
Ref:	220178FUL
Address:	East Acton Arcade, 93 Old Oak Common Lane, Acton, London, W3 7DJ
Ward:	East Acton
Proposal:	Demolition of existing building and construction of multi-storey hotel (Use Class C1) with basement, ancillary ground floor hotel lobby and shared cafe/restaurant/workspaces; and associated landscape works and public realm improvements
Drawing numbers:	Refer to Condition 2 in Appendix 1.
Type of Application:	Full Application
Application Received:	17/01/2022

Report by: Emma Bunting

Recommendation: Grant planning permission subject completion of a Section 106 agreement and conditions of consent.

Executive Summary

The application site of 93 Old Oak Common Lane, W3 7DJ is located on the western side of Old Oak Common Lane on a rectangular plot of approximately 1000sqm with a wide frontage onto Old Oak Common Lane. Primary access to the site is from Old Oak Common Lane, with vehicle access to a rear servicing yard from the south side of Brassie Avenue, which is located north of the site. The site is bound to its north, south and west boundaries by neighbouring developments and comprises a two-storey plus roof level building which occupies virtually the full area of the plot.

The current planning application is for the demolition of the existing building and construction of a multi-storey hotel. The building would be five-storeys from ground level and would incorporate a two-storey basement level to deliver 129 guest rooms with ancillary ground floor hotel lobby and shared café, restaurant and workspaces.

The submitted Snooker and Pool Needs Assessment demonstrates compliance with policy S5 of the London Plan (2021) as it demonstrates there is adequate supply at the local and sub-regional level to absorb demand arising from the loss of the on-site snooker facility. Furthermore, the London Plan (2021) and GLA Working Paper 88 (2017) outline the need to deliver additional visitor accommodation in London, with a focus on town centre locations with good public transport accessibility. The GLA Working Paper outlines a target of 2,234 additional rooms in the borough of Ealing by 2041. The host site is located within a town centre with a PTAL rating of 6a and is

considered to be an appropriate location for a hotel. The principle of the development is therefore considered acceptable.

The existing building on site dates from the 1930s but has been significantly altered from its original state and, as such, it does not have any significant historic or architectural merit. The front elevation is ransacked with graffiti while plant and vents are affixed to the north elevation. The proposed building would be of high-quality design and materials and would be reflective of the materials palette in the area. The proposed height, scale and massing would also be reflective of the emerging context and would not result in harm to the Old Oak and Wormholt Conservation Area of the London Borough of Hammersmith and Fulham.

The ground floor frontage would also animate the street scene and deliver an outdoor public seating area and public realm improvements to the benefit of the quality of East Acton Neighbourhood Town Centre. The landscaping proposals would also see a significant improvement in the Urban Greening Factor of the site from 0.0 to a London Plan compliant score of 0.3.

The impact of the development on neighbouring amenity has been assessed and it is accepted that there would be some loss of light to adjoining residential properties. However, 93% of all tested windows would comply with the BRE guidelines for daylight and the harm is limited to non-habitable spaces and bedrooms, which have a lower, or no, expectation for light in the BRE guidance. Mitigation measures for overlooking, noise and light spillage have been successfully integrated into the design to prevent adverse harm to the amenities enjoyed by adjoining residential properties.

Eighty-five (85) parties (including Ealing Civic Society) responded in objection to the application. The most common concerns raised related to the loss of the snooker hall, the impact on the character and appearance of the area and harm to neighbouring amenities. These representations have been addressed within the report. However, it is concluded that the matters raised do not outweigh the recommendation for approval considering the public benefits the scheme would deliver. The public benefits include redevelopment of a site within East Acton Neighbourhood Town Centre, public realm improvements, additional expenditure in the local economy and the creation of construction and long-term jobs.

In addition, the proposed development would see site-wide CO₂ emissions reduced by approx. 73.47%, contributing positively towards the borough's objectives to improve energy efficiency and air quality. It would also result in lower private car trips and would comply with considerations pertaining to environmental health, crime prevention and flood risk and sustainable drainage.

The proposal is consistent with the aims of the Ealing Development (Core) Strategy (2012), the Ealing Development Management DPD (2013), the London Plan (2021) and the National Planning Policy Framework (2021). It is therefore recommended that planning permission be granted with conditions and the completion of a section 106 legal agreement.

Recommendation

That the committee **GRANT** planning permission subject to the completion of a legal agreement under section 106 of the Town and Country Planning Act 1990 (as amended) to secure the terms below and conditions of consent set out in the Appendix.

Heads of Terms

The obligations to be secured by the section 106 agreement are set out as follows:

- i) Financial contribution (amount TBC in briefing notes) for highways and transport improvements
- ii) Financial contribution of £145,174 towards carbon dioxide offsetting
- iv) Financial contribution of £13,214 for the post construction energy monitoring of the building
- v) Financial contribution of £39,250 towards air quality monitoring and improvements
- vi) Financial contribution of £18,252 towards public open space improvements
- vii) Financial contribution of £495 for the amenity value of the tree to be fell in the garden of 1A Brassie Avenue
- viii) Financial contribution of £3,000 towards travel plan monitoring
- ix) A commitment to adhere to the approved travel plan
- x) A commitment to provide 4 apprenticeships (including an £8,000 penalty per apprenticeship not created), 6 work experience opportunities, 6 school/college visits, 6 school/college workshops and the employment of a minimum of 20% local labour during the 18-month construction phase
- xi) All contributions to be index linked; and
- xii) Payment of the Council’s reasonable legal and other professional costs in preparing and completing the agreement

Highways and transport improvements	
- Accident remediation scheme on Old Oak Common Lane	TBC in briefing note
- Traffic calming measures and pedestrian crossing facilities to the west of the development	TBC in briefing note
- Cycle infrastructure	TBC in briefing note
- Footway improvements	TBC in briefing note
- Parking stress mitigation	TBC in briefing note
- Travel plan monitoring	£3,000
Energy and sustainability	
- Carbon dioxide offsetting	£145,174
- Energy monitoring for 4-years	£13,214
Air quality monitoring and improvement	£39,250
Amenity value of trees to be felled	£495
Public open space improvements	£18,252
Total Contributions	TBC in briefing note

Table 1: Financial Contributions

Site Description

The application site of 93 Old Oak Common Lane, W3 7DJ is located on the western side of Old Oak Common Lane on a rectangular plot of approximately 1000sqm with a wide frontage onto Old Oak Common Lane. Primary access to the site is from Old Oak Common Lane, with vehicle access to a rear servicing yard from the south side of Brassie Avenue, which is located north of the site. The site benefits from a forecourt adjacent to the highway and is bound to its north, south and west boundaries by neighbouring developments.



Figure 1: Site location



Figure 2: Existing site frontage

The existing building comprises a two-storey plus roof level building which occupies virtually the full area of the plot with the exception of the rear access road. Existing uses on the site comprise a

warehouse (Use Class B8) and retail uses (Use Class E) at the ground floor level. The first floor comprises a Snooker Hall (Use Class E) with access from the ground floor primary frontage.

The building was built as a small shopping arcade in the late 1930s and comprises of four units in the front returning to a central passageway. Construction was economical and the detailing sparse, comprising a brick panelled concrete frame with a simple, pedimented front of artificial stone and a long pitched roof, clad in fibre cement sheeting, running back into the site. None of the original shop front survive and the building has been significantly altered. The building today is of standard design with little architectural or historic merit and is in a relatively poor level of upkeep.

The existing building has a mixed palette of exterior materials. The principal façade is clad in blue and green coloured masonry blocks of varying sizes with an ad-hoc joint pattern and has a central decorative arched panel and exposed concrete framing. A large portion of the façade is covered with a variety of signs, cables and utilities. The windows to the first-floor are boarded up. The sides and the rear of the building are industrial in character, with exposed brickwork and concrete framing.



Figure 3: North (side) elevation

The site is located within East Acton Neighbourhood Centre and the surrounding area comprises a variety of commercial, retail, leisure and community uses to the south and east. To the north and west, uses are primarily residential. To the south, along Old Oak Common Lane, buildings primarily take the form of three to four storeys (including roof levels) while to the north and west, the typical form is two-storey. The clock tower of St Aidan’s Church to the south projects above the established building height in the immediate area. There are large buildings forming in the backdrop, including the Argos Homebase Superstore on Western Avenue (ref: 178994FUL) which will comprise 19 storeys at its highest point, and 10 Westway to the south which incorporates five storeys.

The existing high street is characterised by masonry and timber-framed construction, ornamented with distinctive brick detailing. The streetscape is mixed with examples of Tudorbethan features typical of 1920s developments in outer London, such as black-on-white timber framing, brick terraced blocks and a mix of commercial and residential scaled elements. There is a strong window articulation with repetitive upper floors, concrete banding, brick relief patterns and low eaves lines with steep pitched roofs. The existing building is uncharacteristic of the surrounding form by virtue of its fenestration pattern and external materials which contrast sharply with the primarily brick and rendered facades in the vicinity.

The site is not located in a Conservation Area, nor subject to an Article 4 Direction. There are no statutory listed buildings in the site boundary or immediate vicinity. To the eastern side of Old Oak Common Lane is the Old Oak and Wormholt Conservation Area of the London Borough of Hammersmith and Fulham. Similar to the western side, this comprises commercial uses at the ground floor level of Old Oak Common Lane and residential further west. The Old Oak and Wormholt Conservation Area Character Profile (2018) sets out the sub area 'Old Oak Estate', which is immediately adjacent to the site, is distinguished by the large number of houses which are laid out around lawns and gardens in U-shaped terraces which run perpendicular to the main course of the street.

The site is highly accessible and has a PTAL level of 6a. The nearest bus stop is within 40 metres of the site on Old Oak Common Lane. East Acton station is within 250 metres west of the site which accesses London Underground services.

The Proposal

This application seeks planning permission for 'Demolition of existing building and construction of multi-storey hotel (Use Class C1) with basement, ancillary ground floor hotel lobby and shared cafe/restaurant/workspaces; and associated landscape works and public realm improvements'.

The proposed building would have a four-storey main bulk, a setback roof level and a two-storey basement and would incorporate 129 guest rooms, a shared hotel lobby, café/restaurant and workspaces. It would have a total gross internal area of 3,925sqm.

At ground floor, the development would provide a hotel lobby, reception area, shared café/restaurant and workspaces, which would be open to the public. Beyond this, guest rooms, a back of house, bike and bin stores and servicing area would occupy the ground level. The site would be serviced via the existing service road to the south side of Brassie Avenue. The basement levels would provide guest rooms and back of house areas while the upper floors would comprise solely of guest rooms.

The proposed footprint would extend up to the north and south boundaries in part, although a central recess would be provided to step away from the boundaries. This footprint would be followed from the basement levels up to the fourth storey, however, a further set back would be incorporated at the roof level from all of the boundaries.



Figure 4: Proposed Front Elevation CGI Render

The proposed building would have a maximum height of 15.6 metres above ground level. The front elevation would be articulated by thick vertical feature banding, narrow horizontal banding, simple fenestration, and the use of red and brown materials to replicate the materials palette in the area. The entrance treatment would incorporate faience glazed tiling and an arched entry door to signify the main entrance, beyond which a glazed frontage would be set to give the building an animated and approachable face that permits views in and out. A covered outdoor public seating area, comprising suspender planter boxes and outward facing benches would integrate the site with the public realm and high street.

The north elevation would mirror the banding detailing and materials of the front elevation to its main bulk, while the south elevation would incorporate a new stepped gable wall with matching brick to the primary façade. The recessed central mass would be finished in brick zinc shingles to match the set back roof level and would incorporate box banding to the window frames to articulate and detail the façade. Windows to the north, west and south elevations would incorporate louvres of materials similar to the zinc shingles to provide privacy and reduce overheating to south-facing rooms.

Statutory Consultation

Public Consultation

An advertisement was published in the Ealing Gazette and twelve (12) public site notices were displayed on adjacent streets surrounding the development site on 21.06.2022 and the public notification period ended on 16.02.2022. Eighty-five (85) parties (including from Ealing Civic

Society) responded in objection to the application, while one (1) comment of support was received. The planning matters raised in the objections to the proposal can be summarised as follows:

Material Planning Objection	Planning Officer’s Response
Demolition of a listed building	The building is not statutory or locally listed and has been extensively altered from its original state in the 1930s. The building no longer has any significant historic or architectural merit.
<p>Loss of snooker hall, a community/recreational facility</p> <ul style="list-style-type: none"> - While it may be true that there has been some decline in number of facilities and participation levels over time, this is a distraction from the fact that snooker remains a popular participation sport in this country and actual levels of participation are significant within Sport England data in comparison to lots of other mainstream sports. - There will be nowhere to play snooker in West London. - The snooker needs assessment is inadequate and does not demonstrate compliance with policy S5 of the London Plan. 	<p>Data from Sport England Active Lives demonstrates that less than 1% of the population (England) participated in snooker in the last year and approx. 3% participated in pool in the last year.</p> <p>The snooker needs assessment and the loss of the snooker/pool facility as a recreation facility is considered further in the remainder of the report, under the ‘Principle of Development’ section.</p>
Loss of opticians	Optician services fall within retail (Use Class E) of the Use Classes Order (2021) and are therefore not protected as medical and health facilities. The opticians could be transformed to an alternative retail use without the express consent of the LPA.
Overdevelopment: there is no need for another hotel	<p>Policy E10 of the London Plan (2021) sets out that it is estimated that London will need to build an additional 58,000 bedrooms of serviced accommodation by 2041, and that serviced accommodation should be promoted in Town Centres where they are well-connected by public transport, particularly to central London.</p> <p>The application is also supported by a Hotel Needs Assessment, which demonstrates hotel developments in Ealing, including those in the pipeline, and sets out the GLA Working Paper 88’s anticipated targets for Ealing (equivalent to 2,243 rooms by 2041). The pipeline data is significantly short of the GLA target.</p>

<p>Impact on Character & Appearance: out of keeping with the 'village' feel of the area</p>	<p>It is not considered that the existing building has a positive relationship with the appearance of the area. It is in a poor state of upkeep and the materials palette contrast awkwardly with the dominant style and appearance of buildings in the area.</p> <p>It is accepted that the proposed building would be of contemporary style. Nonetheless, it would utilise materials and a scale reflective of those in the immediate area and would provide a better relationship with the street relative to the existing building. This matter is considered further in the remainder of the report.</p>
<p>Loss of light to neighbouring residential properties</p>	<p>The application is supported by a Daylight and Sunlight Assessment, which reviews the impact of the development on 1-7 Brassie Avenue, 87, 91, 101 and 103 Old Oak Common Lane, 1-3 Erconwald Street and St Aidan's Church. This demonstrates that 93% of windows would satisfy the BRE guidelines for daylight. This is considered further in the remainder of the report.</p>
<p>Noise/disturbance from construction</p>	<p>A condition for a demolition and excavation method statement and construction management plan has been secured by condition to minimise the emissions from the construction phase. The condition requires the construction emissions to meet environmental health thresholds.</p>
<p>Inadequate notices</p>	<p>Site notices were erected in 12 locations in the immediate vicinity of the site and advertised in the Ealing Gazette. Furthermore, the applicant carried out their own consultation prior to submission which included issuance of letters to 1,450 properties in the immediate area, and notification to existing occupiers of the building.</p>

External Consultation

Consultee	Comments	Officer Response
<p>London Fire Brigade</p>	<p>No comments were received.</p>	<p>N/A</p>
<p>Designing Out Crime Officer</p>	<p>No objections, although concerns were raised in regards to the following:</p> <ul style="list-style-type: none"> - The rear access road may become an area for anti-social behaviour. The service road 	<p>The comments are noted and conditions applied for a minimum of 8 CCTV cameras to the exterior of the building, details of an access controlled gate to the rear</p>

	<p>should be closed with an access control gate. If a recessed gate (from Brassie Avenue) is provided, CCTV should be provided.</p> <ul style="list-style-type: none"> - There must be separation between the public areas and guest rooms. Lift and stairs should have fob or card activated access control. - Fire escape stairs should be alarmed and fit with CCTV. - A condition for secure by design, including CCTV, postal strategy, doors, windows, etc. should be attached. 	<p>service road and for the development to achieve secure by design accreditation.</p>
Thames Water	<p>No objections subject to a condition for details of a piling method statement and for water network capacity to be reviewed and a delivery approached agreed with Thames Water.</p>	<p>Noted. The conditions have been included.</p>
TfL Borough Planner	<p>No comments were received.</p>	<p>N/A</p>
NHS	<p>No comments were received.</p>	<p>N/A</p>
London Borough of Hammersmith & Fulham	<p>Objection comments were received outlining the development would cause harm to the Old Oak and Wormholt Conservation Area by virtue of its height and volume, and there is insufficient information submitted in relation to highways impacts.</p>	<p>An assessment of the impact of the development upon the Old Oak and Wormholt Conservation Area is considered further below. The proposal results in an increase of approx. 1.4m in maximum height and 4m in eaves height and is not considered excessive.</p> <p>A Construction Logistics Plan has been secured by condition to ensure there is no harm to the local transport network. TfL were also consulted, who did not comment on the proposal. The development does not propose any car parking and is located within a high PTAL (6a) area. An active travel zones assessment was therefore not considered necessary.</p>

Internal Consultation

Consultee	Comments	Officers Response
Transport Services	No objections in principle subject to S106 contributions to mitigate the impacts of the development. The contributions should be directed towards accident remediation schemes, footway improvements, cycle infrastructure, CPZ and restrictions monitoring and travel plan monitoring.	Noted. The contributions have been sought from the developer, who has agreed to the principle of such contributions. The financial sums are pending further review by Council's Transport Officer.
Leisure Services	<p>Sports facilities catering for snooker and billiards aren't included in the Ealing Sports Facility Strategy 2022-2031. However, a loss of any sports facility would be disappointing.</p> <p>The club benefits from a 147 club status. The 147 club scheme was launched by the English Partnership for Snooker and Billiards (the national governing body for snooker and billiards in England), with the aim of promoting better standards and improving the junior game.</p>	<p>Noted. However, the submitted Snooker and Pool Needs Assessment identifies the host site as surplus provision and demonstrates there would be adequate supply to absorb demand arising from the loss of the on site facility.</p> <p>A number of the alternative sites considered in the Snooker and Pools Needs Assessments are also 147 clubs, including Gunnersbury Triangle Club, Chiswick Memorial Club, Raging Ball Greenford, Done Our Bit Club, Riley Sports Bar, Cousins Professional Snooker & Pool Club, Southall Conservative and Unionist Club and London Snooker Tooting. It is noted that 147 club status can only be awarded to snooker and billiards facilities, and would not extend to solely pool facilities.</p>
Waste and Street Services	No comments received.	N/A
Pollution Technical (EH)	<p>Conditions are recommended for:</p> <ul style="list-style-type: none"> - Air quality assessment - Air quality and dust management plan - Non-road mobile machinery - Noise assessment of background noise levels and sound insulation of the building envelope - Enhanced sound insulation of lifts and lift shafts - External noise levels emitted from plant and mitigation measures 	The conditions are included in Appendix 1.

	<ul style="list-style-type: none"> - Silencing and anti-vibration mounts to machinery - Demolition method statement and construction management plan 	
Contaminated Land Officer	The Contaminated Land Officer notes that significant impact to the underlying ground from such activities is likely low. However, to safeguard and to ensure the site is safe for the proposed use, a condition for unsuspected contamination has been recommended.	The condition is included in Appendix 1.
Energy Officer	<p>The energy strategy is supported and would achieve a very good BREEAM standard. It would be all electric with no gas connections and a significant volume of PV.</p> <p>S106 contributions for a carbon offset and energy monitoring should be secured.</p>	Noted. The S106 contributions have been included within this recommendation.
Flood Risk Officer	Satisfied that the development would provide a significant betterment of run-off rates and the drainage strategy. A condition for ground investigations should be undertaken at detailed design stage to compensate storage arising from the basement level.	The condition has been attached as part of the recommendation (Appendix 1).
Tree Officer	<p>No objection to the proposed development but a condition for a tree protection plan should be included.</p> <p>A contribution of £495 for the amenity value of the tree in the garden of 1A Brassie Avenue is sought.</p> <p>The developer will need permission from the landowner to remove the tree.</p>	<p>Noted. The contribution has been included in the recommended Heads of Terms.</p> <p>The landowner is the Council's Housing Department, who were consulted and raised no objection to the removal of the tree. In addition, a letter was issued to the tenant advising them that the tree would need to be fell and welcomed comments. No comments from the tenant were received, although the Council's Housing Officer confirmed the tenant supports the removal of the tree.</p>

<p>Parks</p>	<p>The development must provide an amenity space of 196sqm but there is a shortfall of approximately 150sqm. A S106 contribution towards local open space improvements should be secured.</p> <p>The landscape proposals are high quality and there is an effort to provide some amenity space on a constrained site, which is welcome.</p> <p>Green roofs and evergreen climbing plants are supported and the Urban Greening Factor is acceptable. There is a substantial increase in green space relative to the existing site, which does not benefit from any.</p> <p>Conditions should be included for hard and soft landscaping plans and a 5-year maintenance plan, and details of the green roof construction.</p>	<p>Noted. The S106 contribution and conditions have been included in the recommendation.</p>
<p>CCTV Systems Manager – Safer Communities</p>	<p>Requested a S106 contribution of £12,000 for upgrading of a CCTV camera outside St Aidan’s Church to the south.</p>	<p>MET Police have required the installation of CCTV to the exterior of the building to ensure compliance with secure by design standards. As such, the development provides its own surveillance and mitigates its impacts and a partial offer for the system was made. The CCTV request was therefore retracted by the CCTV Systems Manager as they cannot proceed with a partly funded system.</p> <p>Nonetheless, a condition is recommended for the installation of a minimum of 8 CCTV cameras to the exterior of the building and covering all entry and exit points and the public forecourt.</p>
<p>Economic Regeneration</p>	<p>During construction, the development should provide 4 apprenticeships (with an £8,000 penalty per apprenticeship not created), 6 work experience</p>	<p>These terms have been included in the heads of terms.</p>

	opportunities, 20% local labour, 6 school/college visits and 6 school/college workshops.	
Education Services	No comments received.	N/A

Reasoned Justification and Assessment

Planning Considerations

This proposal has been assessed against the relevant policies of the London Plan (2021), Ealing Development (Core) Strategy (2012), Ealing Development Management Development Plan (2013), and Interim Supplementary Planning Guidance/Documents. The key issues in the assessment of this planning application are:

- Principle of Development
- Design, Appearance and Impact on the Street Scene & Local Character
- Impact on Amenity of Neighbouring Occupiers
- Site Access and Highways Impacts
- Accessibility
- Energy and Sustainability
- Waste and Recycling
- Crime Prevention
- Environmental Health
- Flooding and Sustainable Drainage
- Fire Safety

Principle of Development

Loss of Snooker Hall

Policy S5 of the London Plan (2021) sets out that, amongst other possible exclusions, existing sports and recreational land and facilities should be retained unless an assessment has been undertaken which clearly shows the sports and recreational land or facilities to be surplus to requirements at the local and sub-regional level.

The existing use as a Snooker Hall (Use Class E(d)) represents an indoor recreational facility, comprising 692sqm and 21 playing tables. The facility does not have lift access despite being located on the first floor and provides an ancillary bar function (including alcohol, hot drinks, soft drinks and bar snacks). The snooker hall is independently operated by London Snooker and requires users to hold a membership to access the facility. In addition to membership fees, users must hire tables, which is currently priced at £8 per hour.

	MEMBERSHIP PER YEAR	ADMISSION
FAMILY	€10	FREE
ADULTS	€20	FREE
STUDENTS	€10	FREE
GUEST OF MEMBER	€3	

Figure 5: London Snooker Membership Fees

The application is supported by a Snooker and Pool Needs Assessment (dated November 2021) which provides an assessment of the demand for and supply of snooker and pool facilities at a local level. There is no existing methodology for conducting a needs assessment for snooker facilities. Therefore, the methodology used for the assessment follows the Sport England technical guidance or methodologies, titled ‘Assessing needs and opportunities guide for indoor and outdoor sports facilities’ (2014). This guidance requires a three-stage approach comprising:

1. Prepare and tailor the approach: establish a clear understanding of the purpose, scope and scale of the assessment
2. Gather information on support and demand: establish a clear picture of the supply of facilities within the area and the current and future demand for facilities
3. Assessment – bringing the information together: Using the data, build a picture of the level of provision.

The submitted assessment fulfils this approach as follows:

1. It sets out a clear methodology – to establish the existing demand and supply of snooker and pool facilities in the local area and the ways in which this will be achieved. The methodology also sets out the scope and scale of the assessment by targeting a 15-minute travel time radius for local facilities and 20 minutes for sub-regional.
2. Quantitative and qualitative data is collected and presented, displaying existing levels of supply, market trends and population trends.
3. The data is analysed to substantiate sufficient supply in the vicinity of the site, alongside a decline in demand for snooker and pool facilities.

The study is therefore considered adequate in that it follows Sport England’s guidance for conducting a needs assessment.

Demand for snooker and pool facilities has declined in recent years. Sport England data reveals that, between November 2020 and November 2021, 0.9% of the population participated in snooker and 3.1% participated in pool compared to 2.1% and 5.8% between November 2015 to November 2016. Similarly, only 5,100 persons (across England) had participated in snooker in the last 28 days and 12,200 in pool (averages taken over November 2020 to November 2021), representing a decline from 25,400 and 7,000, respectively, from November 2015 to 2016.

The 2017 Snooker Halls and Clubs Practice Note (prepared by gov.uk) sets out UK snooker clubs have been in decline since 2007, unless they have installed darts lanes, bowling alleys and poker clubs. This has partly been the result of the 2007 Government legislation to ban indoor smoking and economic downward trends that reduced consumer expenditure on broader indoor leisure activities. This is partly reflected in a leading commercial business in the sector, Riley’s Sports Bar, being

forced into administration more than once in the last 20 years. In 2009, Riley’s Sports Bar went into administration, resulting in the loss of 30 sites, and in 2014, it went into administration again, resulting in the closure of 15 outlets.

From the data available through Sport England Active Lives and GOV.UK, it cannot be disputed that the demand for snooker and pool facilities is steadily declining.

Turning to supply, the most notable provision of alternative facilities is Tenpin, Acton, located within the Royale Leisure Park, W3 0PA (Park Royal). Travel time from the host site is approximately 7 minutes by car or 15 minutes by a direct bus route (bus route 95), and the site benefits from significant off-street parking and provides 18 pool tables with a cost of £1 per game and no membership fees. Research carried out as part of the submitted Snooker and Pool Needs Assessment, which involved a verbal survey with the operator, demonstrates regular capacity as the pool tables as a secondary operation to the bowling alley.

Snooker tables are available within a 10-minute car journey (or up to 30 minutes public transport) at Gunnersbury Triangle Club, Chiswick Memorial Club, Brentham Club, Kilburn Snooker Club and The Hurricane room, amongst others. In total, alternative sites provide 75 snooker tables and 111 pool tables. The majority of these facilities operate a similar business model to the host site and require an annual membership payment with further payment for the renting of tables. Prices between the facilities are similar, ranging from £20-30 for annual membership to £6-9 to rent a table.

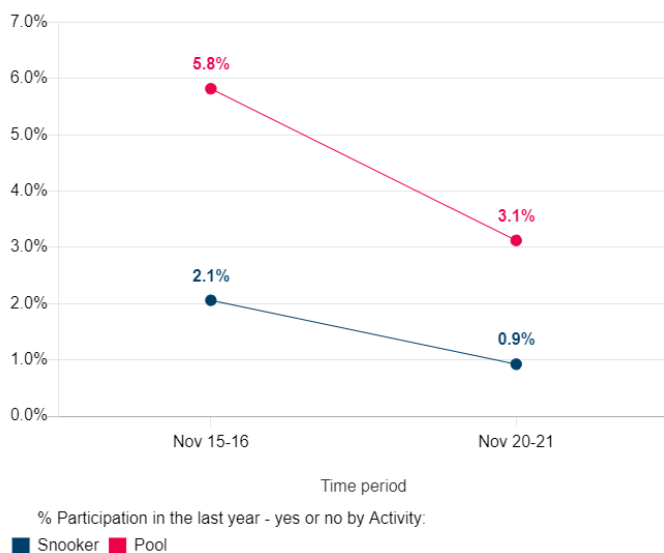


Figure 6: Participation rates in the last year (Source: Active Lives, Sport England)

All of the clubs who participated in the verbal survey confirmed availability of excess tables, even during peak hours (i.e. Saturday evenings). It is therefore considered that the 75 snooker tables and 111 pool tables in the vicinity of the site would suitably absorb demand arising from the loss of the host site as a recreational facility, and the site can be considered ‘surplus’ to requirements at the local and sub-regional level. Furthermore, when considering the market trends for the demand for snooker and pool facilities, which indicate a clear and steady decline, it is not considered that there

would be a sudden and sharp increase in demand that could not otherwise be absorbed by existing capacity. It is also imperative to note that snooker and pool facilities are almost always privately owned and the free market would readily react to any unexpected upward changes in market trends.

It is therefore considered that the proposed development would comply with policy S5 of the London Plan (2021) insofar that an appropriate Snooker and Pool Needs Assessment, carried out in accordance with Sport England guidance, demonstrates the site is surplus provision. There are adequate alternative sites in the immediate vicinity that could absorb demand arising from the loss of the facilities on the site.

In addition to the above, it is imperative to note that the Use Class Order (2021) designates Snooker Halls as Use Class E(d). The Order stipulates changes within a use class do not constitute development. Therefore, the site could lawfully be converted to a number of uses, including retail, café, office or nursery, without any form of consent from the Local Planning Authority. Therefore, in land use terms, the snooker hall does not benefit from the special protections that community sporting facilities, such as swimming pools and outdoor sports facilities (Use Class F), are afforded, and its retention is not guaranteed.

Loss of Storage/Warehouse

Policy E4 of the London Plan (2021) seeks to retain a sufficient supply of land and premises in London to meet current and future demands for industrial and related functions. It recognises non-designated industrial sites as key contributors to London's overall capacity for industry, logistics and services.

Policy E7 of the London Plan (2021) sets out that mixed-use or residential development proposals on non-designated industrial sites should only be supported, amongst other considerations, where there is no reasonable prospect of the site being use for the industrial and related purposes set out in Part A of policy E4.

Policy 4A of the Ealing Development Management DPD (2013) states that on unallocated sites, the redevelopment of the site for non-employment use may be permitted where it is demonstrated that the site is not viable for re-occupation, alternative employment use or does not constrain neighbouring employment uses.

The host site comprises 425sqm of storage facility (Use Class B8) at the rear of the ground floor level. The facility is accessible via a single, narrow, driveway located on the southern side of Brassie Avenue. Internally, the floor space has a minimum headroom height of 3.3m rising to 3.7m maximum. The storage facility is an isolated industrial use within the Town Centre and has limited vehicle access by virtue of the width of the rear access road, providing significant constraints to most warehousing and storage operators.

The application is supported by a Market Demand Report, which assesses the demand for the existing facility and alternative sites within the local area. It sets out that the site, due to its constrained vehicular access, lack of servicing yard, residential neighbours, dated interior and poor energy efficiency, would derive exceptionally limited interest. It also sets out a number of alternative sites in Ealing (with floorspace circa 200-500sqm) readily available in the immediate area, which

benefit from more efficient layouts but also service yards, industrial neighbours, energy efficiency and modern interior, all of which contribute to improved operational capacities. Indeed, policy E7 of the London Plan sets out the importance of generous service yards, headroom heights and energy efficient premises. Facilities of this effect are readily available in neighbouring industrial locations (i.e. The Vale Locally Significant Industrial Site, South Acton Locally Significant Industrial Site and Park Royal Strategic Industrial Location).

For successful and maximised operations, storage, warehousing and industrial facilities by their very nature require large service yards, sufficient access for heavy goods vehicles and large separation distances from neighbouring residential sites. The host site would fail to provide these even with redevelopment as it is an isolated industrial site located within a densely built area. The site would have limited interest for re-occupation or alternative industrial uses due to its constraints and it is considered that, in this instance, there is no reasonable prospect of the site being successfully used for industrial and related purposes. The development would therefore comply with policy E7 of the London Plan (2021) and policy 4A of the Ealing Development Management DPD (2013).

The site is also located within East Acton Neighbourhood Town Centre. It is imperative to note that policy 4C of the Ealing Development Management DPD (2013) sets out main town centre uses should have an active frontage. This is reciprocated in policy SD6 of the London Plan (2021) which sets out town centres should comprise main town centre uses, night-time economy, civic, community, social and residential uses. It goes on to state that town centres have an important public function, with high streets providing opportunities for people to gather, meet, socialise and be entertained. It is considered that the existing storage use on site fails to deliver the aspirations for a good town centre and its loss would therefore not be beneficial to the overall functionality of the town centre.

Proposed Use as a Hotel

The site lies within the East Acton Neighbourhood Town Centre and is well connected, as demonstrated by its PTAL rating of 6a. Although the site is not an allocated development site, it must be noted that the building dates from the 1930s and has been extensively altered since its conception. The building is a tall, dense structure, which provides an inefficient and poor use of the site.

The London Plan (2021) identifies hotels as a main town centre use. Policy SD6 of the London Plan (2021) states that hotels in town centre locations, especially in outer London, should be enhanced and provided. Policy SD7 goes on to state that when considering development proposals, a town centre first approach should be taken, including requiring town centre uses to be located in town centre.

The principle of a hotel in this location is therefore considered acceptable. The host site is located within a town centre and benefits from an exceptional PTAL rating of 6a (where 0 is the worst and 6b is the best). It is considered that a hotel use would be appropriate to the town centre location. Furthermore, the proposed development would provide an active frontage through the provision of a

public café/restaurant and shared workspaces and a public forecourt. Further animation would be provided through outward facing benches, which would animate the frontage and street.

Policy E10 of the London Plan (2021) stipulates that London's visitor infrastructure should be strengthened, particularly in parts of outer London that are well-connected by public transport. It goes on to identify an estimated additional 58,000 rooms of serviced accommodation will be required by 2041.

The GLA Working Paper 88 (Projections of Demand and Supply for Visitor Accommodation in London to 2050) provides a breakdown of demand for serviced accommodation by borough. It finds that as of December 2015, there were 1,928 serviced rooms in Ealing, equating to 2.9% of London's stock. The paper finds that LB Ealing is expected to achieve an additional 2,234 rooms by 2041, which is approximately 3.5% of total demand and equates to a provision of an additional 85 rooms per annum. At the time of the publication of the working paper (2017), there were approx. 288 rooms of serviced accommodation in the pipeline in Ealing. It is important to note that the pipeline data used in the 2017 paper covered available data up to 2018.

Since then, the following notable hotel developments have been resolved to grant permission:

- Dawley House (ref: 201022FUL) – an additional 82 rooms relative to the 2014 consent
- 22-24 Uxbridge Road (ref: 193920OUT) – uplift of 97 rooms relative to existing
- 4 Portal Way (ref: 191854OPDFUL) – loss of 66 rooms

In addition to the 288 rooms included in the 2017 Working Paper, the approved schemes provide another net 401 rooms in Ealing. There have also been other applications for marginal increases and reductions in rooms at smaller sites, which are unlikely to make any significant difference to the overall pipeline numbers. The current development in the pipeline, would therefore likely fall significantly short of the 2,234 target set by the GLA Working Paper 88. It is therefore considered that the proposed hotel use would not result in an oversaturation of hotels in the area and would contribute towards fulfilling regional policy objectives, as set out by the London Plan (2021).

The redevelopment of the site for hotel use would also result in significant benefits, including employment opportunities in accordance with strategic objectives of the London Plan and Local Plan. The developer would be required (through the section 106 agreement) to produce a Local Employment & Training plan, to be developed with the support of LB Ealing Employment & Skills Officer, which will set out minimum commitments. This plan would cover a wide range of opportunities including a local labour target, skills development, apprenticeships and work experience, provision of any required vocational training and qualifications and a financial contribution towards the monitoring of the project, preparing residents for upcoming vacancies on site and other employment and skills related activities.

Design, Appearance and Impact on the Street Scene & Local Character

Policies D1, D2 and D3 of the London Plan (2021) seek to ensure that new developments are well-designed and fit into the local character of an area. New buildings and spaces should respond to the form, style and appearance to successfully integrate into the local character of an area, have a positive relationship with the natural environment and respect and enhance the historic environment. Specifically, policy D3 seeks to optimise the potential of sites, having regard to local context, design principles, public transport connectivity and accessibility, and the capacity of

existing and future transport services using an assessment of site context and a design-led approach to determine site capacity.

Section 12 of the NPPF (2021) and policy 7B of the Ealing Development Management DPD (2013) require that development has regard to the form, function and structure of an area, and the scale, mass and orientation of surrounding buildings. They also note that development should be of the highest architectural quality, be of a proportion, composition, scale and orientation that enhances, activates and appropriately defines the public realm, and comprises of details and materials that complement, not necessarily replicate, the local architectural character.

The proposed building has been designed to be a comparable mass and height to the existing building, albeit with a greater number of storeys created through rationalisation of the floor to ceiling heights. It would incorporate an improved relationship to the neighbouring buildings and public realm through setting back from the north and south boundaries, extending and integrating the street forecourt, creating a stronger bookend to the termination of the commercial high street and consideration of the tonality and texture of the elevation materials.



Figure 7: Proposed street scene

The proposed building would be 15.5 metres high to the roof level, representing an increase of 1.4m at the maximum height and 4m at the eaves relative to the existing building. The proposed building has been designed to respond to its location both in terms of its immediate and wider context, including when viewed from within the adjacent Conservation Area. Its height, at a maximum of five storeys incorporates a roof level that would be set back from the primary and side facades to harmonise with the surrounding scale. The proposed height would not be in excess of heights already found in the immediate area. For example, the proposed building would be more than 3m lower than the Clock Tower of St Aidan’s Church and less than 1m taller than the main ridge of the Church. The Argos Homebase Superstore development, on the corner of East Acton Lane and Western Avenue comprises a height of up to 19 storeys and is also clearly visible from the host site. In this context, the proposed building would not appear excessive. The proposed massing and height would be in keeping with both the existing and emerging character and pattern of development of the surrounding area and relates well to the form, proportion, scale and character of the adjacent buildings.



Figure 8: Street scene with Argos Homebase Superstore development on the far left

The proposed building would comprise a colonnade at the ground floor level, which would step forward of the established building line. The colonnade would provide an outdoor public seating area and integrate the site with the street. At the upper floor levels, the building would step back to match the established building line. While it is accepted that the siting at ground floor level would represent a departure from the established form, it is not considered that this would be harmful to the appearance of the street scene. The ground floor would be well integrated with the public realm and would provide an active frontage through an open colonnade, planting, clear glazing and outward facing benches. It is considered that the sheltered seating area provided by the projection at ground floor level would make a positive contribution to the town centre setting.

The mass would be broken up through setbacks, step ins and vertical and horizontal banding. To the street elevation, the roof level would be set back from the front and side walls to provide visual relief. To the north and south boundaries, the building would step in along its centre to break up the massing as viewed from neighbouring sites and on approaching the site. The combination of vertical and horizontal banding would articulate the façades to provide interest, would provide human scale to the building and would reflect the modular grouping of hotel rooms behind the façade. This would be particularly important for the north façade, which will be highly exposed when approaching the site from the north. The continuation of the banding to this façade would provide a positive address to the street.

Additional interest would be created through subtle variations in the tonalities of materials and a simple fenestration, which would also contribute to the rhythm of the façade. The recessed parts of the building at the floor level and along the south and north boundaries, would be visually distinct from the main mass through the use of zinc cladding, which would subtly contrast against the red/brown brick and pre-cast concrete to provide a contemporary take on the traditional material tonality and palette found in the immediate vicinity. It is considered that the design would be of high quality, as required by the NPPF (2021) and design policies of the London Plan (2021) and Ealing Development Management DPD (2013). Although the building makes use of a contemporary design, it is reflective of the scale, detailing, massing and materials in the local context.

As such, the siting, height, form and design of the building would be entirely appropriate and compatible with this part of the town centre while optimising the site for an efficient use. IT is

considered that the proposed development would not result in harm to the character and appearance of the local area and would comply with the aforementioned policies of the London Plan (2021), Ealing Development (Core) Strategy (2012) and Ealing Development Management DPD (2013).

Impact on Old Oak and Wormholt Conservation Area

The application site does not fall within a conservation area, nor does it contain any listed buildings. However, the site is located adjacent to the Old Oak and Wormholt Conservation Area of the London Borough of Hammersmith & Fulham.

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

The National Planning Policy Framework (2021) at section 16, paragraph 202 states that: 'Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use'.

Policy HC1 of the London Plan (2021), policy 1.1 of the Ealing Development (Core) Strategy and policy 7C of the Ealing Development Management Development Plan Document, (DPD), seek to ensure that new development preserves the significance of heritage assets. Development should be sympathetic in its materials and architectural detailing and the introduction of designs or materials which undermine the significance of heritage assets should be avoided.

The Old Oak and Wormholt Conservation Area was designated in 1980. Old Oak Common Lane serves as the eastern boundary to the conservation area and forms part of its setting. The host site sits directly opposite the eastern boundary of the conservation area.

The Conservation Area Profile (2017) analyses the special architectural and historic interest of the Conservation Area is derived from:

- The historic street pattern and the planned garden suburb layouts of the Old Oak and Wormholt Estates, which remain largely unchanged
- An example of high quality planned early twentieth century public housing
- The historical significance of the influence of the garden suburb movement, the 'Homes for Heroes' campaign and the 1919 Housing Act as evidenced by the development of the Old Oak and Wormholt Estates
- The distinctive 'cottage garden' character and garden suburb architecture typified by the domestic scale of the housing material palette, roofscapes, boundary treatments, and large planted front and rear gardens
- The character of a predominantly early twentieth century suburb and the mix of buildings and open spaces associated with that role

- The open character and soft landscaping of Wormholt Park
- The high quality of the townscape and soft landscaping

The existing building on the site makes no contribution to the significance of the Old Oak and Wormholt Conservation Area. The Character Profile identifies various contributors to the special character of the conservation area, none of which the host site displays. Furthermore, in its poor state of upkeep and altered state, it could be argued that the existing building has a negative effect on the setting of the Conservation Area. It is not considered that the loss of the existing building would have a negative impact on the overall significance of the conservation area.

The proposed development would not have a direct impact on the Conservation Area as it is located outside of the conservation area boundary. It would, however, be visible from some parts of the Conservation Area and would therefore have an indirect impact in terms of the potential change to the setting of the Conservation Area.

The scale and massing of the proposed building is reflective of the emerging context in the area, and it is considered to be appropriate to the Town Centre location. The proposed building would also incorporate the materials palette of the area, albeit in a more contemporary style. Moreover, the proposed landscaping and seating within the front of the building would enhance the street scene and animate the space, contributing to an improved frontage and public realm. This would represent a significant improvement to the current site, which has been vandalised, in the form of graffiti on shop shutters, and is in a poor state of upkeep.

The proposed development would not detract from any of the features which make up the special character of the conservation area that are set out in the Character Profile, and therefore would not affect the significance of the heritage asset. It would have limited visibility from some parts of the conservation area, but the building, at its proposed height and scale, would be less intrusive and less visible than the existing tall buildings which are visible from across the conservation area. In the context of an altered backdrop and skyline, it is considered that the proposed development would not result in harm to the significance of the Old Oak and Wormholt Conservation Area and would comply with the NPPF (2021) and London Plan policies insofar they relate to heritage assets.



Figure 9: Tall buildings visible from within the Conservation Area

Landscaping and Urban Greening Factor

Policy G5 of the London Plan (2021) states that developments should provide new green infrastructure that contributes to urban greening and recommends that London boroughs should develop an Urban Greening Factor (UGF) to identify the appropriate amount of urban greening required for new developments. The Mayor of London recommends a target score of 0.4 for predominantly residential developments and 0.3 for commercial developments.

The existing site does not benefit from any greening and has an Urban Greening Factor of 0.0. The proposed development would achieve a 0.3 Urban Greening Factor through the installation of an intensive green roof, flower rich perennial planting, a green wall, groundcover planting and permeable paving. The level of landscaping proposed is considered acceptable and would improve the appearance of the site as well improve pedestrian experience in East Acton Town Centre.

The landscaping proposal consists of an entrance space, covered external café seating area, two inaccessible lightwells with narrow planting beds and green walls, and a tarmac service area to the rear of the building. The external café would feature a colonnaded canopy, integrated planters and outward facing benches. The proposed landscaping would provide an improved pedestrian walkway and would create a positive relationship with the street and animated frontage, which would be imperative for town centre locations.

In addition to the planting proposed to the front of the site, a biodiverse intensive green roof is proposed around the perimeter of the main roof. The area has been maximised within the limits of PV, plant and services distribution requirements.



Figure 10: Proposed outdoor public seating area

The landscape proposals were reviewed by the Council's Landscape Architects, who commended the efforts made to ensure the site achieved the necessary UGF factor. Conditions were recommended for details of the final hard and soft landscape proposal and green roof. Subject to the conditions, the proposal would comply with the aims of policy G5 of the London Plan (2021).

Conclusion

Given all of the above, the proposed development is considered to accord with London Plan policies D1, D2 and D3 and aforementioned relevant policies by taking into account the local context, including density and local character, and by respecting the current building line and active frontage along Uxbridge Road. This buildings form, design and materials overall would secure a high-quality design that responds acceptably to its location and would raise the appearance and amenity of this site. The overall design would therefore be compliant with development plan policy in terms of urban design (sense of place, density, public realm and active frontages) and optimisation of the development potential of this site.

Impact on Amenity of Neighbouring Occupiers

London Plan policies D3, D4, and D14, Development Strategy policies 1.1(e) and (j) and Ealing Development Management Development Plan Document policies 7A and 7B are relevant with regards to the impact on the amenities of neighbouring residential properties. The Ealing Development Sites Development Plan Document states that 'the height and massing of buildings on the southern boundary should be smaller scale to ensure that the amenity of the existing residential properties is maintained'.

Impact on Sunlight, Daylight and Overshadowing

The applicant has submitted a Sunlight and Daylight assessment, which includes an assessment of the impact of the proposal on neighbouring sites. The assessment considers the impact of the development upon the following properties:

- 1 Brassie Avenue
- 2 Brassie Avenue
- 3 Brassie Avenue

- 4 Brassie Avenue
- 5 Brassie Avenue
- 7 Brassie Avenue
- 87 Old Oak Common Lane
- 91 Old Oak Common Lane
- 101 Old Oak Common Lane
- 103 Old Oak Common Lane
- St Aidan's Church
- 1-3 Erconwald Street

The assessment utilises methodologies set out in the 2011 'Building Research Establishment (BRE) – Site Layout Planning for Daylight and Sunlight: A guide to Good Practice' (hereon referred to as 'BRE guidelines'). It is important to note that the guidelines are not fixed standards and are to be applied flexibly to take into account the specific circumstances of each case. This is reciprocated by paragraph 125 of the NPPF (2021), which states that 'authorities should take a flexible approach in applying policies or guidance relating to daylight and sunlight, where they would otherwise inhibit making efficient use of a site'.

Daylight is assessed through the vertical sky component (VSC) and no skyline (NSL) measures. VSC measures the amount of skylight received on a vertical wall of window, following consideration of any visible obstructions. NSL measures the distribution of daylight within a room at the horizontal 'working plane' – i.e. a height of 0.85m for residential properties. The BRE guidelines stipulate that existing daylight may be noticeable if windows achieve a VSC below 27% and are reduced to less than 0.8 times their former value; or the existing levels of NSL within the rooms are reduced to less than 0.8m times their former values.

Sunlight is assessed through annual probable sunlight hours (APSH) which calculates the percentage of probable hours of sunlight received by a window or room over the course of a year. With regard to existing adjacent properties, only those windows oriented within 90 degrees of due south and which overlook the site require assessment. The BRE guidelines stipulate that dwellings may be adversely affected if the APSH to main living rooms is less than 25% annual or less than 5% during winter, and reduced to less than 0.8 times its former value; with a loss of sunlight over the whole year greater than 4% in APSH in real terms.

Overshadowing of amenity spaces is assessed through the 2 hours sun counter test, which compares the proportion of an amenity area (e.g. rear gardens, parks and playing fields) receiving at least 2 hours of sun on the 21st of March in the existing and proposed condition. The BRE guidelines stipulate that 50% of an amenity space should received 2 hours of sun after the development, or retain at least 0.8 times the former value.

The daylight, sunlight and overshadowing assessment concludes that 93% of the tested windows and 85% of rooms within all neighbouring buildings tested would satisfy the default BRE guidelines for daylight. In addition, those below the default BRE guidelines, represent minor deviations, pertain to less sensitive or non-habitable rooms are arise due to the design constraints of the buildings concerned.

Furthermore, in terms of annual probable sunlight hours (APSH), 100% of the tested windows would meet the suggested annual BRE criteria and 92% would meet the winter criteria. The windows below the winter criteria represent minor deviation or small absolute alterations.

The assessment finds that 2, 4, 5 and 7 Brassie Avenue, 101 and 103 Old Oak Common Lane, St Aidan’s Church and 1-3 Erconwald Street would satisfy the BRE criteria for daylight and sunlight. The remaining properties – 1 and 3 Brassie Avenue and 87 and 91 Old Oak Common Lane are considered in turn below.

1-3 Brassie Avenue

These properties, comprising four flats, are located immediately north of the proposed development. There is a gap of approx. 5-6m between the rear wall of these properties and the south flank of the existing and proposed development. A total of 24 windows serving 16 rooms were considered for daylight. As per plans of similar maisonettes on the streets, the windows pertain to a mixture of bedrooms, small kitchens and non-habitable/circulation space.

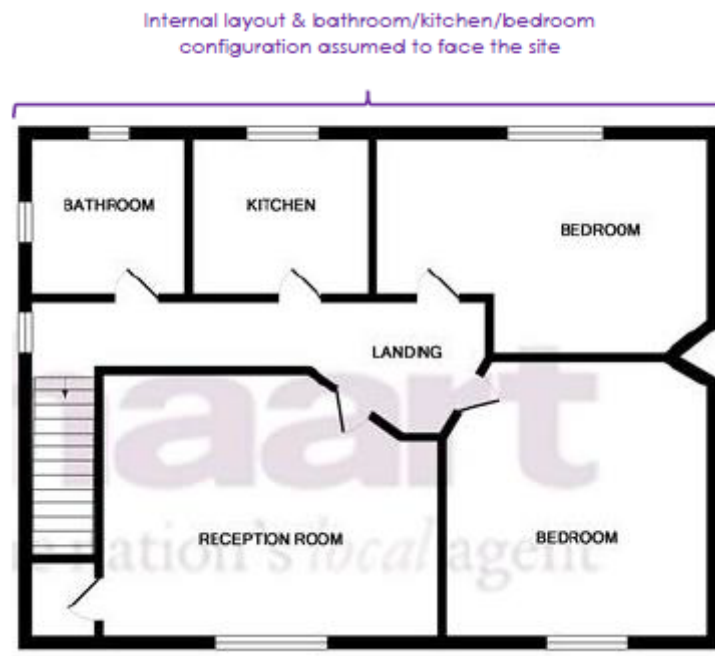


Figure 11: Example layout of 4 Brassie Avenue

The VSC analysis shows that 10 (42%) of the 24 windows considered would fulfil the BRE guidance. The remaining 14 windows would see relative reductions in VSC ranging between 34% to 45%. However, of the 14 windows, 10 pertain to non-habitable spaces (including small kitchens) and do not have a reasonable expectation for light as per the BRE guidance and can therefore be discounted. The remaining four windows pertain to bedrooms, where the BRE guidance stipulates ‘bedrooms should be analysed although they are less important’. The VSC retained for bedrooms would range between 10% and 14.5%, which although short of the 27% VSC prescribed by the BRE guidance, would provide sufficient daylight to bedrooms, which have a lower expectation for light.

Similarly, the NSL analysis finds that eight (50%) of the 16 rooms tested would meet the BRE Guidelines. The remaining eight rooms are kitchens and bedrooms, which have lower (or no) expectations of light in the BRE guidelines. Furthermore, in reviewing existing daylight, the rooms

are already below the suggested values for their use and would therefore rely heavily on artificial lighting. Although it is noted that the development would result in loss of daylight, the impact is not considered to be detrimental as the impacts would be limited to non-habitable spaces and bedrooms, which have lower expectations of light.

In terms of sunlight, the APSH analysis finds that 100% of the 21 tested windows would satisfy the BRE criteria for the annual period. There would be a lower BRE compliance level in the winter months with only 6 (29%) of the windows meeting the criteria for this period. However, many of the windows below the winter guidance values either experience very small APSH changes in real terms or marginal deviations from the absolute targets. As the absolute reductions are marginal, it is not considered that the proposed development would result in a detrimental loss of sunlight.

Window	Existing Winter APSH	Proposed Winter APSH	Absolute Reduction	Relative Reduction
Bedroom	2%	1%	1%	50%
Kitchen	3%	2%	1%	33%
Kitchen	5%	4%	1%	20%
Bathroom	5%	4%	1%	20%
Bathroom	3%	3%	0%	0%

Table 2: Annual Probable Sunlight Hours – 1 Brassie Avenue, Ground Floor

87 Old Oak Common Lane

The north flank of this residential property faces the host development and eight of its windows, serving six rooms, were assessed.

The VSC analysis shows that all eight windows would meet the BRE guidelines. In terms of NSL, four of the six rooms would meet the BRE criteria, while the remaining two rooms would see a loss of 22% and 30%, marginally exceeding the 20% loss that is considered acceptable by the BRE guidelines. It is not considered that the marginal exceedances would result in detrimental loss of daylight to the rooms. Furthermore, the rooms appear to pertain to non-habitable spaces (bathrooms/circulation) by virtue of the position of the flue pipe to the north elevation. Non-habitable spaces would not have a reasonable expectation for light in accordance with the BRE guidance.

The property was not tested for sunlight as windows are not oriented 90 degrees due south of the host site, as required by BRE guidance for tests of APSH.

91 Old Oak Common Lane

This property adjoins to the host site to its south and comprises residential accommodation at the first floor level.

The VSC analysis demonstrates that five of the six tested windows would satisfy the BRE guidelines. The final window, which pertains to a kitchen, would see a reduction of 56% relative to the former VSC value. Although the relative reduction is significant, the absolute change to VSC would only be 1% and would therefore be negligible to users of the space.

The NSL analysis shows that four of the five rooms tested would meet the BRE guidelines. The remaining room, which is the kitchen, would see a reduction of 83% relative to the former NSL value. It is important to note, however, that a small kitchen would constitute a non-habitable space that is not afforded a reasonable expectation of light in the BRE guidance. Additionally, an obscure-

glazed structure has been constructed to the rear of the property, which has not been considered in the daylight analysis. The window is located immediately south-west of the original kitchen window and would therefore significantly reduce daylight in any case.



Figure 12: Rear elevation of 91 Old Oak Common Lane

Overshadowing

In terms of overshadowing, 5 out of 6 of the tested amenity areas would satisfy the BRE guidelines. The exception being 1 Brassie Avenue, which is below the BRE suggested area target in its existing condition. At present, it benefits from 34% of the amenity space received 2 or more hours of sun on March 21. This would be reduced to 24% following construction of the development. This area experiences a relatively small additional shadow due to the orientation and proximity to the proposed development. However, this would represent a minor breach of the guidance thresholds and there are existing trees and shrubs along the boundary that would alleviate the real impact. It is also important to note that on 21 June, 95% of the amenity space would receive sun, relative to 91% in its existing situation. It is therefore considered that although there would be a small increase in overshadowing in March, this would not result in detrimental harm to the enjoyability of the garden, particularly given the extent of existing overshadowing and the improvement in June.

Changes to the BRE Guidance

It is noted that the BRE Daylight and Sunlight Report (Site Layout Planning for Daylight and Sunlight: a guide to good practice) has been revised since the above assessments were carried out. The guidance contained in the revised BRE Report has been updated to reflect the changes in the British Standard and the way natural light conditions are assessed.

The revised BRE Report is a guidance document giving advice on the interpretation of the recommendations given in both British Standard BS EN 17037 and CIBSE guide LG10. The previous British Standard (BS 8206 part 2) was replaced in June 2019 by BS EN 17037. BS EN 17037 introduces a number of new tests and definitions to the current daylight and sunlight testing practices.

While the above assessment was carried out using the previous BRE Report guidance, the applicants Sunlight and Daylight consultants have confirmed that the overall effect of the development on neighbouring amenity would not be materially different had the newly recommended tests been applied. A technical note outlining this view has since been submitted in support of the application. Based on this, it is not considered likely that a revised Sunlight and Daylight assessment would produce a materially different conclusion on the overall impact of the development on neighbouring amenity. It is considered that the information submitted is sufficient to reach a thorough and balanced conclusion on the overall effect of the development on neighbouring amenity in this regard.

Sense of Enclosure and Outlook

The existing building sits along shared boundaries with 1 and 3 Brassie Avenue and 91 Old Oak Common Lane. The proposed building would represent an increase in height of 1.4m at its maximum, relative to the existing building, and 4m at the eaves. The existing building is built up to the north boundary for its full height and incorporates plant to its north flank.



Figure 13: North flank of existing building from the rear garden of 1A Brassie Avenue

The proposed building would be 4m higher along parts of the shared boundary with 1 and 3 Brassie Avenue. However, it would incorporate a 2.7m offset from the shared boundary along its centre which would significantly alleviate the impact of the additional height. Additionally, new boundary treatments would be installed to separate the sites along the recessed parts, while façade detailing would be incorporated on parts of the building which sit along the boundary. It is considered that the proposed building would therefore improve outlook from 1 and 3 Brassie Avenue relative to the existing building. Furthermore, the provision of appropriate boundary treatments would improve usability of the rear gardens relative to the existing facing flank, which comprises noisy plant and extract systems.

It is considered that the proposed building would not harmfully impact upon the amenities of 91 Old Oak Common Lane in terms of an increased sense of enclosure and loss of outlook. As noted above, the facing kitchen window is now concealed by an obscure-glazed structure which prohibits outlook from the rear of the host site. Furthermore, the existing building on the site significantly projects beyond the rear of 91 Old Oak Common Lane. The proposed building would therefore have a negligible additional impact despite its increased height due to the proximity of the existing building to the shared boundary and that the proposed building would be recessed from the shared boundary along its centre. This would serve to reduce a sense of enclosure.

Privacy and Overlooking

The first floor flat of 91 Old Oak Common Lane to the south benefits from one window to its rear wall, which serves a bathroom. An obscure-glazed structure is located adjacent to the shared boundary with the host. Due to the lack of clear glazing to the rear elevation, the proposed development would not give rise to overlooking or loss of privacy to 91 Old Oak Common Lane.

To the north and west elevations, louvres would be installed to windows facing 1-3 and 5 Brassie Avenue. To the north elevation, the louvres would be positioned horizontally within window reveals to prevent downward views into the rear gardens and windows of 1-3 Brassie Avenue. To the west elevation, the louvres would be placed vertically to prevent direct views into the rear garden and windows of 5 Brassie Avenue. A condition has been included seeking the details of the siting of louvres to each of the windows to ensure that there would not be an adverse impact upon the privacy of the habitable rooms and gardens of neighbouring residential sites. Subject to the condition, the proposal would not result in harm to the privacy of residential neighbours.

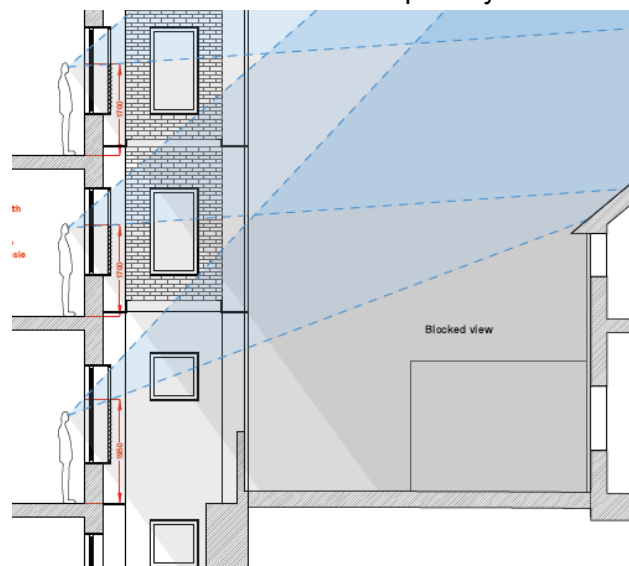


Figure 14: Long-section with 1-3 Brassie Avenue to the right

Noise

Policy D14 of the London Plan (2021) requires that developments achieve an appropriate acoustic soundscape for future users and adjoining sites. Policy 7A of the Ealing Development Management DPD (2013) requires that developments do not result in increase emissions (including noise) to neighbouring sites.

There would be an increase in intensity of use at the site, although there would be a reduction of person trips. It is considered that the intensification of the use at this site, which is within a town centre with excellent public transport links, would not compromise local amenity. While there would be a decrease in comings and goings as a result of the development, there would be some increased noise to the frontage, along Old Oak Common Lane, arising from the public forecourt with sheltered seating and outward facing benches. However, it is not considered that this would be uncommon for the town centre location and the activity would be concentrated to the front of the site during daytime hours. It would not result in excessive noise exceedance of existing background noise levels. As such, the development would not result in detrimental harm to neighbouring amenities in terms of increased nuisance or noise over and above that generated from typical town centre uses.

It should also be noted that windows of the guest rooms would be fixed shut in order to prevent noise nuisance to residential neighbours. A mechanical ventilation system would be installed in lieu of openable windows. This has been secured by condition.

Furthermore, the Council's Environmental Health department has raised no objection to the proposal subject to appropriate conditions related to external noise and vibration, in order to ensure that the amenity of occupiers of the development site and surrounding premises would not be adversely affected by excessive noise. The following conditions have therefore been included:

- Noise assessment of background noise levels and sound insulation of the building envelope
- Enhanced sound insulation of lifts and lift shafts
- External noise levels emitted from plant and mitigation measures
- Silencing and anti-vibration mounts to machinery
- Demolition method statement and construction management plan

Light Spillage

The proposed development would incorporate additional windows facing onto the rear of 1, 3 and 5 Brassie Avenue at close proximity. It is considered that this could result in some light spillage and disturbance to the amenities of the neighbouring properties. The applicant has suggested a number of means to accommodate this, such as window films, window tints or automatic blinds. A window film would see transmittance reduced from 85% (no film) to 9% with a film and would significantly alleviate light spillage to the neighbouring properties. However, this aspect of the proposal must be reviewed at detailed design stage to ensure that it can be appropriately integrated into the design and would provide the best mitigation relative to alternatives. Accordingly, a condition has been attached for the details of light spillage mitigation measures to be submitted to and approved by the LPA.

Overall Impact

Given the above, it is considered that on balance, the proposed development would not result in detrimental harm to the amenities of neighbouring residential properties. However, it is accepted that the development would result in some loss of light to residential properties. This is considered further in the conclusion of the report.

Site Access and Highways Impacts

London Plan (2021) policies T2, T3, T4, T5, T6, T6.4 and T9, NPPF Chapter 4 (Promoting Sustainable Transport), and Ealing Development Strategy policy 1.1(f) and (g) are relevant with regards to transport issues. A Transport Statement has been submitted with the application to assess the level of car and cycle parking provision and associated impacts on the highway network.

The site is located on Old Oak Common Lane which is commercial and residential in nature. Old Oak Common Lane is approximately 11m wide and, immediately adjacent to the site, benefits from on-street loading bays, a traffic light-controlled T-junction, bus stops and a comprehensive street lighting system. Primary vehicle access to the site is provided via Brassie Avenue, which is a narrow one-way residential street, with resident only parking along its entire length.

The site is bound by residential gardens to the north and west, a mixed use commercial and residential property to the south, and Old Oak Common Lane, which is a classified road, to the east. Western Avenue (A40), located 160 metres to the south, forms part of the Transport for London Road Network (TLRN). The site is well served by buses with a total of five bus routes available from the bus stop located 100m to the north-east on the southbound carriageway of Old Oak Common Lane. There is another bus stop 170m to the south, on the northbound carriageway of Old Oak Common Lane, which serves the same bus routes. East Acton Station is located 270m east of the site and provides access to the Central London Underground line.

The site has therefore been estimated to have an excellent Public Transport Access Level (PTAL) of 6a, on a scale of 0 to 6b, where 0 is the worst and 6b is the best.

The site has very good pedestrian routes in all directions. The footways on both sides of Old Oak Common Lane are surfaced mainly with large paved surfacing and are in very good condition. All footways within close proximity to the site, including those on Brassie Avenue, are at least 2m in width. Old Oak Common Lane benefits from a range of pedestrian crossing points along its length with all pedestrian crossing points including flush kerbing and tactile paving, thus ensuring that pedestrians do not have any impediments that would restrict access to or from this site.

The proposed development is within easy walking/cycling distance of a wide range of local facilities. While Old Oak Common Lane does not benefit from dedicated cycle routes within the carriageway, cycle infrastructure is included, such as advanced cycle stop lines at junctions.

The current point of vehicular access to the site would remain unchanged and would be via the existing private access road on the south site of Brassie Avenue.

Trip Generation

The applicant has submitted a Transport Statement (TS). The TS notes that the existing building comprises a range of units with varying uses, i.e. a takeaway, a butchers, a warehouse, a snooker hall and a retail unit. In total, the units provide a total of 1,312 to-way trips per day, including 530 trips by foot, 125 by private car and 27 via cycling.

Mode	AM Peak			PM Peak			Daily		
	In	Out	Total	In	Out	Total	In	Out	Total
Taxis	0	0	0	0	0	0	2	2	3
Cyclists	0	0	1	6	7	13	13	13	27
Walk	4	3	7	32	35	68	267	263	530
Bus	2	1	2	4	6	11	39	41	79
Rail	0	0	0	0	0	0	3	3	6
Cars	3	2	5	7	8	15	63	62	125
Motorbikes	0	0	0	0	0	0	1	1	2
Total Person	12	7	19	80	92	171	658	654	1312

Figure 15: Existing Trip Generation

The TS outlines the proposed development, for 129 hotel rooms and café, would derive a total of 785 two-way trips per day, including 698 two-way tips associated with active and sustainable travel.

Mode	AM Peak			PM Peak			Daily		
	In	Out	Total	In	Out	Total	In	Out	Total
Taxis	0	0	1	2	2	4	33	33	66
Cyclists	0	0	0	0	0	0	1	1	2
Pedestrians	3	15	18	14	19	33	122	214	336
Bus	0	1	1	0	2	2	19	17	35
Rail	5	13	17	10	12	22	167	163	330
Cars	0	0	0	0	0	0	2	5	7
Total Person	9	30	39	26	33	60	349	436	785

Figure 16: Proposed Development Trip Generation

The development would therefore result in a net decrease of 527 two-way trips per day, with decreases in cycling, walking, bus travel and private car. There would be an increase in the number of trips by taxi and rail relative to the existing development’s use of these means of travel.

Mode	AM Peak			PM Peak			Daily		
	In	Out	Total	In	Out	Total	In	Out	Total
Taxis	0	0	1	2	2	4	32	32	63
Cyclists	0	0	-1	-6	-7	-13	-13	-13	-25
Pedestrians	-1	12	11	-18	-17	-35	-146	-49	-194
Bus	-2	0	-1	-4	-4	-8	-20	-24	-44
Rail	5	12	17	10	12	22	164	159	324
Cars	-3	-1	-4	-7	-8	-15	-61	-57	-118
Motorbikes	0	0	0	0	0	0	-1	-1	-2
Total Person	-3	24	20	-53	-59	-111	-309	-219	-527

Figure 17: Net Difference Trip Generation

Whilst the current proposal is for a hotel, it would reduce the number of units with varying uses on the site and would therefore reduce the number of trips to and from the site. In addition to the above, those visiting would be staying for longer periods and would be unable to utilise the resident only parking bays in the vicinity due to timing restrictions and the development would therefore contribute to lower numbers of private vehicle trips. The development would therefore have a beneficial impact on the local highway network in terms of congestion, and would comply with policy T3 of the London Plan (2021). In addition, the Council’s Transport Services department have raised no objections in principle, subject to appropriate mitigation measures secured through both appropriate conditions and section 106 financial contributions for local highway improvements.

Vehicle and Coach Parking

The site lies within an area subject to a Controlled Parking Zone (CPZ). Both Brassie Avenue and Old Oak Common Lane predominantly designate on-street parking as resident permit holders parking only between Monday to Friday 9-10am and 2-3pm. However, some on-street pay at meter and loading bays are available on Old Oak Common Lane. In terms of public transport, the site has a PTAL score of 6a, which is considered excellent. Policy T6.4 of the London Plan (2021) states that in locations with a PTAL rating of 4-6, on-site parking provision should be limited to operational needs, parking for disabled people and that required for taxis, coaches and deliveries/servicing.

The proposal provides one off-street loading bay to the rear of the site, accessible via the existing access road from the south side of Brassie Avenue. However, coach, taxi and disabled parking are not provided due to the site’s constrained nature.

1. **Coach:** Off-street coach parking could only be feasibly provided via the rear access road as Old Oak Common Lane is a classified road and there is a significant level change between the highway and footway. While a coach could make the necessary turning manoeuvre from Brassie Avenue into the site’s narrow access point, it would present some difficulties due to the boundary fences of neighbouring properties. Nonetheless, given the location of the proposed development within a town centre and the type of operator, it is anticipated that the number of coach trips would be minimal. Any infrequent requirement for coach access could be reasonably agreed with the operator prior to arrival with access to the rear servicing area provided.

2. **Taxi:** Taxi drop-off bays would also need to be provided to the rear access road. It is considered that the increase in taxi trips (a net increase of 63 relative to existing) would pose negative impacts to the amenities of adjoining residential properties on Brassie Avenue if the traffic was diverted to Brassie Avenue by virtue of an off-street drop-off bay. Regular opening of the rear access-controlled gate, which has been deemed necessary by the MET Police, would also reduce the security of the site. It is important to note that the development results in a decrease of 118 two-way car trips and the overall number of trips by vehicles (cars and taxis) would be reduced by the development. It is considered that the existing capacity would be able to accommodate the taxi trips.
3. **Disabled parking:** A disabled car parking bay was considered to the rear of the site. However, this was not feasible as users would park their car to the rear and would need to walk a significant distance to the frontage on Old Oak Common Lane to benefit from step-free access into the hotel lobby. There is an existing on-street disabled parking bay along Brassie Avenue, adjacent to the junction with Old Oak Common Lane. In addition, S106 financial contributions have been secured for the provision of additional disabled parking bays within the local highway network.

Given the site's excellent PTAL rating of 6a, it is considered that the lack of coach and taxi drop-off areas would not result in a detrimental impact on the local transport network, particularly as the majority of trips would be generated by active and sustainable travel. The development would also result in a net reduction of vehicle trips and any net increases in taxi trips are significantly offset by existing private vehicle trips, indicating the local parking capacity would be able to accommodate the taxi trips. The frequency of coach drop offs would be extremely minimal, if at all, given the nature of the operator and town centre location. Furthermore, disabled parking provision would be provided in the vicinity of the site to accommodate any additional demand arising from the development.

Cycle Parking

Policy T5 of the London Plan (2021) requires that hotels provide 1 long-stay space per 20 bedrooms and 1 short-stay space per 50 bedrooms. The proposed development, with 129 rooms, would therefore be required to provide 7 long-stay spaces and 3 short-stay spaces. The proposal incorporates a bike store to the rear, with access from Brassie Avenue, with a capacity for up to 12 bicycles. The store would be secure, sheltered and able to accommodate larger, modified bikes. All of the storage stands would be at ground floor level and easily accessible for users of differing needs. A condition has been recommended for the minimum quantum of cycle provision to be provided in full accordance with the standards and specifications of the London Cycle Design Standards. As such, it is considered that the proposal would comply with Policy T5 of the of the London Plan (2021).

Servicing and Deliveries

The site would be serviced partly from the rear via the service road accessed from Brassie Avenue and partly from the existing loading bay on Old Oak Common Lane. The service trips generated from the development would be six two-way trips, represent a reduction of two two-way trips from the existing uses.

The largest vehicles expected to service the site would be 7.5 tonne box vans, which would be able to readily enter and exit the rear access road in a forward gear and easily move through Brassie Avenue, a narrow one-way residential street. Heavy goods vehicles would be directed to use the existing loading bay on Old Oak Common Lane. The Transport Statement includes a parking survey demonstrating that the loading bay would be able to accommodate the service trips arising from the proposed development.

This arrangement is considered the most appropriate given the width of Brassie Avenue, adjoining residential properties, and the capacity of the existing loading bay. The submitted Transport Statement provides vehicle swept path analysis to demonstrate that smaller service vehicles can safely enter and exit the site in a forward gear.

While an indicative delivery and servicing plan has been submitted, it addresses the overall approach to the site's servicing. Details, such as consolidation of trips, are not yet determined subject to further review at detailed design stage. The approach to servicing and deliveries, particularly loading points, are considered acceptable in that they would be appropriate to the site's constraints and would prevent traffic and congestion to the local transport network. A condition requiring further details has been attached to ensure the development achieves compliance with policy T7 of the London Plan (2021).

Accessibility

London Plan Policy D5 seeks to ensure that proposals achieve the highest standards of accessible and inclusive design ensuring that developments:

- can be entered and used safely, easily and with dignity by all;
- are convenient and welcoming with no disabling barriers, providing independent access without additional undue effort, separation or special treatment; and
- are designed to incorporate safe and dignified emergency evacuation for all building users.

Policy E10 of the London Plan seeks to ensure that there is sufficient choice for people who require an accessible room. As such, developments for serviced accommodation should make provision for either 10 or 15 per cent of new bedrooms to be wheelchair accessible in accordance with the respective British Standard, as set out in the London Plan Policy E10.

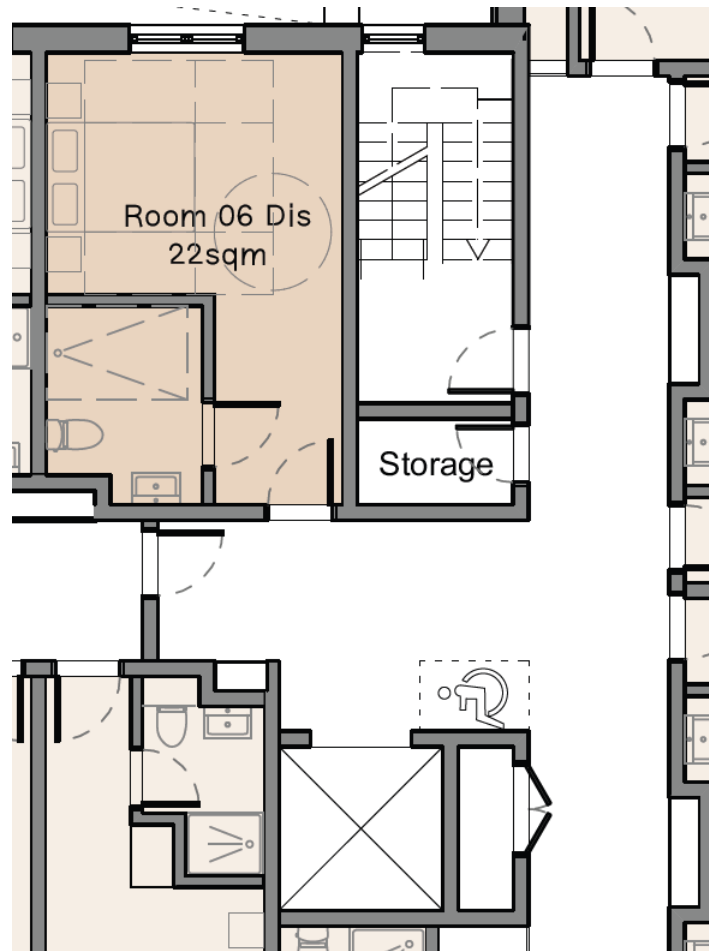


Figure 18: Accessible Rooms and Circulation Layout

The proposed building would provide 129 guest rooms in total. In accordance with the London Plan (2021), 13 of the rooms (10%) would be wheelchair accessible and would be designed with a rational layout, wheelchair circulation and turning circle. All accessible rooms would meet the requirements and provisions of Approved Document Part M of the Building Regulations for sleeping accommodation. An appropriate condition has been included in this recommendation to ensure the provision of these rooms.

In addition, the application is supported by an Accessibility Management Plan (Section 3.9 of the Design and Access Statement) which sets out how the proposal has been designed to ensure it is fully inclusive for all users. The development would incorporate a single level entrance lobby for guests, generous corridors and lift lobbies and the provision of additional equipment for guests. Additional equipment could include vibrating fire pillow pads for guests with a hearing impairment, roll-in/level showers with mobile seams, support rails and portable induction loops.

Vertical access would be provided to all floors via two guest passenger lifts. Lifts are proposed at 2 metres wide by 2.1 metres deep to allow one user of any type of wheelchair, together with several other passengers and would provide sufficient space for all types of users. The lifts would have a minimum opening of 1.3m to ensure access for all types of wheelchairs. Corridors have been designed with a minimum width of 1.6 metres wide would be provided with passing places at least 2.1 metres wide and 1.4 metres in length. Space for a wheelchair is provided both within the lift

lobby and within the escape stair enclosure at each floor level to provide safe refuge whilst waiting for management assistance to escape.

The development would therefore comply with policies D5 and E10 of the London Plan (2021).

Energy and Sustainability

In April 2019 Ealing Council passed a motion declaring a Climate Emergency with a commitment to draw up and implement policies that will achieve a target of net zero emissions by 2030.

The provision of sustainable development is a key principle of the National Planning Policy Framework (2021) which requires the planning process to support the transition to a low carbon future.

Policies Policy SI 2 and SI 3 of the London Plan (2021) require submission of energy and sustainability strategies showing how the heating and cooling requirements of the development have been selected in accordance with the Mayor's energy hierarchy. In particular, policy SI 2 requires new major development to meet zero-carbon standards with at least a 35% CO2 reduction beyond Building Regulations Part L 2013 (or any later version) being achieved onsite. Any shortfall will be met through a S106 carbon offset contribution. Policy SI 2 adds a fourth layer to the energy hierarchy which requires development to monitor, verify and report on energy performance in operation. This policy is reflected in Ealing Council's 2013 DPD policy 5.2 (Minimising Carbon Dioxide Emissions) which requires the post-construction monitoring of renewable/low-carbon energy equipment.

London Plan policy SI 3 (Energy Infrastructure) recognises that combined heat and power (CHP) may have negative effects on London's air quality. The policy also recognises that because the carbon intensity of grid electricity is steadily dropping due to the increasing use of marine wind turbines, electric air-source-heat-pumps are a better carbon reduction option than gas fired CHP.

Section 11.2 of the GLA (2018) Energy Assessment Guidance expects all major development proposals to maximise on-site renewable energy generation regardless of whether a 35% target has already been met.

The applicant has submitted an Energy and Sustainability Statement, Thermal Comfort Assessment, BREEAM Pre-Assessment and Strategy Report and a Circular Economy Statement. These documents have been reviewed by the Council's Energy Officer who confirmed support for the energy strategy, as when assessed against the draft SAP10 benchmark, it follows the standard energy hierarchy of "Lean, Clean, Green", and is in line with London Plan policy SI 2 and Ealing DPD policy 5.2. There is no available "Clean" district heat network available, and CHP is not suitable for the development.

The development is all electric with no gas infrastructure on-site. The energy strategy proposes an Air Source Heat Pump distribution loop driven by (approx. x16 40kW) collectors on the roof delivering space heating to the hotel rooms via air handling units (AHU), with a separate high temperature loop for the DHW. Also proposed is a PV array mounted over the ASHP collector enclosure on the roof with an approx. capacity of 14.6 kWp.

At the current design stage, the overall site-wide CO₂ emissions will be reduced by approx. 73.47%, with 12% carbon reduction through “Lean” efficiency measures, 31.25% “Clean” reduction through the use of a site-wide heat network, and 30.24% through “Green” renewable energy. There is a shortfall of (approx.) 1,528 tonnes CO₂ (over 30 years) in the zero-carbon that will be mitigated through an “offset” S106 payment at £95 per tonne to the Council of £145,174. For information, the carbon offset amount saved through the Clean/Green energy equipment is £327,750.

As mentioned above, the London Plan (policy SI2) introduces an additional step to the existing (be Lean, Clean, Green) energy hierarchy of “be Seen”. In addition to the GLA 'be Seen' policy, Ealing Council also requires the additional physical monitoring and performance analysis of the renewable/low-carbon energy equipment. Ealing already implements, and separately conditions, this requirement through its Development Management (2013) DPD policy E5.2.3. The monitoring is carried out by the Council’s chosen provider (Emergence Ltd) using the Automated Energy Monitoring Platform (AEMP).

In order to confirm full compliance with the relevant Mayor’s and Ealing energy policies the Council will require the developer to pay the Index Linked total sum of £13,214 total (inclusive of VAT). Indexed as a contribution towards the provision (by Emergence Ltd) of the post-construction energy equipment monitoring, comprising:

- a) £3,992 for the automated energy monitoring web-platform and associated officer/consultant time, and
- b) £9,222 for the cost of the energy monitoring equipment and data processing (4 years).

Contribution a) is payable within 6 months from completion of the Legal Agreement, and contribution b) within 30 days of the commencement of construction.

Subject to the completion of the legal agreement to secure the S106 financial contributions and monitoring, the development would achieve compliance with policies SI 2 and SI 3 of the London Plan (2021).

Waste and Recycling

Policy SI 7 of the London Plan (2021) requires that developments are designed with adequate, flexible and easily accessible storage space and collection systems that support, as a minimum, the separate collection of dry recyclables (at least card, paper, mixed plastics, metals, glass) and food.

Refuse storage would be provided at the rear of the site, adjacent to the service area, and would incorporate nine refuse bins to service the development. Temporary stores would be provided on each floor where staff will deposit waste and sort by general waste and recycling. Site management would collect the waste daily and transfer it to the large store at the rear of the site for collection.

The applicant has submitted a delivery and servicing plan, which sets out the development would generate approximately 32,250 litres of waste per week (using the British Standard Calculation). This would be split between separate bins for recyclable items and residual waste. Refuse collections would be made three to four times a week. A detailed Delivery and Servicing Plan has

been recommended as a details condition to ensure that the development can be adequately serviced without impact to neighbouring sites or the local transport network.

Nonetheless, the submitted Delivery and Servicing Statement provides swept path analysis which confirms that a large refuse vehicle could safely access the site to collect refuse stored at the rear, turn around and exist the site in a forward gear.

Accordingly, it is considered that the proposed refuse arrangements would be of an acceptable standard and would comply with policy SI 7 of the London Plan (2021).

Crime Prevention

Policy D11 of the London Plan (2021) and policy 7.3 of the Ealing Development Management DPD (2013) seek to create safe, secure and appropriately accessible environments. Policy D11 of the London Plan (2021) seeks to ensure that development includes measures to design out crime that – in proportion to the risk – deter terrorism, assist in the detection of terrorist activity, maintain a safe and secure environment and reduce the fear of crime.

The Metropolitan Police – Designing Out Crime Office has been consulted and has raised some concerns regarding the rear access road and recommended the service road is closed with an access controlled gate. A condition has been applied for the details of this gate to be submitted and approved by the LPA at a later date to ensure compliance with design out crime standards.

In addition, the Metropolitan Police recommend that the fire escapes should be covered by CCTV to alert reception and prevent guests bringing in unauthorised guests. A condition has been applied for a minimum of eight (8) cameras to be installed to the exterior of the building, to cover entry/exit points, to ensure compliance.

A condition requiring the development to achieve Secured by Design accreditation should planning permission be granted. This condition would incorporate all aspects of doors, windows, lighting and postal strategy. This condition has been included in this recommendation (See: Appendix A), and subject to compliance, the development would comply with policy D11 of the London Plan (2021) and policy 7.3 of the Ealing Development Management DPD (2013).

Environmental Health

Policy GG3 of the London Plan (2021) requires that wider determinants of health are addressed in an integrated and co-ordinated way and to ensure that development proposals mitigate potential negative impacts and maximise potential positive impacts.

Air Quality

Policy SI1 of the London Plan (2021) seeks to ensure that improvements to air quality are secured. This policy states that development should not further deteriorate areas of existing poor air quality. The proposed development is located in the Ealing Air Quality Management Area as well as the Acton A40 North Acton Rail/Gypsy Corner/Savoy Circus/White City Air Quality Focus Area. Local air quality monitoring has indicated poor air quality. Proposals in Air Quality Focus Areas should demonstrate that design measures have been used to minimise exposure.

The application has been reviewed by the Council's Air Quality Officer, who has recommended conditions for an air quality assessment, an air quality and dust management plan and non-road mobile machinery. The conditions shall ensure that control measures are in place during the construction phase and throughout the lifetime of the development to ensure that it would achieve an air quality neutral benchmark, as set out by policy SI1 of the London Plan (2021). In addition, a S106 financial contribution towards air quality monitoring and mitigation measures has been secured to ensure the development meets appropriate emissions standards and that any mitigation, as necessary, can be delivered.

Subject to the recommended conditions, the development would comply with policy SI1 of the London Plan (2021) and policy 7A of the Ealing Development Management DPD (2013).

Noise

Policy D14 of the London Plan (2021) require that development proposals should manage noise and ensure appropriate soundscapes for users. The management of noise is about encouraging the right acoustic environment and also includes promoting good acoustic design of the inside of buildings, for example reducing noise emitted from plant.

It is recognised that the site is located within East Acton Town Centre and along a busy roadside, it is therefore exposed to high levels of commercial, leisure and transport noise emissions. In addition, the proposal would involve the installation of roof level plant, lifts and other service areas (i.e. back of house and communal areas). The application was consulted with the Council's Environmental Health Officers, who note that a number of conditions to restrict and mitigate noise should be attached to the consent. In this instance, they include control and mitigation measures for the following:

- Noise assessment of background noise levels and sound insulation of the building envelope
- Enhanced sound insulation of lifts and lift shafts
- External noise levels emitted from plant and mitigation measures
- Silencing and anti-vibration mounts to machinery
- Demolition method statement and construction management plan

Subject to the conditions, the proposal would deliver an appropriate acoustic environment and would therefore safeguard the amenities of guests of the hotel use and neighbouring properties, in accordance with policy D14 of the London Plan (2021) and policy 7A of the Ealing Development Management DPD (2013).

Land Contamination

Policy SI 10 of the London Plan (2021) states that development proposals should ensure that impacts to environment are considered, including land contamination. Policy SD1 of the London Plan (2021) states that, in order to make the best use of land, enable the development of brownfield sites, and contribute to creating a healthy city it is important that development proposals appropriately deal with contamination so that land can be safely used.

The Council's Regulatory Services (Contaminated Land Officer) noted the submitted Contaminated Land Desk Study Risk Assessment report notes the present building was built on a greenfield site

circa 1935, at which point it was used as small retain units. The Contaminated Land Officer notes that significant impact to the underlying ground from such activities is likely low. However, to safeguard and to ensure the site is safe for the proposed use, a condition for unsuspected contamination has been recommended. As such, an appropriate condition has been recommended, which requires the developer to draw to the attention of the Local Planning Authority the presence of any unsuspected contamination encountered during the development, and to ensure that a programme of investigation and/or remedial work be carried out if needed.

It is considered that the development would achieve compliance with policy SI 10 of the London (2021) and policy 5.21 of the Ealing Development Management Plan DPD (2013) subject to the recommended condition.

Flooding and Sustainable Drainage

Policy SI 12 of the London Plan (2021) and policy 5.12 of the Ealing Development Management DPD (2013) seek to ensure that current and expected flood risk be managed in a sustainable way. Development proposals should ensure that flood risk is minimised and mitigated. Policy SI 13 of the London Plan (2021) recognise that London is at particular risk from surface water flooding, mainly due to the large extent of impermeable surfaces. Development proposals should aim to achieve greenfield run-off rates for drainage.

The development proposal incorporates a two-storey basement and is supported by a flood risk assessment and sustainable drainage strategy, and a basement impact assessment. The Council's Flood Risk & Drainage Officer has reviewed the documents and confirmed they are satisfied that the proposed development would provide significant betterment to the existing drainage rates through its drainage system and restricted run-off rates.

With regards to the basement levels, the Flood Risk & Drainage Officer notes that significant earth would need to be removed. Therefore, ground investigations (including ground water monitoring) should be undertaken at detailed design stage to determine ground water level and consider compensation storage within the drainage system if there is loss of ground water storage. A condition has been attached for these details to be submitted for approval prior to the commencement of works.

With the inclusion of the above condition, the proposal is considered to comply with policy SI 12 of the London Plan (2021) and policy 5.12 of the Ealing Development Management DPD (2013).

Fire Safety

Large schemes may require a number of different consents before they can be built. For example, Building Control approval needs to be obtained to certify that developments and alterations meet building regulations. Highways consent will be required for alterations to roads and footpaths; and various licenses may be required for restaurants and cafes.

The technical aspects of the materials to be used in any development, in relation to fire safety, are considered under the Building Act (1984) and specifically the Building Regulations (2010). These require minimum standards for any development, although the standards will vary between

residential and commercial uses, and in relation to new build and change of use/conversions. The regulations cover a range of areas including structure and fire safety.

Any person or organisation carrying out development can appoint either the Council's Building Control Service or a Private Approved Inspector to act as the Building Control Body (BCB), to ensure that the requirements of the Building Regulations are met. The BCB would carry an examination of drawings for the proposed works and carry out site inspection during the course of the work to ensure that the works are carried out correctly. On completion of work the BCB will issue a Completion Certificate to confirm that the works comply with the requirements of the Building Regulations. In relation to fire safety in high rise developments, some of the key measures include protected escape stairways, smoke detection within flats, emergency lighting to commons areas, cavity barriers/fire stopping and the use of sprinklers and wet/dry risers where appropriate.

A condition has been applied for a fire statement to be submitted and approved by the LPA prior to the commencement of the superstructure works. This will include the details of the building's constructions, means of evacuation, fire personnel and equipment access, and means to minimise the spread of fire. Subject to the condition and appropriate details, the development would achieve compliance with policy D12 of the London Plan (2021).

Conclusion

The proposed development would optimise the use of the site, in accordance with the objectives set out by the NPPF (2021), the London Plan (2021) and Ealing Development (Core) Strategy (2012). While the loss of the snooker hall is regrettable, the site provides surplus capacity within the local and sub-regional context and demand can adequately be absorbed by existing facilities in the local area. The proposed building would be of high quality architecture and would harmonise with the appearance of the surrounding area, albeit in a contemporary form. Furthermore, the development would animate the street frontage, provide a better interaction with the high street and deliver public realm improvements to the East Acton Neighbourhood Town Centre.

It is recognised that the proposed development would result in some loss of daylight to 1 and 3 Brassie Avenue. However, a majority of the affected windows pertain to non-habitable spaces and bedrooms, where the BRE guidance sets out lower, or no, expectations of light. There would nonetheless be an improvement or negligible impact to the amenity of rear gardens through an improved siting and façade articulation. Overlooking, noise nuisance and light spillage would adequately be mitigated through privacy louvres, non-openable windows and window films.

The development would reduce vehicle trips and congestion in the area and would also provide a fully electric building with maximised provision of PV on the roof. The proposed building would be energy efficient and would see overall site-wide CO₂ emissions reduced by approx. 73.47%, contributing positively towards the borough's objectives to improve energy efficiency and air quality.

The development would also regenerate a site within East Acton Neighbourhood Town Centre and introduce outdoor public seating areas for the local community to enjoy. It would also deliver a range of economic benefits. These would include an additional £590,000 spent in the local high street, the creation of 24 full time jobs during the construction phase including apprenticeships, school visits and the employment of 20% local labour, and the creation of 40 full time jobs throughout operation.

It is therefore recommended that planning permission be granted, subject to the Heads of Terms set out at the start of the report and the planning conditions included in Appendix 1.

Mayor's Community Infrastructure Levy (MCIL2)

The London Borough of Ealing is a Collecting Authority on behalf of the Mayor of London. Mayoral CIL is currently set at £60 per sqm subject to the indexation in place during the calendar year that the permission becomes a chargeable development. Liability is assessed after determination and you will be sent a CIL Liability Notice if appropriate.

Human Rights Act

In making your decision, you should be aware of and take into account any implications that may arise from the Human Rights Act 1998. Under the Act, it is unlawful for a public authority such as the London Borough of Ealing to act in a manner, which is incompatible with the European Convention on Human Rights.

You are referred specifically to Article 8 (right to respect for private and family life), Article 1 of the First Protocol (protection of property). It is not considered that the recommendation for approval of the grant of permission in this case interferes with local residents' right to respect for their private and family life, home and correspondence, except insofar as it is necessary to protect the rights and freedoms of others (in this case, the rights of the applicant). The Council is also permitted to control the use of property in accordance with the general interest and the recommendation for approval is considered to be a proportionate response to the submitted application based on the considerations set out in this report.

It is therefore recommended that planning permission be granted.

Public Sector Equality Duty

1. In making your decision you must have regard to the public sector equality duty (PSED) under s.149 of the Equalities Act. This means that the Council must have due regard to the need (in discharging its functions) to:

- A. Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act;
- B. Advance equality of opportunity between people who share a protected characteristic and those who do not. This may include removing or minimising disadvantages suffered by persons who share a relevant protected characteristic that are connected to that characteristic; taking steps to meet the special needs of those with a protected characteristic; encouraging participation in public life (or other areas where they are underrepresented) of people with a protected characteristic(s); and
- C. Foster good relations between people who share a protected characteristic and those who do not including tackling prejudice and promoting understanding.

2. The protected characteristics are age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex and sexual orientation.

3. The PSED must be considered as a relevant factor in making this decision but does not impose a duty to achieve the outcomes in s.149 which is only one factor that needs to be considered and may be balanced against other relevant factors.

4. It is considered that the recommendation to grant planning permission in this case would not have a disproportionately adverse impact on a protected characteristic.

APPENDIX A – CONDITIONS AND INFORMATIVES

CONDITIONS

1 Statutory Time Limit

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 Approved Drawings and Documents

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

Drawings

- 1150_01 0100 (Location Plan)
- 1150_01 0101 (Existing Site Plan)
- 1150_01 0301 (Existing Ground Floor Plan)
- 1150_01 0302 (Existing First Floor Plan)
- 1150_01 0401 (Existing East Elevation)
- 1150_01 0402 (Existing West Elevation)
- 1150_01 0403 (Existing South Elevation)
- 1150_01 0404 (Existing North Elevation)
- 1150_03 0101 (Proposed Site Plan)
- 1150_03 0301 Revision 2 (Proposed Basement Level 2)
- 1150_03 0302 Revision 2 (Proposed Basement Level 1)
- 1150_03 0303 Revision 2 (Proposed Ground Floor Plan)
- 1150_03 0304 Revision 1 (Proposed First to Third Floor Plan)
- 1150_03 0305 Revision 1 (Proposed Fourth Floor Plan)
- 1150_03 0306 (Proposed Fifth Floor Plan)
- 1150_03 0401 (Proposed East Elevation)
- 1150_03 0402 (Proposed West Elevation)
- 1150_03 0403 Revision 1 (Proposed South Elevation)
- 1150_03 0404 Revision 2 (Proposed North Elevation)
- 1150_03 0501 Revision 1 (Proposed Section AA)
- 1150_03 0502 (Proposed Section BB)
- 1150_03 0001 (Diagram of Louvre – Section)
- 1150_03 0002 (Diagram of Louvre – Plans)
- 1150_03 0003 (Typical Floor Section)
- 1150_03 0004 (Ground Floor North Side Entrance Door)
- L029-P-01 (Landscape General Arrangement)
- L029-P-02 (Levels Strategy)
- L029-P-03 (Site Sections)
- L029-P-04 (Planting Strategy Plan)
- L029-P-05 (Hard Landscape General Arrangement)
- L029-P-06 (Typical Landscape Details)
- L029-P-07 (Typical Landscape Details)

- C2622-01 (Pre Development Impermeable Areas and Exceedance Route Plan)
- C2622-02 (Post Development Impermeable Areas and Exceedance Route Plan)
- C2622-03 (Foul Water Network Layout Plan)
- C2622-04 (Level 4 Roof Level SuDS Layout Plan)
- C2622-05 (Level 5 Roof Level SuDS Layout Plan)

Documents

- Design and Access Statement prepared by Manalo & White and dated January 2022
- Planning Statement prepared by Avison Young and dated January 2022
- Hotel Needs Assessment prepared by Q+A Planning and dated December 2021
- Employment Market Demand Report prepared by Vokins Chartered Surveyors and dated 30 November 2021
- Snooker and Pool Needs Assessment prepared by Avison Young and dated January 2022
- Landscape Strategy Report prepared by Urban Landscape Partnership and dated 5 January 2022 (ref: L029-RP01)
- Heritage Statement prepared by Geoff Noble Heritage and Urban Design and dated December 2021
- Transport Statement prepared by Markide Associates and dated 13 January 2022 (Document Number TS01 Rev C)
- Framework Travel Plan prepared by Markide Associates and dated 12 January 2022 (Document Number TP02 Rev B)
- Delivery & Servicing Plan prepared by Markine Associates and dated 13 January 2021 (Document Number DSP01 Rev A)
- Flood Risk Assessment and Drainage Strategy prepared by Nimbus Engineering and dated December 2021 (Document Number: C2622-R1-REV-A)
- Daylight, Sunlight and Overshadowing Report prepared by Avison Young and dated December 2021
- Energy and Sustainability Strategy prepared by JS Lewis Ltd and dated January 2022 (Revision B)
- Thermal Comfort Assessment prepared by JS Lewis Ltd and dated January 2022 (Revision A)
- Circular Economy Statement prepared by JS Lewis Ltd and dated January 2022 (Revision A)
- BREEAM Pre-Assessment Report prepared by Carbon Consult and dated 12th January 2022 (Ref FB_260D Rev 1.0)
- Phase 1 Environmental Assessment prepared by Avison Young and dated October 2021 (Instruction Number 01C100901 Version 2)
- Basement Impact Assessment prepared by Fordham Consulting Ltd and dated 7th January 2022 (ref: 21-0942)

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

3 Materials

All external materials to be used in the development shall match those detailed in the approved drawings and documents listed under condition 2.

Reason: To ensure that the materials harmonise with the surroundings, in accordance with policies 1.1 & 1.2 of the Ealing Core Strategy (2012), policies 7.4 & 7B of the Ealing Development Management Development Plan Document (2013), policies D3 and D4 of the London Plan (2021) and the National Planning Policy Framework (2021).

4 Use Restriction

The development hereby approved shall be used as a hotel only (Use Class C1) and the associated ancillary uses as indicated in the application and shall not be used for any other purposes within that Use Class of the schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended) or any other use, without the prior written permission of the Local Planning Authority obtained through the submission of a planning application.

Reason: To enable the local planning authority to maintain strict control over the nature of the use in order to restrict the use of the premises to one compatible with the surrounding area, in accordance with policies 1.1, 1.2, 2.1 & 2.8 of the Ealing Development (Core) Strategy (2012), policies 4.5 and 4C of the Ealing Development Management DPD (2013), policies SD6, SD7, SD8 and E10 of the London Plan (2021) and the National Planning Policy Framework (2021).

5 Demolition and Excavation Method Statement and Construction Management Plan

Prior to commencement of the development hereby approved, a demolition method statement, excavation method statement and construction management plan shall be submitted to and approved by the Council in writing. Details shall include the following:

- a) Control measures for:
 - i. Noise and vibration (according to Approved CoP BS 5228-1 and -2:2009+A1:2014)
 - ii. Dust (according to Supplementary Planning Guidance by the GLA (2014) for The Control of Dust and Emissions during Construction and Demolition)
 - iii. Lighting ('Guidance Note 01/20 For The Reduction Of Obtrusive Light' by the Institution of Lighting Professionals)
 - iv. Hours of work and all associated activities audible beyond the site boundary restricted to 0800-1800hrs Mondays to Fridays and 0800 -1300 Saturdays (except no work on public holidays)
 - v. Neighbour liaison, notifications to interested parties and
 - vi. Public display of contact details including accessible phone numbers for persons responsible for the site works for the duration of the works
- b) Schedule of works, with anticipated time frames
- c) Site hoarding and signage
- d) Site security and access
- e) Swept path analysis and turning manoeuvres for heavy goods vehicles
- f) Pre-construction highway survey
- g) Delivery vehicle routes to and from the site
- h) Parking for construction vehicles, where necessary
- i) Anticipated delivery schedule, including frequency and timings (to avoid peak hours), and delivery locations
- j) Material storage locations

- k) Waste management, hazardous material storage and removal
- l) Traffic management during deliveries, where necessary
- m) The number of on-site construction works and details of their transport options and parking facilities
- n) Any temporary road measures, including pedestrian and cyclist diversions, where necessary
- o) Prevention of mud and debris being deposited on highway and wheel washing facilities
- p) Emergency contacts during construction

Reason: In the interests of the amenity of adjoining occupiers and to minimise highway and traffic impact during the course of the works, in accordance with policies 7A, 7B and 7.15 of the Ealing Development Management DPD (2013), policies 1.1 (e) (j) 1.2 (f), 2.1 (c) and 2.10 of the Ealing Core Strategy (2012), policies D6, D10, D14, S11, T3 and T7 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 density.

6 Privacy Louvres

Prior to the installation of the windows to the facades, details of the privacy louvres shall be submitted to and approved by the Local Planning Authority in writing. The details shall include the materials of the louvres and the positions and siting of the louvres on each of the windows facing residential properties. The louvres shall be fully installed prior to the first use of the hereby approved development and permanently retained thereafter.

Reason: In the interests of the privacy of neighbouring residential sites in accordance with policies D3 and D4 of the London Plan (2021) and policies 7.4 and 7B of the Ealing Development Management Plan (2013).

7 Light Spillage Mitigation

Prior to the installation of the windows to the facades, details of light spillage mitigation measures shall be submitted to and approved by the Local Planning Authority in writing. The details shall include the specification of the mitigation measures, the level of light spillage reduction and siting, and shall demonstrate that light spillage to adjoining residential properties would be minimised. The mitigation measures shall be fully installed prior to the first use of the hereby approved development and permanently retained thereafter.

Reasons: In the interests of the amenities of neighbouring residential uses, in accordance with policies D3 and D4 of the London Plan (2021), and policies 7.4, 7A and 7B of the Ealing Development Management DPD (2013).

8 Fixed Windows

All windows of the guest rooms within the development shall be non-opening and shall remain in a fixed shut position for the lifetime of the development.

Reason: In the interests of the amenities of neighbouring residential sites and users of the development and to ensure an appropriate acoustic environment, in accordance with policy

D14 of the London Plan (2021) and policy 7A of the Ealing Development Management Plan (2021).

9 Deliveries and Servicing

Prior to the first use of the hereby approved development, a delivery and servicing management plan shall be submitted to, and approved in writing by, the Local Planning Authority. The plan shall cover the following:

- A) The number of service trips (deliveries and collections) per day the development will generate;
- B) How deliveries will be scheduled to avoid several vehicles arriving at the site simultaneously, with due regard adjoining commercial and residential uses;
- C) Measures to reduce the number of delivery and collection vehicle trips to the site (trip consolidation);
- D) Monitoring and review of operations.

The delivery and servicing plan shall be implemented on the first occupation of the development hereby approved and the site shall be managed in accordance with the approved plan for the life of the development.

Reason: To ensure that the development can be adequately serviced and in the interests of pedestrian, cyclist and highway safety and the local transport network, in accordance with policies T3, T4 and T7 of the London Plan (2021) and the NPPF (2021).

10 Layout of Plant Equipment on Roof

Prior to the installation of plant equipment on the flat roof of the hereby approved development, details of the type and locations of plant shall be submitted to and approved by the LPA in writing. The details shall demonstrate that the locations and general layout have been rationalised as far as possible to minimise the total coverage of the roof. Plant shall be installed on the flat roof in accordance with the approved details.

Reasons: In the interests of the character and appearance of the development and surrounding area in accordance with policies D3 and D4 of the London Plan (2021) and policies 7B and 7.4 of the Ealing Development Management DPD (2013).

11 Balconies and Roof Terraces

No part of the development shall be used as or altered to form a balcony, roof garden, roof terrace or similar amenity area.

Reason: To protect the living conditions of nearby residential properties in accordance with policies D4 and D6 of the London Plan (2021), policies 7.4, 7A & 7B of the Ealing Development Management Plan Document (2013) and policies 1.1 (e)(g), 1.2 (f), 2.1(c) and 2.10 Core Strategy (2012).

12 Accessible Rooms

A minimum of 10% of all guest rooms, as indicated on the approved plans listed under condition 2, shall be wheelchair accessible rooms. The accessible guest rooms shall be

completed prior to the first use of the hereby approved development and shall be permanently retained as such for the lifetime of the development.

Reason: To ensure that the development is adaptable, flexible, convenient and appropriate to the changing needs of the future occupiers, in accordance with policy D5 and E10 of the London Plan (2021).

13 Passenger Lifts

The passenger lifts located within the cores shall be installed and fully operational prior to the first use of the hereby approved development.

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 policies GG3, D5, D6 and D7 of the London Plan (2021), policy 1.1(h) of the Ealing Development (Core) Strategy (2012), policy 7B of the Ealing Development Management DPD (2013) and interim Ealing SPG 'Accessible Ealing' (2012).

14 Refuse and Recycling Storage

The refuse and recycling storage area identified in the approved drawings listed under condition 2 shall be brought into use prior to the first use of the hereby approved development, shall be permanently retained thereafter and shall not be obstructed or used for any other purpose at any time without the express consent of the LPA.

Reason: In the interests of the adequate disposal, storage and collection of waste and recycling and in the interests of highway and pedestrian safety in accordance with policies 1.1, 1.2 & 3.8 of the Ealing Development (Core) Strategy (2012), policies 3.5, 7A, & 7B of the Ealing Development Management DPD (2013), policy SI 7 of the London Plan (2021) and the National Planning Policy Framework (2021).

15 Cycle Storage

A minimum of seven (7) long-stay secure and sheltered cycle parking spaces and a minimum of three (3) short stay cycle parking spaces shall be provided in the locations identified in the approved drawings listed under condition 2. The cycle storage shall be in accordance with the standards and specifications of the London Cycle Design Standards, and shall be brought into use prior to the first occupation of the hereby approved development. The cycle storage shall be permanently retained thereafter and shall not be obstructed or used for any other purpose at any time without the express consent of the LPA.

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

16 Microwave Mast, Antennae and Satellite Dishes

No microwave masts, antennae or satellite dishes or any other plant or equipment (other than those approved in accordance with the approved drawings listed under condition 2 and details approved under condition 9) shall be installed on any external part of the building

unless otherwise approved in writing by the Local Planning Authority through the submission of a planning application.

Reason: To safeguard the character and appearance of the building and the area as a whole, in accordance with policy 1.1(h) of the Ealing Development (Core) Strategy (2012) and policies 3.5, 7.4 and 7B of the Ealing Development Management DPD (2013).

17 Piling Method Statement

No piling shall take place until a Piling Method Statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface water infrastructure, and the programme for the works) has been submitted to and approved in writing by the Local Planning Authority. Piling shall be undertaken in accordance with the terms of the approved Piling Method Statement.

Reason: The development is located within 15 metres of a strategic sewer and piling has the potential to significantly impact/cause failure of local underground sewerage utility infrastructure, and to protect underground water utility infrastructure in accordance with policy SI 5 of the London Plan (2021).

18 Water Network Infrastructure Capacity

Prior to the first use of the development, confirmation shall be provided to the Local Planning Authority that either:- all water network upgrades required to accommodate the additional demand to serve the development have been completed; or - a development and infrastructure phasing plan has been agreed with Thames Water to allow development to be occupied. Where a development and infrastructure phasing plan is agreed, no occupation shall take place other than in accordance with the agreed development and infrastructure phasing plan.

Reason: To ensure adequate network reinforcements, where necessary, and that sufficient water capacity is made available to accommodate additional demand anticipated from the development in accordance with policy SI5 of the London Plan (2021).

19 Land Contamination

The developer shall draw to the attention of the Local Planning Authority the presence of any unsuspected contamination encountered during the demolition and construction of the development.

In the event of contamination to land and/or water being encountered, development shall not continue until a programme of investigation and/or remedial work to include methods of monitoring and certification of such work undertaken has been submitted and approved in writing by the Local Planning Authority.

The development shall not be occupied until the approved remedial works, monitoring and certification of the works have been carried out and a full validation report has been submitted to and approved in writing by the Local Planning Authority.

In the event that no contamination is encountered, the developer shall provide a written statement / photographic evidence to the Local Planning Authority confirming that this was the case, and only after written approval by the Local Planning Authority shall the development be occupied. The evidence shall include waste disposal transfer notes proving correct disposal of soil.

Reason: To ensure that any ground and water contamination is identified and adequately addressed to ensure the safety of the development, the environment and to ensure the site is suitable for the proposed use in accordance with policy SI10 of the London Plan (2021) and policy 5.21 of the Ealing Development Management DPD (2013).

20 Transport and Commercial Noise Sources

The sound insulation of the building envelope including glazing specifications shall be assessed and implemented in accordance with the Council's standard in SPG10 and noise limits of BS8233:2014. If compliance requires the windows to be closed, then acoustically attenuated mechanical ventilation and cooling shall be installed as necessary (with air intake from the cleanest aspect of the building and low self-noise).

Reason: In the interests of the amenity of guests of the development in accordance with policies 7A & 7B of the Ealing Development Management Development Plan Document (2013), policies 1.1 and 1.2 of the Ealing Development (Core) Strategy (2012), policies D6 and D14 of the London Plan (2021), the National Planning Policy Framework (2021) and Ealing SPG10.

21 Sound Insulation of Lifts and Lift Shafts

Enhanced sound insulation of lifts and lift shafts, in accordance with noise limits specified in Table 5 BS8233:2014, shall be installed. Where noise emissions include characteristic features, the Noise Rating level shall not exceed NR20 Leq 5mins inside a guest rooms. The enhanced sound insulation shall be implemented prior to the first occupation of the development and shall be permanently retained thereafter.

Reason: In the interests of the amenity of guests of the development in accordance with policies 7A & 7B of the Ealing Development Management Development Plan Document (2013), policies 1.1 and 1.2 of the Ealing Development (Core) Strategy (2012), policies D6 and D14 of the London Plan (2021), the National Planning Policy Framework (2021) and Ealing SPG10.

22 Plant Noise

- (a) Prior to the installation of plant, machinery, ducting, air in- and outlets and/or mechanical installations, details of the external rating noise level emitted from them, together with mitigation measures as appropriate shall be submitted to and approved in writing by the Local Planning Authority. The measures shall ensure that the external rating noise level LAeq emitted is lower than the lowest existing background sound level LA90 by 10dBA at the most noise sensitive receiver locations at the development site and at surrounding premises. The assessment shall be made in accordance with BS4142:2014 +A1 2019, with all plant/equipment operating together at maximum capacity. Where required, a post installation sound assessment shall be submitted to the Local Planning Authority for approval in writing. The assessment

shall be carried out to confirm compliance with the noise criteria and shall include additional steps to mitigate noise as necessary.

- (b) A post installation noise assessment shall be carried out to confirm compliance with the noise criteria and additional steps shall be taken as necessary to mitigate noise. Details shall be submitted to and approved by the Council in writing prior to the completion of the development. Approved details shall be implemented prior to the first occupation of the development and thereafter be permanently retained.

Reason: To ensure that the amenity of guests of the development site and surrounding residential premises is not adversely affected by noise in accordance with policies 7A & 7B of the Ealing Development Management Development Plan Document (2013), policies 1.1 and 1.2 of the Ealing Development (Core) Strategy (2012), policies D6 and D14 of the London Plan (2021), the National Planning Policy Framework (2021) and Ealing SPG10.

23 Anti-Vibration Mounts and Silencing of Machinery

Prior to use, machinery, plant and equipment/ extraction/ ventilation system and ducting at the development shall be mounted with proprietary anti-vibration isolators and fan motors shall be vibration isolated from the casing and adequately silenced and maintained as such.

Reason: To ensure that the amenity of guests of the development site and surrounding residential premises is not adversely affected by vibration and noise in accordance with policies 7A & 7B of the Ealing Development Management Development Plan Document (2013), policies 1.1 and 1.2 of the Ealing Development (Core) Strategy (2012), policies D6 and D14 of the London Plan (2021), the National Planning Policy Framework (2021) and Ealing SPG10.

24 Extraction and Odour Control System for Non-Domestic Kitchens

Prior to the installation of any kitchen facilities, details of the installation, operation, and maintenance of an odour abatement equipment and extract system, shall be submitted to and approved in writing by the Council. Details shall be provided of a reasonable distance of the extract outlet approximately 20.0meters from any openable window unless effective odour control is installed, the height of the extract duct and vertical discharge outlet without cowl at least 1m above the eaves of the main building, of equipment and ducting to be fitted with anti-vibration mounts and silencers and of additional mitigation measures as necessary to ensure that noise and vibration transmission via internal ceilings, walls and external façades will meet the Council's standards specified in the SPG10. Approved details shall be implemented prior to the first use of any part of the development as a kitchen and shall be permanently retained thereafter.

Reason: To ensure that the amenity of guests of the development site and occupiers of surrounding premises is not adversely affected by noise, smell or steam, in accordance with Interim Supplementary Planning Guidance 10, policies 1.1(j) of the Ealing Development (Core) Strategy (2012), policy 7A of the Ealing Development Management DPD (2013), policies D14 and SI 1 of the London Plan (2021), and the National Planning Policy Framework (2021).

25 External Doors and Windows to Commercial Kitchen Kept Shut

Prior to the installation of any kitchen facilities, all external doors and windows to the commercial kitchen shall be fitted with self-closing devices, which shall be maintained in an operational condition and at no time shall any external door nor windows be fixed in an open position.

Reason: To ensure that the amenity of guests of the development site and occupiers of surrounding premises is not adversely affected by noise, smell, steam or other effluent, in accordance with policies 1.1(j) of the Ealing Development (Core) Strategy (2012), policy 7A of the Ealing Development Management DPD (2013), policies D14 and SI 1 of the London Plan (2021), and the National Planning Policy Framework (2021).

26 Secure by Design

Prior to the first occupation of the hereby approved development, the development shall achieve Secured by Design accreditation.

Reason: In the interests of public safety and to deliver a safe and secure development in accordance with policy 7.3 of the Ealing Development Management DPD (2013) and policy D11 of the London Plan (2021).

27 CCTV Cameras

Prior to the first use of the hereby approved development, a minimum of eight (8) closed circuit television (CCTV) cameras shall be installed to the exterior of the building. The CCTV cameras shall, at a minimum, provide surveillance of all entry and exit points and the public forecourt, and shall be retained as such for the lifetime of the development.

Reason: In the interests of public safety and to deliver a safe and secure development in accordance with policy 7.3 of the Ealing Development Management DPD (2013) and policy D11 of the London Plan (2021).

28 Vehicle Access Gate

Prior to its installation, details of the vehicle access gate located adjacent to Brassie Avenue shall be submitted to and approved in writing by the LPA. The details shall include the materials, appearance, siting and specification of the gate, and details of its operation and access control.

Reason: In the interests of public safety, to deliver a safe and secure development and prevent traffic congestion on Brassie Avenue and the local transport network in accordance with policy 7.3 of the Ealing Development Management DPD (2013) and policies D11, T4 and T7 of the London Plan (2021).

29 Hard and Soft Landscaping and Boundary Treatments

Prior to the installation of soft and hard landscaping, details of hard and soft landscaping works, boundary treatments, permeable construction for hardstanding areas and a landscaping management plan covering 5 years from the implementation of final planting shall be submitted to and approved in writing by the Local Planning Authority.

The approved works shall be carried out prior to the occupation of any part of the development or in accordance with the programme agreed by the Local Planning Authority.

Any trees or other plants, which die or are removed within the first five years following the implementation of the landscaping scheme shall be replaced during the next planting season.

Reason: Reason: To ensure that the development is landscaped in the interests of the visual character and appearance of the area, to ensure appropriately landscaped amenity space and public realm, in accordance with policies D3, D4 and D8 of the London Plan (2021) and policies 7.4 and 7B of the Ealing Development Management DPD (2013).

30 Forecourt and Public Realm

The forecourt, public seating areas and public benches shall be completed and fully usable prior to the first occupation of the hereby approved development. The seating areas and benches shall be retained for the lifetime of the development.

Reason: In the interests of delivering high quality public realm in accordance with policy D8 of the London Plan (2021).

31 Green Roof

Prior to the installation of the green roof, details of the green roofs shall be submitted to and approved in writing by the Local Planning Authority. Details shall include a technical report from a suitably qualified ecologist specifying how the green roof has been developed for biodiversity with details of landscape features with the GRO Green Roof Code 2014.

Green roofs shall be biodiversity based with extensive substrate base, have sufficient depth of soil or growing medium for the relevant planting, be planted/seeded with a green mix of species within the first planting season following the practical completion of the building works, and have relevant efficient and effective drainage and irrigation during establishment.

Reason: In the interests of supporting and enhancing local biodiversity in accordance with policies G5 and G6 of the London Plan (2021), policies 5.10 and 5.11 of the Ealing Development Management DPD (2013) and the NPPF (2021).

32 Felling and Pruning

Prior to the commencement of the hereby approved development (including demolition and ground works), the hedges within the gardens of 1, 1A, 3 and 3A Brassie Avenue, which are located adjacent to the shared boundary with the host site, shall be trimmed back.

Prior to excavation and piling associated with the hereby approved basement, the tree located within the rear garden of 1A Brassie Avenue and adjacent to the shared boundary with the host site shall be felled.

Reason: To minimise dust retention and exposure to neighbouring residential sites during demolition and construction in accordance with policy SI 1 of the London Plan (2021) and policy 7A of the Ealing Development Management DPD (2013).

33 Existing Trees

Other than the felling of 1no. tree in the rear garden of 1A Brassie Avenue and cutting back of hedges and shrubs in the gardens of 1, 1A, 3 and 3A Brassie Avenue, no trees, shrubs or

hedges within, or in proximity of, the site shall be felled, uprooted, wilfully damaged or destroyed, cut back in any way or removed without first obtaining written consent of the Local Planning Authority.

Any trees, shrubs or hedges removed without consent or dying or being severely damaged or becoming seriously diseased within 5 years from the completion of the development hereby permitted shall be replaced with shrubs or hedge plants or similar species capable of achieving a comparable size unless the Local Planning Authority gives written consent to any variation.

The local authority shall receive the full CAVAT value, or a proportion reflecting the damage /decline in tree health, for all trees removed without consent, dying, being severely damaged, or becoming seriously diseased (crown more than 50% sparse), within 5 years from the start of work on the development hereby permitted. This financial penalty shall be sought, unless the Local Planning Authority has given written consent to any variation.

Reason: In order to safeguard trees and other vegetation considered to be worthy of retention in the interests of the visual amenity of the area as a whole, policies D4, D8 and G7 of the London Plan (2021), policies 1.1 (e) (g), 1.2(f), 3.1(b) and 3.8 of the Ealing Core Strategy (2012), policies 7.4 of the Ealing Development Management DPD (2013).

34 Tree Protection Plan

No operations (including initial site clearance) shall commence on site in connection with the development hereby approved until a suitable scheme (Arboricultural Method Statement) for the protection of existing trees (incl. street trees) and hedgerows has been submitted and its installation on site has been approved in writing by the Local Planning Authority.

All protection measures must fully detail each phase of the development process taking into account demolition/site clearance works, all construction works and hard and soft landscaping works. Details shall include the following:

- a. A full survey of all trees on site and those within influencing distance on adjacent sites and the street in accordance with BS5837*, with tree works proposals. All trees must be plotted on a site plan**, clearly and accurately depicting trunk locations, root protection areas and canopy spreads.
- b. A plan** detailing all trees and hedgerows planned for retention and removal.
- c. A schedule of tree works for all the retained trees specifying pruning and other remedial or preventative work, whether for physiological, hazard abatement, aesthetic or operational reasons. All tree works shall be carried out in accordance with BS 3998.
- d. Timing and phasing of works
- e. Site specific demolition and hard surface removal specifications
- f. Site specific construction specifications (e.g. in connection with foundations, bridging, water features, surfacing)
- g. Access arrangements and car parking
- h. Landscaping proposals
- i. A Tree protection plan** in accordance with BS5837* detailing all methods of protection, including but not restricted to: locations of construction exclusion zones,

root protection areas, fit for purpose fencing and ground protection, service routes, works access space, material/machinery/waste storage and permanent & temporary hard surfaces.

- j. Soil remediation plans, where unauthorised access has damaged root protection areas in the construction exclusion zones.
- k. Details of the arboricultural supervision schedule.

All tree protection methods detailed in the approved Arboricultural Method Statement shall not be moved or removed, temporarily or otherwise, until all works including external works have been completed and all equipment, machinery and surplus materials have been removed from the site, unless the prior approval of the Local Planning Authority has first been sought and obtained.

*Using the most recent revision the of the Standard

** Plans must be of a minimum scale of 1:200 (unless otherwise agreed by the Local Planning Authority)

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 Ealing SPG 9, policy 5.10 of the Ealing Development Management DPD (2013) and policies SI 1, SI 2 and G7 of the London Plan (2021).

35 Ground Investigations

Prior to the commencement of development (excluding initial site clearance, demolition and contaminated land remediation works), ground investigations data and report, including ground water monitoring at design stage, shall be submitted to and approved by the Local Planning Authority in writing. The data and report shall determine ground water levels, consider compensation storage within the drainage strategy if there is loss of ground water storage and the incorporation of resilience and resistance measures if the report finds the basement levels would be at risk of flooding.

Reason: To avoid the risk of flooding in accordance with policies D10, SI12 and SI13 of the London Plan (2021) and policy 5.12 of the Ealing Development Management DPD (2013).

36 Air Quality Assessment Report

(A) Prior to the commencement of the development (including initial site clearance, demolition, and site preparation), an air quality assessment report, written in accordance with the relevant current guidance, for the existing site and approved development shall be submitted to and approved by the Local Planning Authority in writing. The air quality assessment report shall have regard to the air quality predictions and monitoring results from Stage Four of the Authority's Review and Assessment, the London Air Quality Network and London Atmospheric Emissions Inventory.

A scheme for air pollution mitigation measures based on the findings of the report shall be submitted to and approved by the Local Planning Authority in writing prior to the commencement of development. The approved mitigation scheme shall be implemented in its entirety prior to the first use of the hereby approved development.

(B) If the Air Quality Assessment finds an unsuitable air quality environment, details of a fresh air ventilation system to guest rooms, with supply from the rear of the building at height level, shall be submitted to and approved by the LPA prior to its installation. The approved ventilation system shall be completed and fully operational prior to the first occupation of the hereby approved development and permanently retained thereafter.

Reason: In the interests of the amenity of guests and to ensure an appropriate air quality environment in accordance with policies 1.1 (e) (f) (j) of the Ealing Development (Core) Strategy 2012, policy 7A of the Ealing Development Management Development Plan (2013), policy SI1 of the London Plan (2021) and National Planning Policy Framework (2021).

37 Air Quality and Dust Management Plan

Prior to the commencement of the development (including initial site clearance, demolition and site preparation), an Air Quality and Dust Management Plan (AQDMP) that includes an Air Quality (Dust) Risk Assessment shall be produced in accordance with current guidance (The Control of Dust and Emissions during Construction and Demolition, SPG, GLA, July 2014) for the existing site and the approved development.

A scheme for air pollution mitigation measures based on the findings of the report shall be submitted to and approved by the Local Planning Authority in writing prior to the commencement of any works on the site. The plan shall include:

- a) Dust Management Plan for Demolition Phase
- b) Dust Management Plan for Construction Phase

The Air Quality Dust Management Plan shall be implemented on commencement of any works on site and the site shall be managed in accordance with the approved plan for the duration of the construction.

Reason: In the interests of the amenity of adjoining occupiers and to minimise particulate matter associated with construction works in accordance with policies 1.1 (e) (f) (j) of the Ealing Development (Core) Strategy 2012, policy 7A of the Ealing Development Management Development Plan (2013), policy SI1 of the London Plan (2021) and National Planning Policy Framework (2021).

38 Non-Road Mobile Machinery

All Non-Road Mobile Machinery (NRMM) of net power of 37kW and up to and including 560kW used during the course of the demolition, site preparation and construction phases shall comply with the emission standards set out in chapter 7 of the GLA's supplementary planning guidance "Control of Dust and Emissions During Construction and Demolition" dated July 2014 (SPG), or subsequent guidance. Unless it complies with the standards set out in the SPG, no NRMM shall be on site, at any time, whether in use or not, without the prior written consent of the local planning authority. The developer shall keep an up to date list of all NRMM used during the demolition, site preparation and construction phases of the development on the online register at <https://nrmm.london/>.

Reason: To safeguard adjoining occupiers of the development against unacceptable noise, disturbance and emissions, policies 1.1(j) of the Ealing Development (Core) Strategy (2012), policies 3.5 and 7A of the Ealing Development Management DPD (2013) and policy SI1 of the London Plan (2021); and National Planning Policy Framework (2021).

39 Energy and CO2

- a) Prior to construction completion and occupation, the development shall implement and maintain, and in the case of energy generation equipment confirm as operational, the approved measures to achieve an overall sitewide reduction in regulated CO2 emissions against SAP10 standards of (approx) 73.47% (equating to approx 141 tonnes of CO2 per year) beyond Building Regulations Part L 2013. These CO2 savings shall be achieved through the Lean, Clean, Green Energy Hierarchy as detailed in the Energy Statement prepared by JS Lewis Ltd in January 2022 (revision B) and follow-up emails including:
 - i. Lean, passive design measures to achieve an annual reduction of at least 12% equating to at least 23 tonnes in regulated carbon dioxide (CO2) emissions over BR Part L 2013.
 - ii. Clean, energy generation systems including the use of a site heat network to achieve an annual reduction of at least 31.25%, equating to 60 tonnes, in regulated carbon dioxide (CO2) emissions over Part L 2013.
 - iii. Green, renewable energy PV panels with a capacity of (approx) 14.6 kWp, and Air Source Heat Pumps, to achieve an annual reduction of at least 30.24%, equating to 58 tonnes, in regulated carbon dioxide (CO2) emissions over Part L 2013.
 - iv. Seen, heat and electric meters installed to monitor the performance of the PV and the carbon efficiency (SCOP) of the heat pumps including the heat generation and the combined parasitic loads of the heat pumps.
- b) 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 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 kWp capacity of the PV array, the orientation, pitch and mounting of the panels, and the make and model of the panels. The name and contact details of the LZC installation contractor(s), and if different, the commissioning electrical or plumbing contractor, should be submitted to the Council prior to installation.
- c) On completion of the installation of the LZC equipment copies of the MCS certificates and all relevant commissioning documentation shall be submitted to the Council.
- d) The development shall incorporate the overheating and cooling measures detailed in the dynamic Overheating analysis produced by JS Lewis (rev-A January 2022), or any later stage version. The assessment shall be compliant with CIBSE guidance TM59 and/or TM52, and modelled against the TM49 DSY1 (average summer) weather data files, and the more extreme weather DSY2 (2003) and DYS3 (1976) files.

- e) Within three months of the first occupation and/or first use of the development a two-page summary report prepared by a professionally accredited person comparing the “as built stage” TER to BER/DER figures against those in the final energy strategy along with the relevant Energy Performance Certificate(s) (EPC) and/or the Display Energy Certificate(s) (DEC's) shall be submitted to the Council for approval.

Reason: In the interest of addressing climate change and to secure environmentally sustainable development in accordance with policies SI2 and SI3 of the London Plan (2021), and the relevant guidance notes in the GLA Energy Assessment Guidance 2020, policies 5.2 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).

40 Post-Construction Renewable/Low Carbon Energy Equipment Monitoring

In order to implement Ealing Council DPD policy E5.2.3 (post-construction energy equipment monitoring), and key parts of London Plan policy SI2 (“be Seen”), the developer shall:

- a) Enter into a legal agreement with the Council to secure a S106 financial contribution for the post-construction monitoring of the renewable/low carbon technologies to be incorporated into the development and/or the energy use of the development as per energy and CO2 Condition(s).
- b) Upon final construction of the development the agreed suitable devices for monitoring the performance/efficiency (SCOP) of any renewable/low-carbon energy equipment shall be installed. The monitored data shall be automatically submitted to the Council at daily intervals for a period of four years from occupation and full operation of the energy equipment. The installation of the monitoring devices and the submission and format of the data shall be carried out in accordance with the Council's approved specifications as indicated in the Automated Energy Monitoring Platform (AEMP) information document. The developer must contact the Council’s chosen AEMP supplier (Energence Ltd) on commencement of construction to facilitate the monitoring process.
- c) Upon final completion of the development and prior to occupation, the developer must submit to the Council proof of a contractual arrangement with a certified contractor that provides for the ongoing, commissioning, maintenance, and repair of the renewable/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 SI2 of the London Plan (2021), policy 5.2 of the Ealing Development Management DPD (2013) and policy 2.5.36 (Best Practice) of the Mayor’s Sustainable Design & Construction SPG.

41 Post-Construction Energy Use Monitoring

In order to demonstrate compliance with the 'be seen' post-construction monitoring requirement of Policy SI 2 of the London Plan, the legal Owner shall at all times and all in all respects comply with the energy monitoring requirements set out in points a, b and c below. In the case of non-compliance the legal Owner shall upon written notice from the Local Planning Authority immediately take all steps reasonably required to remedy non-compliance.

- a) Within four weeks of planning permission being issued by the Local Planning Authority, the Owner is required to submit to the GLA accurate and verified estimates of the 'be seen' energy performance indicators, as outlined in Chapter 3 'Planning stage' of the GLA 'Be seen' energy monitoring guidance document, for the consented development. This should be submitted to the GLA's monitoring portal in accordance with the 'Be seen' energy monitoring guidance.
- b) Prior to the building(s) being occupied (or handed over to a new legal owner, if applicable), the legal Owner is required to provide updated accurate and verified estimates of the 'be seen' energy performance indicators for each reportable unit of the development, as per the methodology outlined in Chapter 4 'As-built stage' of the GLA 'Be seen' energy monitoring guidance. All data and supporting evidence should be uploaded to the GLA's monitoring portal. In consultation with the Council's chosen Automated Energy Monitoring Platform provider the owner should also confirm that suitable monitoring devices have been installed and maintained for the monitoring of the in-use energy performance indicators, as outlined in Chapter 5 'In-use stage' of the GLA 'Be seen' energy monitoring guidance document.
- c) Upon completion of the first year of occupation following the end of the defects liability period (DLP) and for the following four years, the legal Owner is required to provide accurate and verified annual in-use energy performance data for all relevant indicators under each reportable unit of the development as per the methodology outlined in Chapter 5 'In-use stage' of the GLA 'Be seen' energy monitoring guidance document. All data and supporting evidence should be uploaded to the GLA's monitoring portal. This condition will be satisfied after the legal Owner has reported on all relevant indicators included in Chapter 5 'In-use stage' of the GLA 'Be Seen' energy monitoring guidance document for at least five years.
- d) In the event that the in-use evidence submitted shows that the as-built performance estimates have not been or are not being met, the legal Owner should use reasonable endeavours to investigate and identify the causes of underperformance and the potential mitigation measures and set these out in the relevant comment box of the 'be seen' spreadsheet. Where measures are identified, which it would be reasonably practicable to implement, an action plan comprising such measures should be prepared and agreed with the Local Planning Authority. The measures approved by the Local Planning Authority should be implemented by the legal Owner as soon as reasonably practicable.

Reason: To ensure that actual operational energy performance is minimised and demonstrate compliance with the 'be seen' post-construction monitoring requirement of Policy SI 2 of the London Plan (2021).

42 Whole Life-Cycle Carbon Assessment

Upon completion of the detailed design process a Whole Life Carbon (WLC) analysis report shall be submitted to the Council for approval. The WLC analysis should be assessed against the GLA CO₂e/m² benchmarks for the three key combined modules; A1-A5 (construction), B1-C4 (in-use and end of life embodied carbon loss), and B6-B7 (operational carbon – as identified in the energy hierarchy strategy). The WLC assessment must meet GLA target benchmarks.

Prior to the building(s) being occupied (or handed over to a new owner, if applicable), the legal owner(s) of the development should submit the post-construction Whole Life-Cycle Carbon (WLC) Assessment to the GLA at: ZeroCarbonPlanning@london.gov.uk.

The owner should use the post construction tab of the GLA's WLC assessment template and this should be completed accurately and in its entirety, in line with the criteria set out in the GLA's WLC Assessment Guidance. The post-construction assessment should provide an update of the information submitted at planning submission stage (RIBA Stage 2/3), including the WLC carbon emission figures for all life-cycle modules based on the actual materials, products and systems used. The assessment should be submitted along with any supporting evidence as per the guidance and should be received three months post as-built design completion, unless otherwise agreed.

Reason: To ensure whole life-cycle carbon is calculated and reduced and to demonstrate compliance with Policy SI2 of the London Plan (2021).

43 Circular Economy Statement

Prior to occupation of the permitted development a Circular Economy Statement Post Completion Report should be completed accurately and in its entirety in line with the GLA's Circular Economy Statement Guidance (or equivalent alternative Guidance as may be adopted). This should be submitted to the GLA at: CircularEconomyLPG@london.gov.uk, along with any supporting evidence as per the guidance. The Post Completion Report shall provide updated versions of Tables 1 and 2 of the Circular Economy Statement, the Recycling and Waste Reporting form and Bill of Materials. Confirmation of submission to the GLA shall be submitted to, and approved in writing by, the local planning authority, prior to occupation.

Specific commitments detailed in the JS Lewis Circular Economy Statement (rev-A January 2022) unless otherwise agreed by the Local Planning Authority should be implemented.

Reason: In the interests of sustainable waste management and in order to maximise the appropriate re-use and recycling of materials in line policy SI7 of the London Plan (2021).

44 BREEAM Energy/CO₂ Accreditation

- a) The development shall be registered with Building Research Establishment (BRE) and use reasonable endeavours to achieve BREEAM Rating Very Good with a score

of at least 63%, and make reasonable endeavours to achieve Excellent (based on the latest BREEAM NC Technical guidance).

- b) Within 6 months from the date of first occupation of each non-residential element of the development, Interim BREEAM NC Assessment and related Certification verified by the BRE shall be submitted to the Local Planning Authority for written approval.
- c) Within 6 months from the date of first occupation of the development, BREEAM 'Post Construction Stage' Assessment and related Certification verified by the BRE shall be submitted to the Local Planning Authority for written approval confirming the BREEAM standard and measures have been implemented.
- d) Following any approval of a 'Post Construction Stage' assessment and certification of the development, the approved measures and technologies to achieve the BREEAM Very Good or higher standard shall be retained in working order in perpetuity unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interest of addressing climate change and to secure sustainable development in accordance with policies SI2 and SI3 of the London Plan (2021), the GLA Energy Assessment Guidance (2020), policies 5.2 and 7A of the Ealing Development Management DPD (2013) and policies 1.1(k) and 1.2(f) of the Ealing Development (Core) Strategy (2012).

45 Fire Statement

Prior to the commencement of the superstructure works, a Fire Statement shall be submitted to and approved by the LPA in writing. The Fire Statement shall include details of:

- a) the building's construction: methods, products and materials;
- b) appropriate features which reduce the risk to life in the event of a fire;
- c) appropriate way to minimise the risk of fire spread
- d) a robust strategy for evacuation, including a convenient means of escape for all building users;
- e) how access will be achieved for fire service personnel and equipment in an evacuation situation, including water supplies, provision and positioning of equipment, firefighting lifts, stairs and lobbies; and
- f) any fire suppression and smoke ventilation systems proposed, and the ongoing maintenance and monitoring of these.

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

46 Café, Restaurant and Shared Workspaces Opening Hours

The ancillary café, restaurant and shared workspaces shall not be available for public use outside of the hours of 07:00 to 23:00 on any day. The café, restaurant and shared workspaces shall be available for public access at all other times and shall not be used for any other purpose without the express consent of the LPA.

Reason: To ensure neighbouring residential developments are not adversely affected by noise nuisance and general disturbance in accordance with policy D14 of the London Plan (2021) and policies 7A and 7B of the Ealing Development Management DPD (2013).

INFORMATIVES

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

The National Planning Policy Framework (2021)

- 2. Achieving Sustainable Development
- 4. Decision-Making
- 6. Building a Strong, Competitive Economy
- 7. Ensuring the Vitality of Town Centres
- 8. Promoting Healthy and Safe Communities
- 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
- 16. Conserving and Enhancing the Historic Environment

London Plan (2021)

- GG1 Building Strong and Inclusive Communities
- GG2 Making the Best Use of Land
- GG3 Creating a Healthy City
- GG5 Growing a Good Economy
- GG6 Increasing Efficiency and Resilience
- SD1 Opportunity Areas
- SD6 Town Centres and High Streets
- SD7 Town Centres: Development Principles and Development Plan Documents
- SD8 Town Centre Network
- SD10 Strategic & Local Regeneration
- D1 London's Form, Character and Capacity for Growth
- D3 Optimising Site Capacity Through the Design-Led Approach
- D4 Delivering Good Design
- D5 Inclusive Design
- D8 Public Realm
- D10 Basement Development
- D11 Safety, Security and Resilience to Emergency
- D12 Fire Safety
- D14 Noise
- S4 Play and Informal Recreation
- S5 Sports and Recreation Facilities
- E4 Land for Industry, Logistics and Services to Support London's Economic Function
- E7 Industrial Intensification, Co-Location and Substitution
- E9 Retail, Markets and Hot Food Takeaways

- E10 Visitor Infrastructure
- HC1 Heritage Conservation and Growth
- G4 Open Space
- G5 Urban Greening
- SI 1 Improving Air Quality
- SI 2 Minimising Greenhouse Gas Emissions
- SI 7 Reducing Waste and Supporting the Circular Economy
- SI 8 Waste Capacity and Net Waste Self-Sufficiency
- SI 10 Aggregates
- SI 12 Flood Risk Management
- SI 13 Sustainable Drainage
- T1 Strategic Approach to Transport
- T2 Healthy Streets
- T3 Transport Capacity, Connectivity and Safeguarding
- T4 Assessing and Mitigating Transport Impacts
- T5 Cycling
- T6 Car Parking
- T6.2 Office Parking
- T6.4 Hotel and Leisure Uses Parking
- T6.5 Non-Residential Disabled Persons Parking
- T7 Deliveries, Servicing and Construction
- T9 Funding Transport Infrastructure through Planning
- DF1 Delivery of the Plan and Planning Obligations

London Plan - Supplementary Planning Guidance / Documents

- Accessible London: achieving an inclusive environment
- Sustainable Design & Construction
- The Mayor's Transport Strategy

Ealing Development Strategy DPD (2012)

- 1.1 Spatial Vision for Ealing
- 1.2 Delivery of the Vision for Ealing 2026
- 3.1 Realising the Potential of the A40 Corridor & Park Royal
- 3.7 Neighbourhood Shopping Centres at East Acton, Park Royal, Perivale & Northolt
- 5.3 Protect & Enhance Green Corridors
- 5.5 Promoting Parks, Local Green Space and Addressing Deficiency
- 6.1 Social Infrastructure
- 6.4 Planning Obligations and Legal Agreements

Ealing Development Management Development Plan Document (2013)

- 4A Employment Uses
- 4.5 London's Visitor Infrastructure
- 4B Retail
- 4C Main Town Centre Uses
- 5.2 Minimising Carbon Dioxide Emissions
- 5.10 Urban Greening
- 5.11 Green Roofs and Development Site Environments
- 5.12 Flood Risk Management

- 5.21 Contaminated Land
- 6.13 Parking
- 7A Amenity
- 7.3 Designing Out Crime
- 7.4 Local Character
- 7B Design Amenity
- 7C Heritage
- 7D Open Space
- EA Presumption in Favour of Sustainable Development

Supplementary Planning Guidance/Documents

- SPG 3 Air Quality
- SPG 4 Refuse and Recycling Facilities
- SPG 9 Trees and Development Guidelines
- SPG 10 Noise and Vibration
- Accessible Ealing
- Ealing Sports Facility Strategy 2022-2031

In reaching the decision to grant consent, specific consideration was given to the impact of the planning application on the amenity of neighbouring dwellings, the appearance and character of the property within the local area. The proposal is considered acceptable on these grounds, and is also considered to comply with the relevant policies in the adopted Ealing Development Management. It is not considered that there are any other material considerations in this case that would warrant a refusal of the application.

- 2 The Council's Environmental Health Service has powers to control noise and disturbance during buildings works. It considers that normal and reasonable working hours for building sites are 8.00 am to 6.00 pm Monday to Friday, from 8.00 am to 1.00 pm on Saturday and not at all on Sunday or Public Holidays. If any activities take place on the site beyond these times which give rise to noise audible outside the site the Council is likely to take action requiring these activities to cease.
- 3 The applicant is advised that the Building Regulations are legal requirements that apply to building work and are aimed at achieving minimum standards of construction to ensure the health and safety of people in or around buildings, including fire safety.

Approval under the Building Regulations is requirement and you are advised to seek the advice of the Council's Building Control Service or an Approved Inspector prior to the commencement of works.

For more information on Building Regulations, please follow the link - https://www.ealing.gov.uk/info/201156/building_control

- 4 The developer/applicant is hereby advised to remove all site notices on or near the site that were displayed in pursuant to the application.
- 5 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 Thames Water's Guide 'working near our assets' to ensure your workings will be in line with the necessary processes you need to follow if you are considering working above or near Thames Water's 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; Phone: 0800 009 3921 (Monday to Friday, 8am to 5pm); Write to: Thames Water Developer Services, Clearwater Court, Vastern Road, Reading, Berkshire RG1 8DB.

- 6 The developer can request information to support the discharge of condition 'Water Infrastructure Capacity' by visiting the Thames Water website at www.thameswater.co.uk/preplanning.
- 7 As required by Building regulations part H paragraph 2.36, the Applicant should incorporate within their proposal, protection to the property to prevent sewage flooding, by installing a positive pumped device (or equivalent reflecting technological advances), on the assumption that the sewerage network may surcharge to ground level during storm conditions. If as part of the basement development there is a proposal to discharge ground water to the public network, this would require a Groundwater Risk Management Permit from Thames Water. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. Thames Water would expect the developer to demonstrate what measures will be undertaken to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 02035779483 or by emailing trade.effluent@thameswater.co.uk. Application forms should be completed online via www.thameswater.co.uk. Please refer to the Wholesale; Business customers; Groundwater discharges section.
- 8 At least 21 days prior to the commencement of any site works, all occupiers surrounding the site should be notified in writing of the nature and duration of works to be undertaken. The name and contact details of persons responsible for the site works should be signposted at the site and made available for enquiries and complaints for the entire duration of the works. Updates of work should be provided regularly to affected neighbours. Any complaints should be properly addressed as quickly as possible.
- 9 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.
- 10 No waste materials should be burnt on site of the development hereby approved.
- 11 Best Practicable Means (BPM) should be used during construction and demolition works, including low vibration methods and silenced equipment and machinery, control and monitoring measures of noise, vibration, delivery locations, restriction of hours of work and all associated activities audible beyond the site boundary, in accordance with the Approved Codes of Practice of BS 5228-1 and -2:2009+A1:2014 Codes of practice for noise and vibration control on construction and open sites.