealing Development Management DPD (2013).

29 Prior to the first occupation of a Phase, a maintenance plan/schedule for the proposed drainage system for the lifetime of the development shall be submitted to and approved by the Local Planning Authority.

Phases 1A & 1B to be carried out in accordance with details approved under ref: 224271CND.

Reason: To reduce flood risk in accordance with Section 14 of the National Planning Policy Framework (2021) and SI 5 of the London Plan (2021).

30 The development shall be carried out in accordance with the details of the water network upgrades required to accommodate the additional flows from the development as approved under application 224375CND.

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 in accordance with policy SI 5 of the London Plan (2021).

31 No below ground construction works (excludes demolition and site clearance) shall take place within 5m of the water main. Information detailing how the developer intends to divert the asset / align the development, so as to prevent the potential for damage to subsurface potable water infrastructure, must be submitted to and approved in writing by the local planning authority prior to any such works taking place within a Phase (or part therein) in consultation with Thames Water. Any construction must be undertaken in accordance with the terms of the approved information. Unrestricted access must be available at all times for the maintenance and repair of the asset during and after the construction works. (Phase 1A to be carried out in accordance with details approved under ref: 212779CND)

Reason: The proposed works will be in close proximity to underground strategic water main, utility infrastructure. The works has the potential to impact on local underground water utility infrastructure in accordance with policies SI 5 of the London Plan (2021).

32 No impact piling shall take place until a piling method statement for the relevant phase (or part therein) of the development hereby approved (detailing the type of piling to be undertaken and the methodology by which such piling shall be carried out, including measures to minimise the potential for damage to subsurface water or sewerage infrastructure, and the programme for the works) has been submitted to and approved in writing by the Local Planning Authority and the relevant water or sewerage undertaker. Any piling must be undertaken in accordance with the terms of the approved piling method statement unless otherwise agreed by the Local

Planning Authority. (Phase 1A to be carried out in accordance with details approved under ref: 213189CND).

Reason: The proposed works would be in close proximity to underground water and sewerage utility infrastructure, which needs to be safeguarded in accordance with policy SI 15 of the adopted London Plan (2021).

33 All Non-Road Mobile Machinery (NRMM) to be used in the development site shall meet, as a minimum, the Stage IIIB emission criteria of Directive 97/68/EC and its subsequent amendments, unless it can be demonstrated that Stage IIIB equipment is not available. An inventory of all NRMM shall be registered on the NRMM register at <https://nrmm.london/user-nrmm/register> or any updated requirements published ahead of these activities taking place. All NRMM shall be regularly serviced and service logs kept on site for inspection. Records shall be kept on site detailing proof of emissions standards for all equipment.

Reason: To safeguard adjoining occupiers of the development against unacceptable noise, disturbance and emissions, in accordance with policies D13, SI 1 and T7 of the London Plan (2021), policies 1.1(j) of the Ealing Development (Core) Strategy (2012), Local Variation policy 3.5 and policy 7A of Ealing's Development Management DPD (2013).

34 Each phase (or part therein) hereby approved should aim to achieve 'Secured by Design Accreditation'. Within 6 months following the commencement of any above ground superstructure works (excluding demolition, site clearance, remediation, piling and/or substructure) within each phase (or part therein) of the development, evidence of compliance with the standards of 'Secured by Design' shall be submitted to the Local Planning Authority for written approval in consultation with the Metropolitan Police (Crime Prevention Design Advisor)

(Phase 1A to be carried out in accordance with details approved under ref: 223095CND).

Reason: To ensure that opportunities to commit crime are reduced, particularly in relation to the approved apartment buildings that contain shared core entrances that serve more than eight dwellings; and in order that the new buildings incorporate appropriately designed security features, in accordance with policy D11 of the London Plan (2021).

35 Prior to the commencement of any above ground superstructure works (excluding demolition, site clearance, remediation, piling and/or substructure) in a Phase, an integrated water management strategy detailing infrastructure requirements, location of the infrastructure, phasing for implementation and how it will be delivered has been submitted to and approved in writing by the Local Planning Authority in consultation with the water undertaker for the relevant phase (or part therein) of the development hereby approved. The phase (or part therein) shall be occupied in line with the recommendations of the strategy.

(Phase 1A to be carried out in accordance with details approved under ref: 213481CND)

Reason: The development may lead to no water and or significant environment impacts an Integrated water management strategy is required to ensure that sufficient capacity is made available to cater for the new development; and in order to avoid adverse environmental impact upon the community. Note: In relation to this

water condition, Thames Water would be open to a definition of 'the commencement of development' not including certain items such as site clearance, site set up/compound. Alternatively, it may be appropriate to link the implementation to a clearly defined phase of the development.

36 Prior to installation details of any microwave masts, antennae or satellite dishes or any other plant or equipment shall be submit and approved in writing by the Local Planning Authority (Phase 1A to be carried out in accordance with details approved under ref: 222991CND).

Reason: To safeguard the appearance of the buildings in the interests of visual amenity in accordance with policy 1.1(h) of the Ealing Development (or Core) Strategy (2012), Local Variation policies 3.5 and 7.4 and policies 7B and 7C of the Development Management Development Plan Document (2013).

37 a) Prior to the commencement of above ground superstructure works (excluding demolition, site clearance, remediation, piling and/or substructure) in Phase 2, a revised policy compliant Decarbonisation Strategy shall be submitted to and approved in writing by the local planning authority, in consultation with the GLA. The Decarbonisation Strategy shall:

- o contain a feasibility study for the use of low carbon heat sources for Phase 2 and, notwithstanding the approved drawings, if the use of low carbon heat sources is demonstrated feasible, contain details of the assessed solution;
- o detail how the heat network infrastructure for Phase 2 and all future phases has been designed for the required low temperature site-wide heat network;
- o detail how the decarbonised site-wide heat network will be designed for appropriate flow and return temperatures and operate efficiently to maximise the heat fraction from low carbon source technologies, achieving to supply a minimum of 80% of the energy demand;
- o contain details of the proposed plans to switch to low carbon heat sources after the removal of the gas boilers.

The development shall then be carried out in accordance with the approved details and maintained thereafter.

b) Prior to the first occupation of Phase 3, the low carbon heat source shall be installed and operational to provide the heat fraction approved under clause a) across the whole development. Prior to the occupation of the final home in Phase 3, the gas boilers shall be removed.

c) Each reserved matters submission shall be accompanied by a revised Energy Strategy, detailing how the development complies with the London Plan and the Energy Assessment Guidance June 2022 (or any later version).

d) Prior to completion of construction and prior to occupation of each phase, a Post-Completion Report shall be submitted to the Council for approval. The Completion Report shall detail how the development achieves an overall sitewide reduction in regulated CO2 emissions against SAP10.2 standards (or any later version) of at least 35% beyond Building Regulations Part L 2021 through the Lean, Clean, Green Energy Hierarchy and how the use of renewable energy (in particular solar PV) has been maximised on site (regardless of whether the 35% on-site target has already been reached through earlier stages of the energy hierarchy). The development should aim to meet the targets detailed in the Energy Strategy produced by Hodkinson in September 2022 (v7), or any later Reserved Matters application approved version, of:

- i. Lean, passive design measures to achieve an overall sitewide annual reduction of at least 15.55% equating to at least 189 tonnes in regulated carbon dioxide (CO₂) emissions over BR Part L 2013. Comprising 11.84% for the detailed Application and 20.70% for the Outline Application. Should the Outline Reserved Matters Application energy hierarchy figures change then the overall sitewide figures shall be amended.
 - ii. Clean, energy hybrid Air Source Heat Pump/gas boiler generation heat network to achieve an overall sitewide annual reduction of at least 25.94%, equating to 315.4 tonnes, in regulated carbon dioxide (CO₂) emissions over Part L 2013. Comprising 26.91% for the detailed Application and 24.60% for the current design stage Outline Application.
 - iii. Green, renewable energy equipment including the incorporation of photovoltaic panels with a combined total capacity of (approx) 115 kWp to achieve an annual reduction of at least 4.73%, equating to 57 tonnes, in regulated carbon dioxide (CO₂) emissions over Part L 2013. Comprising 5.67% for the detailed Application and 3.42% for the current design stage Outline Application.
 - iv. Seen, heat and electric meters installed to monitor the performance of the PV in line with the Council's monitoring requirements.
- e) Prior to Installation, details of the proposed renewable/low-carbon energy equipment, and associated monitoring devices required to identify their performance, shall be submitted to the Council for approval. The details shall include the heat network schematics, 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.
- f) 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.
- g) All boilers to serve the energy requirements of the development detailed in the approved energy strategy should be specified with NO_x emissions (g/m²) that are compliant with or better than the ultra-low NO_x (g/m²) benchmarks as set out at Appendix 5 of the Mayor's Sustainable Design and Construction SPG.
- h) Details of the layout of the energy plant room and equipment and the method of how the facility shall be designed to connect to, or allow for future connection to, an offsite district heating network, if an on-site energy centre is provided;
- i) Within three months of the occupation/first-use of a Phase 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.

38. Within 6 months following the commencement of any above ground superstructure works (excluding demolition, site clearance, remediation, piling and/or

substructure) within a Phase (or part therein), the following details should be submitted to the Local Planning Authority for written approval:

- a) Evidence of investigation of ways to connect to any available District Heat Network and briefings of discussions with neighbouring developers. If a viable heat network is available within a suitable timetable, and commercial terms can be reached, the timetable for connection to the network;
- b) Details of the layout of the energy plant room and equipment and the method of how the facility shall be designed to connect to, or allow for future connection to, an offsite district heating network, if an on-site energy centre is provided;
- c) If applicable, technical details of the CHP/DHN including the monthly energy demand profile, thermal and electrical kW output, and heat output pipe diameter;
- d) Consideration and demonstration of the installation or safeguarding an identified route from the energy centre/plant room to the development boundary, roadway or similar for flow and return pipes to enable connection to a future area wide DEN, if an on-site energy centre is provided;

The development shall be carried out in accordance with the approved details. (Phase 1 to be carried out in accordance with details approved under ref: 222518CND)

Reason: To secure the measures set out within the approved Energy Strategy Statement and to ensure that the development energy plant room is designed in a manner which allows for the connection to an existing or potential future offsite district heat network. To ensure that the development contributes to reducing the use of fossil fuel or other primary energy generation capacity, and to reduce emissions of greenhouse gases in accordance with policies 5.3, SI 2 and SI 3 of the London Plan (2021), policies 1.1(k) and 1.2(f) of Ealing's adopted Development (or Core) Strategy 2012, policy LV5.2 of Ealing's Development Management DPD, and the Mayor's Sustainable Design and Construction SPG.

39 Each reserved matters submission shall be accompanied by an Overheating and Cooling analysis report for Phase 3 shall be submitted to the Council for approval. The dynamic analysis shall be compliant with the relevant CIBSE guidance and Approved documents Part O (domestic TM59/Guide A), and/or TM52 (non-domestic), and modelled against the DSY1 (average summer) weather data file, as well as the more intense DSY2 (2003) and DSY3 (1976) data files for TM59 criteria (a) and (b). The Overheating/Cooling report shall propose active and passive measures to be incorporated into the development to minimise the risk of overheating and meet DSY1 modelling.

The development shall be carried out in accordance with the approved details and maintained thereafter. (Phase 1A to be carried out in accordance with details approved under ref: 220921CND).

Reason: To ensure that the risk of overheating has been sufficiently addressed in accordance with policy SI 4 of the London Plan (2021); Ealing's Development (Core) Strategy, and Development Management DPD

40 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) Upon final construction of the development, or relevant phases 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.

b) 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/low-carbon 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 Policy SI 2 and SI 3 of the London Plan (2021), 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.

41 Based on the recommendations of Preliminary Ground Investigation prepared by Listers Geo (Ref: 15.01-003a January 2019) further investigation will be undertaken to fill gaps in knowledge / data. The investigation will be undertaken prior to the commencement of any works (other than demolition and site clearance) within a relevant phase (or part therein), and 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, revised risk assessment 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 within the relevant Phase.

(Phase 1A and Phase 1B to be carried out in accordance with details approved under ref: 212780CND)

Reason: To protect the health and living conditions of residents of the new development in accordance policy 1.1(e) of Ealing's adopted Development (or Core) Strategy (2012); policy LV5.21 of Ealing's adopted Development Management DPD (2013); the National Planning Policy Framework (2021), and DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.

42 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 prior to the occupation of a relevant phase (or part therein). (Phase 1A & 1B to be carried out in accordance with details approved under ref: 222519CND). 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, other than that required to carry out remediation works.

Reason: To protect the health and living conditions of residents of the new development in accordance policy 1.1(e) of Ealing's adopted Development (or Core) Strategy (2012); policy LV5.21 of Ealing's adopted Development Management DPD (2013); the National Planning Policy Framework (2021), and DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.

43 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 prior to the occupation of a relevant phase (or part therein). The verification report submitted shall be in accordance with the latest Environment Agency guidance and industry best practice.

(Phase 1A to be carried out in accordance with details approved under ref: 224976CND)

Reason: To protect the health and living conditions of residents of the new development in accordance policy 1.1(e) of Ealing's adopted Development (or Core) Strategy (2012); policy LV5.21 of Ealing's adopted Development Management DPD (2013); the National Planning Policy Framework (2021), and DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.

44 Prior to occupation of a relevant phase (or part therein) of the development, a noise assessment (according to the criteria of the Council's interim SPG10) shall be submitted to the Council for approval in writing, of external noise sources such as transport and commercial/ cultural uses/activities and their noise levels at residential facades of dwellings at low and high levels. (Phase 1A & 1B to be carried out in accordance with details approved under ref: 222517CND). Details shall include the sound insulation of the relevant building envelope including glazing specifications (sound insulation including frames, seals and ventilators tested and approved in accordance with BS EN ISO 10140-2:2010) and of acoustically attenuated ventilation and cooling as necessary (with air intake from the cleanest aspect of the building), to achieve noise standards of BS8233:2014 and SPG10 in internal rooms and external amenity spaces (if provided). Approved details shall be implemented prior to occupation of the relevant phase of the development and thereafter be permanently retained.

Reason: In the interests of the living conditions of future occupiers of the site, in accordance with policy 1.1(j) of the Ealing Core Strategy (2012), policy 7A of the Ealing Development Management Development Plan Document (2013), and policy D14 of the London Plan (2021), and the National Planning Policy Framework (2021)

45 Prior to occupation of a relevant phase (or part therein) of the development, details shall be submitted to the Council for approval in writing, of building vibration levels and appropriate mitigation measures where necessary (Phase 1A and Phase 1B to be carried out in accordance with details approved under ref: 222652CND). The assessment method shall be as specified in BS 6472:2008. Details shall demonstrate that building vibration will meet a level that has low probability of adverse comment. No part of the relevant phase of the development shall be occupied until the approved

details have been implemented. Approved details shall thereafter be permanently retained.

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

46 Prior to occupation of a relevant phase (or part therein) 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,[eg. kitchen/living/dining/bathroom above/below/adjoining bedroom of separate dwelling]. Approved details shall be implemented prior to occupation of the relevant phase of the development and thereafter be permanently retained.

Phase 1A to be carried out in accordance with details approved under ref: 222989CND.

Reason: In the interests of the internal environment of the development and living conditions of occupiers of nearby properties and future occupiers of the site, in accordance with Interim Supplementary Planning Guidance 10, policy 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), and the National Planning Policy Framework (2021).

47 Prior to occupation of a relevant phase (or part therein) of the development, details shall be submitted to and approved in writing by the Council, of the sound insulation of the floor/ ceiling/ walls separating the communal areas and facilities from dwellings (i.e. resident lounges, screening rooms and gyms). Details shall demonstrate that the sound insulation value is enhanced by at least 10dB above the Building Regulations value for residential use and, where necessary, additional mitigation measures implemented to separate communal noise and to achieve the criteria of BS8233:2014 within the dwellings/ noise sensitive premises. Approved details shall be implemented prior to occupation of the relevant phase of the development and thereafter be permanently retained.

Phase 1A to be carried out in accordance with details approved under ref: 222990CND.

Reason: In the interests of the living conditions of the occupiers of the above residential premises, 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), policy D14 of the London Plan (2021), and the National Planning Policy Framework (2021).

48 Prior to occupation of a relevant phase (or part therein) of the development, details shall be submitted to the Council for approval in writing, of the sound insulation of the floor/ ceiling/ walls separating the commercial and community part(s) of the premises from dwellings. Details shall demonstrate that the sound insulation value is enhanced by at least 10dB above the Building Regulations value for residential use and, where necessary, additional mitigation measures are implemented to contain commercial/community noise within the commercial/community used premises and to also achieve the criteria of BS8233:2014 within the dwellings/ noise sensitive premises. Approved details shall be implemented prior to occupation of the relevant phase of the development and thereafter be permanently retained.

Phase 1A to be carried out in accordance with details approved under ref: 224718CND.

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 Interim Supplementary Planning Guidance 10, policies 1.1(j) of the Ealing Core Strategy (2012), policy 7A of the Ealing Development Management DPD (2013), policy D14 of the London Plan (2021), and the National Planning Policy Framework (2021).

49 Prior to their installation, 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. Approved details shall be implemented prior to the commencement of the 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 cooking odour, in accordance with policy SI 1 of the London Plan (2021), Ealing Local Variation to Policy 7A of Ealing Development Management DPD (2013) and Ealing SPG 10: 'Noise and Vibration'.

50 Prior to occupation of a relevant phase (or part therein) of the development, details shall be submitted to the Council for approval in writing, of the external sound level emitted from plant/ machinery/ equipment and mitigation measures as appropriate, as measured at/ calculated to the nearest and/or most affected noise sensitive premises. The measures shall ensure that the external sound level LAeq emitted from plant, machinery/ equipment will be lower than the lowest existing background sound level LA90 by at least 5 dBA at the most noise sensitive receiver location. The assessment shall be made in accordance with BS4142:2014, with all machinery operating together at maximum capacity. Details of any noise mitigation measures shall be submitted for approval. Phase 1A to be carried out in accordance with details approved under ref: 223902CND.

Approved details shall be implemented prior to occupation of the relevant phase of the development and thereafter be permanently retained.

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

51 Prior to the first use of any commercial or community use within a relevant phase (or part therein) all external doors to the premises will have been fitted with self-closing devices, which shall be maintained in an operational condition and at no time shall any external door or windows 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 policies D14 and SI 1 of the London Plan (2021), policies 1.1(j) of the Ealing Development (or Core) Strategy (2012), Local Variation policy 3.5 and policy 7A of Ealing Development Management Development Plan Document (2013).

52 Prior to occupation of affected areas of the development, details shall be submitted to Council for approval in writing, of the installation of acoustic lobbies to entrances and exits of noisy areas (e.g. music venues, clubs, etc.) where very high

noise levels are expected to be generated, which would otherwise allow the emission of internal noise to neighbouring noise sensitive premises.

Phase 1A to be carried out in accordance with details approved under ref: 223901CND.

Reason: To ensure that the amenity of occupiers of the development site/ surrounding premises is not adversely affected by noise, in accordance with Policies D6 and D14 of the London Plan (2021), policies 1.1(j) of the Ealing Development (or Core) Strategy (2012), Local Variation policy 3.5 and policy 7A of Ealing Development Management Development Plan Document (2013).

53 Prior to commencement of any above ground superstructure works (excluding demolition, site clearance, remediation, piling and/or substructure) of any phase or building within the Detailed Element of the application, a Fire Statement, in the form of an independent fire strategy produced by a third party suitably qualified assessor, shall be submitted to and approved in writing by the Local Planning Authority. The statement should detail how the phase or building will function in terms of:

1. The building's construction: methods, products and materials used, including manufacturers' details;
2. The means of escape for all building users: stair cores, escape for building users who are disabled or require level access, and the associated management plan approach;
3. Features which reduce the risk to life: fire alarm systems, passive and active fire safety measures and associated management and maintenance plans;
4. Access for fire service personnel and equipment: how this will be achieved in an evacuation situation, water supplies, provision and positioning of equipment, firefighting lifts, stairs and lobbies, any fire suppression and smoke ventilation systems proposed, and the ongoing maintenance and monitoring of these;
5. How provision will be made within the site to enable fire appliances to gain access to the building; and
6. Ensuring that any potential future modifications to the building will take into account and not compromise the base build fire safety/protection measures.

The development shall be implemented in accordance with the approved details and retained as such for the lifetime of the development. (Phase 1A to be carried out in accordance with details approved under ref: 214954CND)

REASON: In order to achieve the highest standards of fire safety and safety and security of the occupants in accordance with Policy D12 of the London Plan (2021).

54 Each Reserved Matter Application(s) shall be accompanied by a Fire Statement, in the form of an independent fire strategy produced by a third party suitably qualified assessor, which shall detail how the development proposal incorporates two staircases for buildings over 30m in height or complies with the latest adopted version of Building Regulations Approved Document B. The Fire Statement should also demonstrate:

- o The methods, products and materials, including manufacturers details, to be used in the building's construction;
- o The means of escape for all building users, including the appropriate number and design of lifts and staircases, escape for building users who are disabled or require level access, and the associated management plan approach;
- o Features which reduce the risk to life including fire alarm systems, passive and active fire safety measures and associated management and maintenance plans;

- o Access for fire service personnel and equipment, including how this will be achieved in an evacuation situation, water supplies, provision and positioning of equipment; the appropriate number and design of firefighting lifts, staircases and lobbies; any fire suppression and smoke ventilation systems proposed, and the ongoing maintenance and monitoring of these;
- o How provision will be made within the site to enable fire appliances to gain access to the building; and
- o Ensuring that any potential future modifications to the building will take into account and not compromise the base build fire safety/protection measures.

The development shall be implemented in accordance with the approved details and retained as such for the lifetime of the development.

REASON: In order to achieve the highest standards of fire safety and safety and security of the occupants in accordance with Policy D12 of the London Plan (2021).

55 Prior to the occupation of each phase of development, a post-construction monitoring report should be completed in line with the GLA's Circular Economy Statement Guidance.

The post-construction monitoring report shall be submitted to the GLA, currently via email at: circulareconomystatements@london.gov.uk, along with any supporting evidence as per the guidance. Confirmation of submission to the GLA shall be submitted to, and approved in writing by, the local planning authority, prior to occupation of each phase of the development.

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 Policy D3 (Optimising site capacity), SI7 (Reducing waste), SI2 (Minimising greenhouse gas emissions).

56 Prior to the occupation of each phase (or building therein) of the development the post-construction tab of the GLA's Whole Life-Cycle Carbon Assessment template should be completed in line with the GLA's Whole Life-Cycle Carbon Assessment Guidance.

The post-construction assessment should be submitted to the GLA at: ZeroCarbonPlanning@london.gov.uk, along with any supporting evidence as per the guidance. Confirmation of submission to the GLA shall be submitted to, and approved in writing by, the local planning authority, prior to occupation of the development.

Reason: In the interests of sustainable development and to maximise on-site carbon dioxide savings in accordance with policy SI2(F) of the London Plan (2021).

57 Within 6 months following the commencement of any above ground superstructure works (excluding demolition, site clearance, remediation, piling and/or substructure) within a Phase (or part therein), excluding any works in Phase 1A, plans and details shall be submitted to and approved in writing by the local planning authority demonstrating the provision and future management of free drinking water within the public realm. The plans and details shall show the location and design of the proposed drinking water infrastructure, along with measures to ensure its future maintenance and management. The development shall be carried out in accordance with these plans and details, and drinking water made available to the public for free in accordance with the plans and details prior to occupation of the development, and in perpetuity.

Reason: To ensure sustainable provision of free drinking water, to minimise plastic waste.

58 Prior to the commencement of any above ground superstructure works (excluding demolition, site clearance, remediation, piling and/or substructure) within Phase 2A and as part of each Reserved Matters Application for development containing buildings with non-residential floorspace within Phase 3, the following details shall be submitted to any approved in writing by the local planning authority:

a) Demonstration that adequate provision has been made for free public toilets suitable for a range of users including disabled people, families with young children and people of all gender identities, including the provision of free unisex toilets and free 'Changing Places' toilets designed in accordance with the guidance in British Standard BS8300-2:2018;

b) Confirming that toilet facilities will be accessible to members of the public during the opening hours of the future occupier of the non-residential floorspace in each building; and

c) details of the ongoing management and cleaning, demonstrating that the toilets provided would be available to the public during opening hours and would be maintained safe, well-lit and clean.

The development shall be carried out in accordance with these details, and all public toilets at the development shall be made available to the public for free prior to occupation of the relevant phase of development and shall be maintained in accordance with the approved details in perpetuity, unless otherwise agreed first in writing by the local planning authority.

Reason: To ensure that the development provides an appropriate range of free and suitably maintained public toilets in accordance with policy S6 of the London Plan (2021).

59 All passenger lifts serving the residential units hereby approved shall be fully installed and operational prior to the first occupation of the relevant core of development served by a passenger lift.

Reason: To ensure that adequate access is provided to all floors of the development for all occupiers and visitors including those with disabilities, in accordance with policy 1.1(h) of the Ealing Core Strategy (2012), Policy D7 of the London Plan (2021) and the National Planning Policy Framework (2021).

60 Prior to commencement of any above ground superstructure works (excluding demolition, site clearance, remediation, piling and/or substructure) within Phase 1B and any subsequent phases, 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 policy D14 of the London Plan (2021).

61 Prior to the commencement of development (including site remediation and preparatory works associated with the development but excluding the erection of site hoardings, tree works and soft strip operations) within Phases 1B and any subsequent

phases, a site Construction Logistics Plan shall be submitted to and approved in writing by the Local Planning Authority. The submission shall take into account other major infrastructure and development projects in the area and shall include the following:

- a) The number of on-site construction workers and details of the transport options and parking facilities for them;
- b) Details of construction hours;
- c) Anticipated route, number, frequency and size of construction vehicles entering/exiting the site per day;
- d) Delivery times and booking system (which is to be staggered to avoid morning and afternoon school-run peak periods);
- e) Route and location of site access for construction traffic and associated signage;
- f) Management of consolidated or re-timed trips;
- g) Details of site security, temporary lighting and the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
- h) Secure, off-street loading and drop-off facilities;
- i) Wheel washing provisions;
- j) Vehicle manoeuvring and turning, including swept path diagrams to demonstrate how construction vehicles will access the site and be able to turn into and emerge from the site in forward gear and including details of any temporary vehicle access points;
- k) Details as to the location(s) for storage of building materials, plant and construction debris and contractor's welfare facilities and offices;
- l) Procedures for on-site contractors to deal with complaints from members of the public;
- m) Measures to consult cyclists, disabled people and the local schools about delivery times and necessary diversions;
- n) Details of all pedestrian and cyclist diversions;
- o) A commitment to be part of Considerate Constructors Scheme; and
- p) Confirmation of use of TfL's Fleet Operator Recognition Scheme (FORS) or similar.
- q) The submission of evidence of the condition of the highway prior to construction and a commitment to make good any damages caused during construction.
- r) Details of parking restrictions which may need to be implemented during construction work.

The development shall be then carried out strictly in accordance with the details so approved.

Reason: To protect the amenity of local residents and ensure adequate highway and site safety in accordance with policies D6, D11, D14, SI1, S12, T1, T2, T4 and T5 of the London Plan (2021); the Greater London Authority Best Practice Guidance 'The Control of Dust and Emissions from Construction and Demolition (2006)'; and BS 5228-1:2009 - Code of practice for noise & vibration control on construction & open sites-Part 1: Noise and TFL Construction Logistics Planning Guidance

62 Prior to the commencement of Phase 1B of the development (including site remediation and preparatory works associated with the development but excluding the erection of site hoardings, tree works and soft strip operations) an Equalities Action Plan shall be submitted to and approved in writing by the local planning authority. This shall include:

- o the detailed process by which all equality impacts arising from the development will be monitored by the applicant from the grant of planning permission until completion, including assessment of the decant strategy and of the demolition and construction works on the estate's residents and sensitive receptors nearby;

o the detailed process by which the applicant will explore how any negative impacts that may be caused by the development to people who share a protected characteristic will be prevented and/or satisfactorily minimised and mitigated wherever possible.

The development shall be then carried out in accordance with the details so approved unless otherwise agreed in writing by the Council.

Reason: To ensure the equality impacts of the development are monitored and mitigated in accordance with London Plan policy GG1.

63 Prior to the commencement of above ground superstructure works (excluding demolition, site clearance, remediation, piling and/or substructure) for each building (excluding any buildings in Phase 1A), detailed plans shall be submitted to and approved in writing by the local planning authority demonstrating the provision of sufficient ducting space for full fibre connectivity infrastructure within the development. The development shall be carried out in accordance with these plans and maintained as such in perpetuity.

Reason: To ensure that the development incorporates adequate digital connectivity infrastructure in accordance with policy SI6 of the London Plan (2021).

64 All applications for Reserved Matters shall be accompanied by a detailed Circular Economy Statement in line with the GLA's Circular Economy Statement Guidance is submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the details so approved.

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 Policy D3 (Optimising site capacity), SI7 (Reducing waste), SI2 (Minimising greenhouse gas emissions).

65 All applications for Reserved Matters shall be accompanied by a detailed Whole Life-Cycle Carbon Assessment in line with the GLA's Whole Life Carbon Guidance is submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the details so approved.

Reason: In the interests of sustainable development and to maximise on-site carbon dioxide savings in accordance with policy SI2(F) of the London Plan (2021).

66 10% of the approved residential dwellings shall be designed and constructed to meet Approved Document M (Volume 1: Dwellings), Part M4(3) (Wheelchair user dwellings) of Building Regulations 2015, or other such relevant technical standards in use at the time of the construction of the development. All other dwellings (which are created via works to which Part M volume 1 of the Building Regulations applies) meet Building Regulation requirement M4(2) 'accessible and adaptable dwellings', or other such relevant technical standards in use at the time of the construction of the development.

Reason: To ensure the provision of wheelchair housing in a timely fashion that would address the current unmet housing need; produce a sustainable mix of accommodation; and provide an appropriate choice and housing opportunity for wheelchair users and their families, in accordance with the objectives of policy D7 of the London Plan (2021); and policy 1.1(h) of the Ealing Development (or Core) Strategy 2012.

67 Within 6 months following the commencement of any above ground superstructure works (excluding any demolition, site clearance, remediation, piling and/or substructure operations and the development in Phase 1A), details shall be submitted and approved by the Local Planning Authority for that Phase (or Block therein) in the Detailed Element of the planning permission demonstrating how the landscaping scheme contributes to achieving an Urban Greening Factor score of 0.4 across the overall site and a management plan for the ongoing maintenance of the landscaping scheme. The development shall be carried out and thereafter maintained in accordance with the approved details.

Each Reserved Matters Application(s) for the Outline Element shall be accompanied by an Urban Greening Factor assessment that demonstrates how the landscaping scheme for this part of the development contributes to achieving an Urban Greening Factor score of 0.4 across the overall site.

Reason: To ensure that urban greening measures are maximised across the development in accordance with London Plan policy G5.

Informatives:

1 The decision to grant planning permission has been taken having regard to the policies and proposals in National Planning Policy Framework (2021), the London Plan (2021), the adopted Ealing Development (Core) Strategy (2012) and the Ealing Development Management Development Plan Document (2013) and to all relevant material considerations including Supplementary Planning Guidance:

National Planning Policy Framework (2021)

- 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

The 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 E3 Affordable workspace
 Policy E11 Skills and Opportunities for All
 Policy G1 Green Infrastructure
 Policy G4 Open Space
 Policy G5 Urban Greening
 Policy G6 Biodiversity and Access to Nature
 Policy G7 Trees and woodland
 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

Supplementary Planning Guidance /Documents

Southall Opportunity Area Planning Framework (SOAPF) (2014)

Accessible London: achieving an inclusive environment

Mayor's Sustainable Design and Construction SPD April 2014

The Mayor's Transport Strategy

The Mayor's Energy Strategy and Mayor's revised Energy Statement Guidance April 2014

The London Housing Strategy

The London Design Guide (interim edition) (2010)

Draft shaping neighbourhoods: Children and young people's play and informal recreation (2012)

Planning for Equality and Diversity in London

Housing - Supplementary Planning Guidance (2012)

Housing SPG (March 2016)

Energy Planning (March 2016)

Children and Young People's Play and Informal Recreation SPG (September 2012)

Crossrail Funding: Use of Planning Obligations and the Mayoral Community

Infrastructure Levy SPG (March 2016)

Affordable Housing & Viability- Supplementary Planning Guidance (2017)

Ealing Development (Core) Strategy 2026 (2012)

- 1.1 Spatial Vision for Ealing 2026 (a), (b), (c), (d), (e), (f), (g), (h), (j) and (k)
- 1.2 Delivery of the Vision for Ealing (a), (c), (d), (e), (f), (g), (h), (k) and (m)
- 2.1 Development in the Uxbridge Road / crossrail corridor (a), (b), (c), (d), (e)
- 2.8 Revitalise Southall Town Centre (d), (h), (i)
- 5.5 Promoting parks, local green space and addressing deficiency (b) and (c)
- 5.6 Outdoor sports and active recreation
- 6.1 Physical infrastructure
- 6.2 Social infrastructure
- 6.4 Planning Obligations and Legal Agreements

Ealing Development Management Development Plan Document (2013)

- Ealing local variation to London Plan policy 3.4: Optimising housing potential
- Ealing local variation to London Plan policy 3.5: Quality and design of housing development
- Policy 3A: Affordable Housing
- Policy 4A: Employment Uses
- Ealing Local variation to London Plan policy 4.7: Retail and town centre development

Ealing local variation to London Plan policy 5.2: Minimising carbon dioxide emissions

- Ealing local variation to London Plan policy 5.10: Urban greening
- Ealing local variation to London Plan policy 5.11: Green roofs and development site environs
- Ealing local variation to London Plan policy 5.12: Flood risk management
- Ealing local variation to London Plan policy 5.21: Contaminated land
- Ealing local variation to London Plan policy 6.13: Parking
- Policy 7A : Operational amenity
- Ealing local variation to London Plan policy 7.3 : Designing out crime
- Ealing local variation to London Plan policy 7.4 Local character
- Policy 7B : Design amenity
- Policy 7C : Heritage
- Policy 7D : Open space

Adopted Supplementary Planning Documents

- Sustainable Transport for New Development
- Southall Opportunity Area Planning Framework

Ealing Character Study A1 Report - January 2022

- Ealing Character Study A2 Report - January 2022
- Ealing Housing Design Guidance B Report - January 2022

Interim Supplementary Planning Guidance/Documents

- SPG 3 Air quality
- SPG 4 Refuse and recycling facilities (draft)
- SPG 10 Noise and vibration

Other Material Considerations

- BRE Site layout planning for daylight and sunlight (2011)
- 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

DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.

Environment Agency guidance 'Verification of Remediation of Land Contamination', Report: SC030114/R1'.

BS 5837:2012 Trees in relation to design, demolition and construction - Recommendations.

In reaching the decision to grant permission, specific consideration was given to the information contained in the applicant's Environmental Statement and other technical reports submitted with the application. Consideration was given to the impact of the proposed development on the amenities of neighbouring properties, the character and appearance of the wider area, the impact of the proposals on heritage assets in medium and longer distances views and the impact on highway capacity and safety. Consideration was also given to placemaking and the quality of the proposed residential environment and the amenity of future residents, the impact of the loss of the existing residential property and the benefits associated with the proposed replacement dwellings. The schemes viability has also been assessed and the maximum reasonable amount of affordable housing is secured.

The key determining issues in considering this application include:

- o The acceptability of the principle of development including the replacement of existing affordable housing;
- o Proposed affordable housing including its genuine affordability and viability considerations;
- o The acceptability of the proposed uses and distribution of uses within the site;

- o Layout, height, scale and massing of the development;
- o The design, detailing and use of materials;
- o Housing Standards - quality, outlook, privacy;
- o Landscaping, open space, amenity space and play space provision;
- o Car/cycle parking, legibility, access and traffic impacts;
- o Refuse/recycling and servicing;
- o Energy efficiency and sustainability;
- o Environmental pollution and mitigation; and
- o Provision of infrastructure, planning obligations and the Mayors Community Infrastructure Levy.

It was considered that the proposal was acceptable on these grounds, and that there were no other material considerations that would warrant refusal of the application.

2. The applicant's attention is drawn to the need to regularly consult with the Crossrail Safeguarding Team during the pre-construction and construction phases of the development subject of this planning permission.

CRL_safeguarding@crossrail.co.uk

3. Thames Water Underground Assets

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://developers.thameswater.co.uk/Developing-a-large-site/Planning-your-development/Working-near-or-diverting-our-pipes>. Should you require further

information please contact Thames Water. Email:
developer.services@thameswater.co.uk

4. Notification to neighbours of demolition/ building works

All occupiers surrounding the site should be notified in writing at least 21 days prior to the commencement of any site works, of the nature and duration of works to be undertaken and subsequently be regularly updated. The name and contact details of persons responsible for the site works should be signposted at the site entrance or hoarding in case of emergency and for enquiries or complaints. Any complaints should be properly addressed as quickly as possible.

5. Dust

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.

6. Dark smoke and nuisance

No waste materials should be burnt on site of the development.

7. Noise and Vibration from demolition, construction, piling, concrete crushing, drilling, excavating, etc.

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 and vibration, delivery locations 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 Code of Practice for noise and vibration control on construction and open sites.

8. Height Limitation on Buildings and Structures

No building or structure of the development hereby permitted shall exceed 167.95m AOD.

9. Permitted hours for building work

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, unless otherwise agreed with the Environmental Health Officer.

10. Fire Statement - Prior to commencement of the superstructure of each phase of the development a fire statement, produced by a third party suitably qualified assessor, should be submitted to and agreed with the London Fire Brigade.

11. Works to footway - The developer will be liable for the cost of repairing any damage to the footway around the perimeter of the site resulting from the construction work.

12. Considerations in relation to gas pipeline/s identified on site:

Cadent have identified operational gas apparatus within the application site boundary. This may include a legal interest (easements or wayleaves) in the land which restricts activity in proximity to Cadent assets in private land. The Applicant must ensure that proposed works do not infringe on Cadent's legal rights and any details of such restrictions should be obtained from the landowner in the first instance.

If buildings or structures are proposed directly above the gas apparatus, then development should only take place following a diversion of this apparatus. The Applicant should contact Cadent's Plant Protection Team at the earliest opportunity to discuss proposed diversions of apparatus to avoid any unnecessary delays.

If any construction traffic is likely to cross a Cadent pipeline, then the Applicant must contact Cadent's Plant Protection Team to see if any protection measures are required. All developers are required to contact Cadent's Plant Protection Team for approval before carrying out any works on site and ensuring requirements are adhered to. Email: plantprotection@cadentgas.com Tel: 0800 688 588

13. Safeguarded Land for HS2

The applicant is advised that the application site lies in close proximity to land that may be required to construct and/or operate Phase One of a high-speed rail line between London and the West Midlands, known as High Speed Two. Powers to construct and operate High Speed Two were secured on 23 February 2017 when Royal Assent was granted for Phase One of HS2. More information can be found at: <https://www.gov.uk/government/collections/high-speed-rail-london-west-midlands-bill>.

14. CIL phasing

For the avoidance of doubt, the planning permission shall be treated as a phased development, as defined on the approved phasing plan, for the purposes of the Community Infrastructure Levy Regulations 2010 (as amended).

Appeals

You have a right to appeal this decision. Full details are available at www.planningportal.co.uk/planning/appeals

