

Briefing Note

ITEM 01 – Perceval House, Uxbridge Road, Ealing (203275FULR3)

Report:

Pages 12 & 13, Concerning the applicant's indicative phasing plans:

(Officer Note: The Council's Cabinet took a decision on 16th March 2021 to fully decant the Council operations from Perceval House prior to demolition of any of the building and to move off site during construction of the new offices. This will enable the developer to change the construction methodology and phasing and timing of delivery of the housing in the scheme. This does not change the outcome and design of the scheme overall for which planning permission is sought.

Irrespective of the decision of Cabinet the details presented as part of this application remain unchanged from the original submission and Members are asked to consider the details before them in the Officer Report.

The final details regarding any changes to phasing and construction/demolition plans and methodology would be considered through the conditions on phasing, air quality and dust management, sustainable design and construction, construction management and temporary arrangements (Condition numbers 4, 8, 22, 41 and 42 in Appendix 1), which would be attached to a grant of planning permission.

As a consequence, it is necessary to amend the wording of condition 4 – already made in the Report Appendix. Conditions 28 and 41 are also proposed to be amended, to read as follows:

28. Ventilation

Prior to the completion of the first superstructure of any residential buildings within a phase that includes habitable rooms facing the railway lines adjoining the site, a scheme for providing fresh air ventilation, and the supply to be provided, to the relevant habitable rooms for that particular phase shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented in its entirety before the relevant habitable rooms within that phase are occupied and shall thereafter be retained.

Reason: To ensure that the development accords with policy D6 of the London Plan; policy 1.1 of the Ealing Development (Core) Strategy (2012); policy 7A of the Ealing Development Management Development Plan Document (2013) and the National Planning Policy Framework.

41. Demolition and Construction Environmental Management Plan

Notwithstanding the submitted reports and documents and references in associated plans, prior to commencement of the development hereby approved, a Demolition and Construction Environmental Management Plan shall be submitted to and approved by the Local Planning Authority. The approved Plan may be amended from time to time to reflect phasing changes to the development, subject to obtaining the prior written approval of the Local Planning Authority.

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

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Page 82:

a. Delete third paragraph starting: 'Ss334(5) and (6) of the Greater London Authority Act...to: ...for the purposes of precedence.'

b. Delete from 7th paragraph from: 'Policy 2.15 of the adopted London Plan...to...help to achieve this.' and substitute with:

London Plan Policy SD6 for Town Centres and high streets states the vitality and viability of London's varied town centres should be promoted and enhanced by:

- *'identifying locations for mixed-use or housing-led intensification to optimise residential growth potential, securing a high-quality environment and complementing local character and heritage assets',*
- *delivering sustainable access to a competitive range of services and activities by walking, cycling and public transport*
- *'strengthening the role of town centres as a main focus for Londoners' sense of place and local identity in the capital,*
- *'ensuring town centres are the primary locations for commercial activity beyond the CAZ and important contributors to the local as well as London-wide economy 'supporting the role of town centres in building sustainable, healthy and walkable neighbourhoods with the Healthy Streets Approach embedded in their development and management.*
- *'the potential for new housing within and on the edges of town centres should be realised through mixed-use or residential development that makes best use of land, capitalising on the availability of services within walking and cycling distance, and their current and future accessibility by public transport.*
- *'The particular suitability of town centres to accommodate a diverse range of housing should be considered and encouraged, including smaller households, Build to Rent, older people's housing and student accommodation.'*

(Officer Note: To remove references to the former London Plan as the new London Plan has since been published).

Further Written Representations:

Neighbour notification

A total of 2302 have been received including 2290 objections, 11 support, 1 neutral).

(Officer Note: No new comments raised.)

Gillian Sriskandan

Thank you for directing me to the documents in relation to Belgravia House. I am the owner of 109 Belgravia House, this is a 6th floor 2 bed apartment with double aspect and balcony. (Flat AM) It appears to be counted as Aspley House, however the upper floors of the building are privately owned and are part of Belgravia House with large service charges. The suggestion from the report suggests a greater loss of sunlight to the upper floors. The price I paid for this property reflected these features. I had not asked to speak at tonight's meeting as I had not been able to find the relating documents however I am very concerned of the detrimental effect on my property and in addition the documents are misleading as the apartment is wrongly described as Aspley and not Belgravia. The living room will see a change of 65.9% NS this is not an acceptable level of change.

(Officer Note: The applicant's Daylight /Sunlight report was prepared without reference to specific property numbers - because this information was not available - but with floor plans of Aspley House, as well as Belgravia House, where the objector lives. The objector has

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been provided with information to find where her property is assessed. That the property was apparently misnamed in the Report does not detract from the result as rooms and windows were assessed individually. The objection is noted. Flats with dual aspect rooms are assessed in the report and confirmed by the EB7 review to be less materially affected than those with a single aspect. The Report finds for Flat AM that the seven windows assessed serving a lounge/kitchen/diner and bedroom will meet BRE guidelines for sunlight and daylight distribution.

If Members wish to view the Applicant's Scheme Flythrough it can be found with the Planning Committee Agenda on the Council website using the following link:

[CMIS > Meetings](#)