

Planning Committee: 17th January 2018

Decisions

ITEM 01 - 75-117 Boston Road Hanwell W7 3SA - 177284FUL

(a) That the committee resolve to GRANT planning permission with conditions subject to Stage 2 referral to the Mayor of London and the satisfactory completion of the draft legal agreement under s106 of the Town and Country Planning Act 1990 (as amended).

Prepare draft decision notice (signed/undated). Do not issue decision notice.

Notes:

Amend Recommendation in line with briefing notes as follows:

1. 35% of units and 38.5% of habitable rooms of the scheme to be developed as affordable housing in the form of 44 shared ownership units and 55 affordable rent,
2. review mechanism to assess viability to deliver up to a maximum of 50% affordable dwellings,
3. total financial contribution altered to £1,100,141.66
10. delete the words 'and setting up'

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ITEM 02 - Former Esso Petrol Filling Station Site Merrick Road Southall UB2 4AU - 177742FUL

That the committee GRANT planning permission subject to Stage II referral to the Mayor of London, the satisfactory completion of a legal agreement under section 106 of the Town and Country Planning Act 1990 (as amended).

Prepare draft decision notice (signed/undated). Do not issue decision notice.

Notes:

Amend conditions 16 and 17 in line with briefing notes to read as follows:

16. Energy Strategy for residential

- a) Within three-months of the first occupation of each residential unit within the approved development, Energy Performance Certificates [EPC's], detailed modelling output reports showing clearly the DER and TER from the "as built stage" to confirm compliance in terms of savings achieved through energy efficiency measures should be also submitted for written approval by the Local Authority.
- b) Within three-months of the practical completion of each residential unit within the approved development evidence that the renewable/low carbon technology(ies) are certified under the Microgeneration Certification Scheme (MSC) and, if appropriate, complies with the Enhanced Capital Allowances (ECS) product criteria should be submitted.
- c) Prior to occupation of the development including residential units, the approved dwellings shall incorporate, maintain measures to achieve an overall reduction in regulated CO₂ emissions of at least 35.35% (equal to 67.1 tonnesCO₂/yr) beyond Building Regulations Part L 2013 through the following carbon emission savings as detailed in the approved Energy Statement (13 October 2017) and additional information (15 December 2017) prepared by Method Consulting LLP:
 - i. energy saving measures to achieve at least annual carbon dioxide emission savings of 4.25 tonnes CO₂ equating to 2.24% in regulated carbon dioxide (CO₂) emissions over the compliant BR Part L 2013 base case.
 - ii. Connection to the Malgavita development's onsite gas fired Combined Heat & Power (CHP) heat network, to provide at least 71% space heating and hot water to all dwellings to achieve at least annual carbon dioxide emission savings of 61.73 tonnes CO₂ equating to at least 32.53% in regulated carbon dioxide (CO₂) emissions over the Be Lean case.
 - iii. incorporation of at least 3kWp solar PV system to generate at least 2.58MWh/year electricity and achieve at least annual carbon dioxide emission savings of 1.1 tonnes CO₂ equating to 0.58% in regulated carbon dioxide (CO₂) emissions savings over the Be Clean stage of the Energy Hierarchy.
- d) Measures to reduce the carbon dioxide emissions associated with other energy uses not covered by Building Regulations (un-regulated) should be incorporated and maintained in line with approved Energy Statement (13 October 2017) prepared by Method Consulting LLP. The development shall be carried out strictly in accordance with the details so approved.
Reason: (unchanged)

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17. Energy Strategy for non-residential

- a) Within three-months of the first occupation of the non-residential component within the approved development, Energy Performance Certificates [EPC's], detailed modelling output reports showing clearly the BER and TER from the "as built stage" to confirm compliance in terms of savings achieved through energy efficiency measures should be also submitted for written approval by the Local Authority.
- b) Within three-months of the practical completion of the non-residential component within the approved development evidence that the renewable/low carbon technology(ies) are certified under the Microgeneration Certification Scheme (MSC) and, if appropriate, complies with the Enhanced Capital Allowances (ECA) product criteria should be submitted.
- c) Prior to occupation of the development including the non-residential component, the approved development shall incorporate and maintain measures to achieve an overall reduction in regulated CO₂ emissions of at least 40.66% (equal to 1.98 tonnes CO₂/yr) beyond Building Regulations Part L 2013 through the following carbon emission savings as detailed in the approved Energy Statement (13 October 2017), additional information & Technical Note (15 December 2017) by Method Consulting LLP:
 - i. energy saving measures to achieve at least annual carbon dioxide emission savings of 0.6 tonnes CO₂ equating to 12.32% in regulated carbon dioxide (CO₂) emissions over the compliant BR Part L 2013 base case.
 - ii. Connection to the Malgavita development's onsite gas fired Combined Heat & Power (CHP) heat network, to provide primarily hot water to the non-residential units and if possible space heating and ASHP for the provision of space heating and cooling to achieve at least annual carbon dioxide emission savings of 1.38 tonnes CO₂ equating to at least 28.34% in regulated carbon dioxide (CO₂) emissions over the Be Lean case.
- d) Measures to reduce the carbon dioxide emissions associated with other energy uses not covered by Building Regulations (un-regulated) should be incorporated and maintained in line with approved Energy Statement (13 October 2017) prepared by Method Consulting LLP. The development shall be carried out strictly in accordance with the details so approved.
Reason: (unchanged)

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**ITEM 03 - Phase 6 (Copley Castle Bar) Part Of The Copley Close Estate Copley Close
Hanwell W7 1AZ - 172235FUL**

Recommendation: Grant full planning permission subject to:

- 1) Stage II referral to the Mayor of London;**
- 2) Completion of a s106 or of a Deed of Modification to the S106 Agreement attached to outline planning permission PP/2013/2127 for the Wider Copley Close Estate regeneration masterplan; and,**
- 3) Subject to conditions of consent.**

Prepare draft decision notice (signed/undated). Do not issue decision notice.

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ITEM 04 - RSPCA 48 Uxbridge Road Hanwell W7 3PP - 176747FUL

Recommendation: Grant planning permission subject to a Section 106 legal agreement and conditions set out in the report and briefing notes.

Prepare draft decision notice (signed/undated). Do not issue decision notice.

Notes:

Amend conditions 7 in line with briefing notes to replace duplicated condition in report (condition 7) with new condition:

7. Mitigation to Protect Habitable Rooms against Noise Impacts

Sound insulation measures shall be provided to all habitable rooms located with a façade affected by noise emanating from Uxbridge Road, such that the measures comply with the criteria specified at Section 4, Part B (Criteria for adequate protection for new buildings) of Ealing's interim SPG 10: Noise and Vibration and the relevant British Standards. The sound insulation measures shall be incorporated into the external building fabric, acoustically treated glazing, and other means of ventilation provided (precluding natural ventilation from open windows).

The sound mitigation measures shall be implemented prior to the first occupation of any residential units in the relevant part of the development and retained thereafter.

Reason: To ensure a satisfactory standard of residential amenity is provided for future occupiers of the apartment building adjoining locations identified as exceeding accepted residential noise levels, in accordance with policies 3.2 and 7.15 of the London Plan (2016); policy 1.1(j) of Ealing's Development Strategy 2026 (2012); policy 7A of Ealing's Development Management DPD (2013), and Ealing's interim SPG10: Noise and Vibration.

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ITEM 05 - Notting Hill And Ealing High School 2 Cleveland Road West Ealing W13 8AX - 173819VAR

That full planning permission is granted subject to the satisfactory completion of a legal agreement under Section 106 of the Town and Country Planning Act 1990 (as amended) and subject to one condition on the pupil cap.

Prepare draft decision notice (signed/undated). Do not issue decision notice.

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ITEM 06 - 8 Twyford Crescent Acton W3 9PP - 177990FUL

That the committee GRANT planning permission subject to the satisfactory completion of a legal agreement under section 106 of the Town and Country Planning Act 1990 (as amended) and conditions in the report.

Prepare draft decision notice (signed/undated). Do not issue decision notice.

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ITEMS 07 - 12 Mandeville Road Northolt UB5 5BJ - 174122FUL

That the committee GRANT planning permission subject conditions in the report.

Issue the decision notice.

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ITEM 08 - 12 Mandeville Road Northolt UB5 5BJ - 174123ADV

That the committee **GRANT** advertisement consent subject to the standard conditions imposed by the The Town and Country Planning (Control of Advertisements) (England) Regulations 2007 (as amended).

Issue the decision notice.