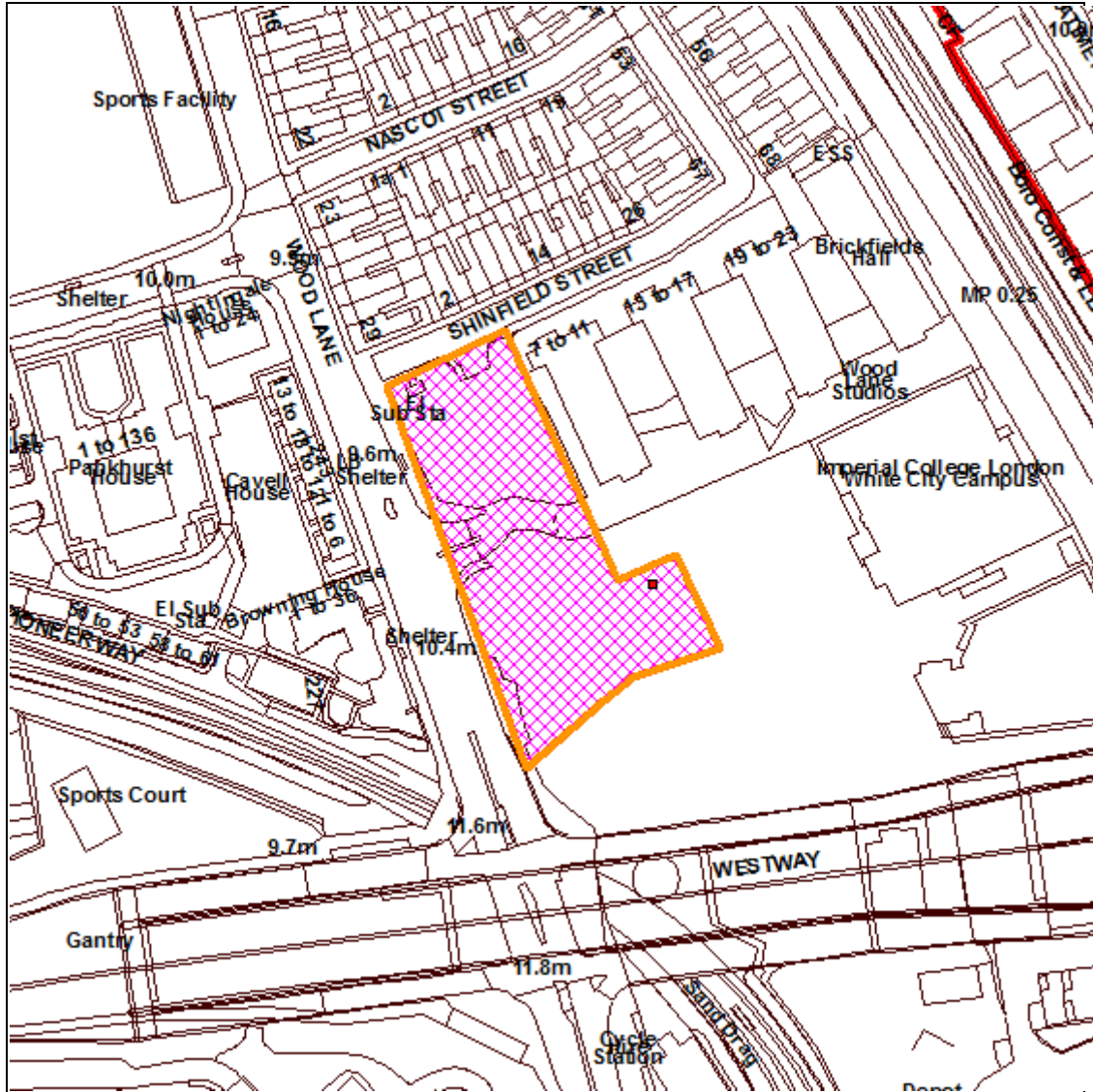


Ward: College Park And Old Oak

Site Address:

Woodlands 80 Wood Lane London



© Crown Copyright. All Rights Reserved. London Borough Hammersmith and Fulham LA100019223 (2013).
For identification purposes only - do not scale.

Reg. No:
2018/01234/FUL

Case Officer:
Katrine Dean

Date Valid:
17.04.2018

Conservation Area:

Committee Date:
06.11.2018

Applicant:

Mr Fergal Burke
C/O Agent

Description:

Erection of two buildings comprising research & development, offices (all within Use Class B1) and/or polyclinic (Use Class D1), together with commercial floorspace at ground floor within Use Class A1-A5 and other ancillary uses to form part of the Imperial White City Campus North; Plot A, part 3, part 5, part 7 storey building with single level of basement; Plot G, 10 storey building with a single level of basement; and external landscaping and public realm works.

Drg Nos:

Application Type:

Full Detailed Planning Application

Officer Recommendation:

1. Subject to there being no contrary direction from the Mayor of London that the Strategic Director of Growth and Place be authorised to grant planning permission on the completion of a satisfactory legal agreement to cover the items listed in section 8 and subject to the conditions set out below

2. To authorise the Strategic Director of Growth and Place in consultation with the Director of Law and approval of the Chair of the Planning and Development Control Committee to make any minor modifications to the proposed conditions or heads of terms as drafted in this report which may include the variation, addition or deletion of the conditions and heads of terms to ensure consistency between the two sets of provisions.

CONDITIONS**1. Time**

The development hereby permitted shall not commence later than the expiration of 3 years beginning with the date of this planning permission.

Reason: To comply with Section 91(1) (a) of the Town and Country Planning Act 1990 (as amended and Section 51 of the Planning and Compulsory Purchase Act 2004).

2. Approved Plan and Documents

The development shall not be constructed unless in accordance with the following approved drawings and supporting documents:

17146-17147_07_001 Rev P1 Site Location Plan

17146-17147_07_003 Rev P2 Plots A+G Proposed Combined GFL Plan

17146-17147_07_200 Rev P2 Plots A+G Proposed Elevation to Shinfield Street

17146-17147_07_201 Rev P2 Plots A+G Proposed Elevation to Wood Lane

17146-17147_07_300 Rev P1 Proposed Site Cross Section AA through Plot A&G

17146_07_099 Rev P1 Proposed Plot A Basement Floor Plan
17146_07_100 Rev P2 Proposed Plot A Ground Floor Plan
17146_07_101 Rev P1 Proposed Plot A First Floor Plan
17146_07_102 Rev P1 Proposed Plot A Second Floor Plan
17146_07_103 Rev P1 Proposed Plot A Third Floor Plan
17146_07_104 Rev P1 Proposed Plot A Fourth Floor Plan
17146_07_105 Rev P1 Proposed Plot A Fifth Floor Plan
17146_07_106 Rev P1 Proposed Plot A Sixth Floor Plan
17146_07_107 Rev P1 Proposed Plot A Roof Plan

17146_07_200 Rev P2 Proposed Plot A Block Elevation facing North
17146_07_201 Rev P1 Proposed Plot A Block Elevation facing South
17146_07_202 Rev P1 Proposed Plot A Block Elevation facing West
17146_07_203 Rev P2 Proposed Plot A Block Elevation facing East

17146_07_300 Rev P1 Proposed Plot A Section A
17146_07_301 Rev P1 Proposed Plot A Section B

17146_07_500 Rev P1 Proposed Plot A Typical Façade Bay Study
17146_07_501 Rev P1 Proposed Plot A Upper Façade Bay Study
17146_07_502 Rev P1 Proposed Plot A Set Back Façade Bay Study
17146_07_503 Rev P1 Proposed Plot A South Façade Bay Study
17146_07_504 Rev P1 Proposed Plot A East Façade Upper Bay Study
17146_07_505 Rev P1 Proposed Plot A East Façade Lower Bay Study
17146_07_506 Rev P2 Proposed Plot A Signage Framework

17147_07_099 Rev P1 Proposed Plot G Basement Floor Plan
17147_07_100 Rev P2 Proposed Plot G Ground Floor Plan
17147_07_101 Rev P1 Proposed Plot G First Floor Plan
17147_07_102 Rev P1 Proposed Plot G Second Floor Plan
17147_07_103 Rev P1 Proposed Plot G Third Floor Plan
17147_07_104 Rev P1 Proposed Plot G Fourth Floor Plan
17147_07_105 Rev P1 Proposed Plot G Fifth Floor Plan
17147_07_106 Rev P1 Proposed Plot G Sixth Floor Plan
17147_07_107 Rev P1 Proposed Plot G Seventh Floor Plan
17147_07_108 Rev P1 Proposed Plot G Eighth Floor Plan
17147_07_109 Rev P1 Proposed Plot G Ninth Floor Plan
17147_07_110 Rev P1 Proposed Plot G Roof Floor Plan

17147_07_200 Rev P1 Proposed Plot G Block Elevation facing North
17147_07_201 Rev P1 Proposed Plot G Block Elevation facing South
17147_07_202 Rev P2 Proposed Plot G Block Elevation facing West
17147_07_203 Rev P2 Proposed Plot G Block Elevation facing East

17147_07_300 Rev P1 Proposed Plot G Block Section A
17147_07_301 Rev P1 Proposed Plot G Block Section B
17147_07_500 Rev P1 Proposed Plot G West Façade Bay Study
17147_07_501 Rev P1 Proposed Plot G Set Back Façade Bay Study
17147_07_502 Rev P1 Proposed Plot G North Façade Bay Study
17147_07_503 Rev P1 Proposed Plot G South Façade Bay Study
17147_07_504 Rev P1 Proposed Plot G South Façade Bay Study – Top
17147_07_505 Rev P1 Proposed Plot G North Façade Bay Study – Lobby

17147_07_505 Rev P2 Proposed Plot G Signage Framework

White City Campus North Planning Statement – Plots A&G JLL April 2018
White City Campus North Plots A&G - Design and Access Statement Allies and Morrison (March 2018)
White City Campus North Plots A&G - Arboricultural Assessment WSP (February 2018 Ref No 70037435-008.3)
White City Campus North Plots A&G - Air Quality Assessment WSP March 2018 Ref No 70037435
White City Campus North Plots A&G - Daylight, Sunlight, and Overshadowing Assessment WSP March 2018
White City Campus North Plots A&G - Drainage Strategy Curtins (Revised 20/06/2018)
White City Campus North Plots A&G - Energy Strategy Hoare Lea (Rev B 08/06/2018) Energy Strategy Addendum - 2310705-5A-TS-20180725-GLA Comment Response-Rev4.doc
White City Campus North Plots A&G – Flood Risk Assessment Addendum Curtins (Rev 05 08/06/2018)
White City Campus North Plots A&G – Noise and Vibration Assessment WSP March 2018
White City Campus North Plots A&G – Preliminary Ecological Appraisal Report WSP March 2018
White City Campus North Plots A&G – Statement of Community Involvement Camargue March 2018
White City Campus North Plots A&G – Sustainability Statement Hoare Lea March 2018 Rev A
White City Campus North – Plots A&G – SUDS Drainage Operations and Maintenance Manual Rev 00 08/06/2018
White City Campus North Plots A&G – Townscape and Visual Impact Assessment Millerhare March 2018
White City Campus North Plots A&G – Transport Assessment and Travel Plan Steer Davies Greave March 2018
Highways Technical Note – 14th August 2018 - 23204001
White City Campus North Plots A&G – Wind Microclimate Assessment WSP March 2018

Reason: To ensure full compliance and prevent harm arising through deviations from the approved plans, in accordance with policies 7.1, 7.2, 7.3, 7.4, 7.5, 7.6, 7.7, 7.8, 7.9 and 7.21 of the London Plan (2016) and LBHF Local Plan 2018 policies DC1 and DC2.

3. Air Quality – Mechanical Ventilation

Prior to installation of mechanical ventilation, a report including detailed information on the proposed mechanical ventilation system with NO_x filtration shall be submitted to and approved in writing by the Council. This report shall specify air intake and air extract locations at roof level and the design details and locations of windows on all floors for Class B1 Office use to demonstrate that they avoid areas of NO₂ or PM₁₀ exceedance e.g. Wood Lane (A219), Westway (A40), West Cross Route (A3220). The whole system shall be designed to prevent summer overheating and minimise energy usage. Chimney/boiler flues and ventilation extracts shall be positioned a suitable distance away from ventilation intakes, openable windows, balconies, roof gardens, terraces, and receptors. The maintenance and cleaning of the systems shall be undertaken regularly

in accordance with manufacturer specifications, and shall be the responsibility of the primary owner of the property. Approved details shall be fully implemented for each phase prior to the occupation/use of that phase and thereafter permanently retained and maintained for the life of the development.

Reason: In the interests of air quality and to comply with London Plan (2016) Policy 7.14 and LBHF Local Plan (February 2018) Policy CC10 Air Quality.

4. Boiler Compliance with Emission Standards

Prior to the installation and operation of the Ultra-Low NO_x Gas fired boilers, the following shall be submitted to and approved in writing by the Local Planning Authority:

- Evidence that the termination height of the Shared Flue stack for the Gas Boiler Plant has been installed a minimum of 3 metres above the roof level of the tallest building in the development of buildings A and G;
- Details to demonstrate that the Ultra-Low NO_x Gas fired boilers and associated abatement technologies shall meet a minimum dry NO_x emissions standards of 30 mg/kWh (at 0% O₂); and
- Following installation, emissions certificates, and the results of NO_x emissions testing of each Ultra Low NO_x gas boiler by an accredited laboratory will need to be provided to the Local Planning Authority to verify emissions.

Where any installations do not meet the relevant emissions standard, it should not be operated without the fitting of suitable NO_x abatement equipment or technology as determined by a specialist to ensure comparable emissions. Approved details shall be fully implemented prior to the occupation/use of the development and thereafter permanently retained and maintained.

Reason: In the interests of Air Quality and to comply with Policy CC10 of the LBHF Local Plan 2018.

5. Air Quality – Dust Management Plan

Prior to the commencement of plots, A and/or G an Air Quality Dust Management Plan (AQDMP) is submitted to and approved in writing by the Council. The AQDMP must be site specific and include an Air Quality Dust Risk Assessment (AQDRA) that considers sensitive receptors off-site of the development and is undertaken in compliance with the methodology contained within Chapter 4 of the Mayor of London 'The Control of Dust and Emissions during Construction and Demolition', SPG, July 2014 and the identified measures recommended for inclusion into the AQDMP. The AQDMP submitted must comply with the Mayors SPG and should include an Inventory and Timetable of dust generating activities during construction; Dust and Emission control measures including on-road and off-road construction traffic, Ultra Low Emission Vehicle Strategy (ULEVS) e.g. use of Ultra Low Emission Vehicles such as Electric, Hybrid (Electric-Petrol); Non-Road Mobile Machinery (NRMM). Details of all the NRMM that will be used on the development site will be required and the NRMM should meet as minimum the Stage IIIB emission criteria of Directive 97/68/EC and its subsequent amendments. This will apply to both variable and constant speed engines for both NO_x and PM₁₀. An inventory of all NRMM must be registered on the NRMM register <https://nrmm.london/user-nrmm/register>. Air quality monitoring of PM₁₀ should be undertaken where appropriate

and used to prevent levels exceeding predetermined Air Quality threshold trigger levels. Developers must ensure that on-site contractors follow best practicable means to minimise dust and emissions always. Approved details shall be fully implemented and permanently retained and maintained during the construction phases of the development.

Reason: In the interests of air quality and to comply with London Plan (2016) Policy 7.14 and LBHF Local Plan Policy CC10.

6. Low Emissions Strategy

Prior to occupation of Plots A and/or G a Low Emission Strategy for the operational phase shall be submitted to and approved in writing by the Local Planning Authority. The Low Emission Strategy must detail the remedial action and mitigation measures that will be implemented to protect receptors (e.g. abatement technology for energy plant, design solutions). This Strategy must make a commitment to implement the mitigation measures (including NOx emissions standards for the chosen energy plant) that are required to reduce the exposure of future residents to poor air quality and to help mitigate the development's air pollution impacts, in particular the emissions of NOx and particulates from on-site and off-site transport via a Ultra Low Emission Vehicle Plan (ULEVP) e.g. use of on-road Ultra Low Emission Vehicles in accordance with the emissions hierarchy (1) Electric Vehicle (Zero emission), (2) Hybrid (non-plug in) Electric Vehicle (HEV), (3) Plug-in Hybrid Electric Vehicle (PHEV), (4) Alternative Fuel e.g. CNG, LPG, (5) Petrol (6) Diesel (Euro 6-HGV) and energy generation sources. The strategy must re-assess air quality neutral in accordance with the Mayor of London SPG 'Sustainable Design and Construction' (April 2014) Guidance. Approved details shall be fully implemented prior to the occupation/use of the development and thereafter permanently retained and maintained.

Reason: In the interests of Air Quality and to comply with London Plan (2016) Policy 7.14 and LBHF Local Plan Policy CC10 Air Quality.

7. Preliminary Risk Assessment

No development shall commence for Plots A and/or G until a preliminary risk assessment report is submitted to and approved in writing by the Council. This report shall comprise: a desktop study which identifies all current and previous uses at the site and surrounding area as well as the potential contaminants associated with those uses; a site reconnaissance; and a conceptual model indicating potential pollutant linkages between sources, pathways and receptors, including those in the surrounding area and those planned at the site; and a qualitative risk assessment of any potentially unacceptable risks arising from the identified pollutant linkages to human health, controlled waters and the wider environment including ecological receptors and building materials. All works must be carried out in compliance with and by a competent person who conforms to CLR 11: Model Procedures for the Management of Land Contamination (Defra 2004) or the current UK requirements for sampling and testing.

Reason: Potentially contaminative land uses (past or present) are understood to occur at, or near to, this site. This condition is required to ensure that no unacceptable risks are caused to humans, controlled waters or the wider environment during and following the development works, in accordance with Policies CC9 and CC13 of the Local Plan 2018 and SPD Key Principles LC1 to LC7 2018.

8. Site Investigation Scheme

No development shall commence for Plots A and/or G until a site investigation scheme is submitted to and approved in writing by the Council. This scheme shall be based upon and target the risks identified in the approved preliminary risk assessment and shall provide provisions for, where relevant, the sampling of soil, soil vapour, ground gas, surface, and groundwater. All works must be carried out in compliance with and by a competent person who conforms to CLR 11: Model Procedures for the Management of Land Contamination (Defra 2004) or the current UK requirements for sampling and testing.

Reason: Potentially contaminative land uses (past or present) are understood to occur at, or near to, this site. This condition is required to ensure that no unacceptable risks are caused to humans, controlled waters or the wider environment during and following the development works, in accordance with Policies CC9 and CC13 of the Local Plan 2018 and SPD Key Principles LC1 to LC7 2018.

9. Quantitative Risk Assessment Report

Unless the Council agree in writing that a set extent of development must commence to enable compliance with this condition, no development shall commence for Plots A and/or G until, following a site investigation undertaken in compliance with the approved site investigation scheme, a quantitative risk assessment report is submitted to and approved in writing by the Council. This report shall: assess the degree and nature of any contamination identified on the site through the site investigation; include a revised conceptual site model from the preliminary risk assessment based on the information gathered through the site investigation to confirm the existence of any remaining pollutant linkages and determine the risks posed by any contamination to human health, controlled waters, and the wider environment. All works must be carried out in compliance with and by a competent person who conforms to CLR 11: Model Procedures for the Management of Land Contamination (Defra 2004) or the current UK requirements for sampling and testing.

Reason: Potentially contaminative land uses (past or present) are understood to occur at, or near to, this site. This condition is required to ensure that no unacceptable risks are caused to humans, controlled waters or the wider environment during and following the development works, in accordance with Policies CC9 and CC13 of the Local Plan 2018 and SPD Key Principles LC1 to LC7 2018.

10. Remediation Method Statement

Unless the Council agree in writing that a set extent of development for Plots A and/or G must commence to enable compliance with this condition, no development shall commence until, a remediation method statement is submitted to and approved in writing by the Council. This statement shall detail any required remediation works and shall be designed to mitigate any remaining risks identified in the approved quantitative risk assessment. All works must be carried out in compliance with and by a competent person who conforms to CLR 11: Model Procedures for the Management of Land Contamination (Defra 2004) or the current UK requirements for sampling and testing.

Reason: Potentially contaminative land uses (past or present) are understood to occur at, or near to, this site. This condition is required to ensure that no unacceptable risks are

caused to humans, controlled waters or the wider environment during and following the development works, in accordance with Policies CC9 and CC13 of the Local Plan 2018 and SPD Key Principles LC1 to LC7 2018.

11. Verification Report (Remediation Method Statement)

Unless the Council agree in writing that a set extent of development must commence to enable compliance with this condition, no development shall commence for Plots A and/or G until the approved remediation method statement has been carried out in full and a verification report confirming these works has been submitted to, and approved in writing, by the Council. This report shall include: details of the remediation works carried out; results of any verification sampling, testing, or monitoring including the analysis of any imported soil; all waste management documentation showing the classification of waste, its treatment, movement, and disposal; and the validation of gas membrane placement. If, during development, contamination not previously identified is found to be present at the site, the Council is to be informed immediately and no further development (unless otherwise agreed in writing by the Council) shall be carried out until a report indicating the nature of the contamination and how it is to be dealt with is submitted to, and agreed in writing by, the Council. Any required remediation shall be detailed in an amendment to the remediation statement and verification of these works included in the verification report. All works must be carried out in compliance with and by a competent person who conforms to CLR 11: Model Procedures for the Management of Land Contamination (Defra 2004) or the current UK requirements for sampling and testing.

Reason: Potentially contaminative land uses (past or present) are understood to occur at, or near to, this site. This condition is required to ensure that no unacceptable risks are caused to humans, controlled waters or the wider environment during and following the development works, in accordance with Policies CC9 and CC13 of the Local Plan 2018 and SPD Key Principles LC1 to LC7 2018.

12. Long-term Monitoring Methodology Report and Verification

Unless the Council agree in writing that a set extent of development must commence to enable compliance with this condition, no development shall commence for Plots A and/or G until an onward long-term monitoring methodology report is submitted to and approved in writing by the Council where further monitoring is required past the completion of development works to verify the success of the remediation undertaken. A verification report of these monitoring works shall then be submitted to and approved in writing by the Council when it may be demonstrated that no residual adverse risks exist. All works must be carried out in compliance with and by a competent person who conforms to CLR 11: Model Procedures for the Management of Land Contamination (Defra 2004) or the current UK requirements for sampling and testing.

Reason: Potentially contaminative land uses (past or present) are understood to occur at, or near to, this site. This condition is required to ensure that no unacceptable risks are caused to humans, controlled waters or the wider environment during and following the development works, in accordance with Policies CC9 and CC13 of the Local Plan 2018 and SPD Key Principles LC1 to LC7 2018.

13. Noise

Neither music nor amplified voices emitted from commercial premises at the development shall be audible at any residential/noise sensitive premises. No removal of refuse nor bottles/ cans to external bins or areas at the development shall be carried out other than between the hours of 08:00 to 20:00 on Monday to Friday and 10:00 to 18:00 on Saturdays, and at no time on Sundays and Public/Bank Holidays.

Reason: To ensure that the amenity of occupiers of the development site and surrounding premises is not adversely affected by noise, in accordance with policies CC11 and CC13 of the LBHF Local Plan 2018.

14. Vibration from Plant and Machinery

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

Reason: To ensure that the amenity of occupiers of the development site and surrounding premises is not adversely affected by vibration, in accordance with policies CC11 and CC13 of the Local Plan 2018.

15. Odour Abatement

Prior to commencement of the use, details shall be submitted to and approved in writing by the Council, of the installation, operation, and maintenance of any odour abatement equipment and extract system, including the height of the extract duct and vertical discharge outlet, in accordance with the 'Guidance on the Control of Odour and Noise from Commercial Kitchen Exhaust Systems' January 2005 by DEFRA. Approved details shall be implemented prior to the commencement of the use and thereafter be permanently retained.

Reason: To ensure that the amenity of occupiers of the development site/surrounding premises are not adversely affected by cooking odour, in accordance with policies CC11 and CC13 of the LBHF Local Plan 2018.

16. Lift Cores

Each lift core within the development shall contain a fire rated lift, details of which shall be submitted to the Local Planning Authority and approved in writing prior to the occupation of the building. All lifts should have enhanced lift repair service running 365 day/24-hour cover to ensure no wheelchair occupiers are trapped if the lifts break down. The fire rated lifts shall be installed as approved and maintained in full working order for the lifetime of the development.

Reason: To ensure that the development provides for the changing circumstances of occupiers and responds to the needs of people with disabilities, in accordance with Policy DC2 of the LBHF Local Plan 2018.

17. External Noise from Machinery and Extract Ventilation

Prior to the installation of any building plant, details shall be submitted to and approved in writing by the Council, of the external sound level emitted from plant/machinery/equipment and mitigation measures as appropriate. The measures shall ensure that the external sound level emitted from plant, machinery/equipment will be lower than the existing background sound level by at least 10dBA to prevent any adverse impact. The assessment shall be made in accordance with BS4142:2014 at the nearest and/or most affected noise sensitive premises, with all machinery operating together at maximum capacity. A post installation noise assessment shall be carried out where required to confirm compliance with the sound criteria and additional steps to mitigate noise shall be taken, as necessary. Approved details shall be implemented prior to occupation of the development and thereafter be permanently retained for the life of the development.

Reason: To ensure that the amenity of occupiers of the development site/surrounding premises are not adversely affected by noise from plant/mechanical installations/equipment, in accordance with Policy CC11 Noise of the LBHF Local Plan 2018.

18. Construction Logistics Management Plan

Prior to commencement of the Plots A and/or G hereby approved, a Construction and Logistics Management Plan shall be submitted to and approved in writing by the Council. Details shall include control measures for dust, noise, vibration, lighting, delivery locations, restriction of hours of work and all associated activities audible beyond the site boundary to 0800 - 1800hrs Mondays to Fridays and 0800 - 1300 hrs on Saturdays, advance notification to neighbours and other interested parties of proposed works and public display of contact details including accessible phone contact to persons responsible for the site works for the duration of the works. Approved details shall be implemented throughout the project period.

Reason: To ensure that the amenity of occupiers of surrounding premises is not adversely affected by noise, vibration, dust, lighting, or other emissions from the building site, in accordance with policies T7 Construction and Demolition Logistics, CC10 Air Quality, CC11 Noise, and CC13 Control of Potentially Polluting Uses of the LBHF Local Plan 2018.

19. 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 in consultation with the relevant sewerage undertaker. Any piling must be undertaken in accordance with the terms of the approved piling method statement.

Reason: To prevent pollution of the water environment and sewerage utility infrastructure, in accordance with policies 5.11, 5.13, 5.14 and 5.15 of the London Plan 2016 and Policy CC3 of LBHF Local Plan 2018. The proposed works would be near the underground water utility infrastructure and because piling has the potential to impact on local

underground water utility infrastructure. The applicant is advised to contact Thames Water Developer Services on 0800 009 3921 to discuss the details of the Piling Method Statement.

20. Compliance with SUDS

The development shall be carried out in accordance with the recommendations of the SUDS – Drainage Operations and Maintenance Manual for White City Campus North (Plots A and G by Curtins B066421 Rev 00, dated 08/06/2018).

Reason: To prevent flooding by ensuring the satisfactory management of surface water run-off from the site in accordance with Policy 5.13 of the London Plan 2016 as amended, and policies CC3 and CC5 of the Local Plan 2018.

21. Compliance with FRA

The development shall be carried out in accordance with the Flood Risk Assessment and Addendum documents hereby approved for plots A and G (Documents produced by Curtins 08/06/2018).

Reason: To retain consistency with the approved site wide masterplan and to reduce the impact of flooding to the proposed development and future occupants, in accordance with Policies 5.11, 5.13, 5.14 and 5.15 London Plan, and Policy CC3 of the Local Plan 2018.

22. Material Samples

Prior to the commencement of the relevant phase of the development above ground, samples of all external surfaces and finishing materials (including flues) shall be submitted for the written approval of the Planning Authority and thereafter implemented on site in the approved manner.

Reason: In the interests of visual amenity and to comply with policies DC1 and DC2 of the LBHF Local Plan 2018 and policies 7.4 and 7.6 of the London Plan 2016.

23. Typical Bays

Prior to the commencement of the relevant phase of the development above ground, plans and sections to the scale of 1:20 of typical bays for both buildings including details of entrances and plant screening shall be submitted for the written approval of the Planning Authority and thereafter implemented on site in the approved manner.

Reason: In the interests of visual amenity and to comply with policies DC1 and DC2 of the LBHF Local Plan 2018 and policies 7.4 and 7.6 of the London Plan 2016 (as amended).

24. Signage Strategy

Prior to the first occupation of the retail units within each relevant Development Plot hereby permitted, a Signage Strategy for the retail units within that Development Plot shall be submitted to and approved in writing by the Local Planning Authority and all development pursuant to this permission shall be carried out in accordance with the approved details.

Reason: In the interest of visual amenity and public safety, to ensure that the Local Planning Authority may be satisfied with the detail of the proposed development and to ensure a satisfactory external appearance in accordance with Policies DC1 and DC8 of the Local Plan 2018.

25. Alterations to External Appearance

No alterations shall be carried out to the external appearance of the building, including the installation of air-conditioning units, ventilation fans or extraction equipment not shown on the approved drawings, without planning permission first being obtained. Any such changes shall be carried out in accordance with the approved details.

Reason: To ensure a satisfactory external appearance and to prevent harm to the amenities of the occupiers of neighbouring residential properties, in accordance with Policy DC2 of the LBHF Local Plan.

26. Lighting Strategy

Prior to commencement of development above ground level within each Development Plot hereby permitted, details of any external artificial lighting, including security lights shall be submitted to and approved in writing by the Local Planning Authority. Lighting contours shall be submitted to demonstrate that the vertical illumination of neighbouring premises is in accordance with the recommendations of the Institution of Lighting Professionals in the 'Guidance Notes for the Reduction of Light Pollution 2011' (or relevant guidance) to ensure that any lighting proposed does not harm the existing amenities of the occupiers of neighbouring properties. Details should also be submitted for approval of measures to minimise use of lighting and prevent glare and sky glow by correctly using, locating, aiming and shielding luminaires. No part of the development shall be used or occupied until any external lighting provided has been installed in accordance with the approved details and shall thereafter be permanently retained in this form.

Reason: To ensure that the amenity of occupiers of the development site / surrounding premises and natural habitat is not adversely affected by lighting, and to ensure a satisfactory external appearance and to prevent harm to the street scene and public realm, in accordance with Policies 5.11, 7.1, 7.3, 7.6 and 7.13 of the London Plan, and Policies DC1, DC8, OS1 and OS2 of the Local Plan 2018.

27. Secure by Design

Prior to commencement of the basement within each relevant Development Plot hereby permitted (excluding Demolition, Ground and Enabling Works) a statement of how 'Secure by Design' requirements are to be adequately achieved shall be submitted to and approved in writing by the Local Planning Authority. Such details shall include, but not be limited to: site wide public realm CCTV and feasibility study relating to linking CCTV with the Council's borough wide CCTV system, access controls, basement security measures and means to secure the site throughout construction in accordance with BS8300:2009. No part of the development shall be used or occupied until these measures have been implemented in accordance with the approved details, and the measures shall thereafter be permanently retained in this form.

Reason: To ensure that the development incorporates suitable design measures to minimise opportunities for, and the perception of crime and provide a safe and secure

environment, in accordance with Policy 7.3 of the London Plan, and Policies DC1 and DC8 of the Local Plan 2018.

28. Aerials, Antennae, Satellite Dishes

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order with or without modification), no aerials, antennae, satellite dishes or related telecommunications equipment shall be erected on any part of the development hereby permitted, without planning permission first being obtained.

Reason: To ensure that the visual impact of telecommunication equipment can be considered in accordance with Policy DC10 of the LBHF Local Plan 2018.

29. Roller Shutters

No roller shutters shall be installed on any facade or shopfront hereby approved.

Reason: To ensure a satisfactory external appearance and to prevent harm to the street scene, in accordance with policies DC1 and DC2 of the LBHF Local Plan 2018.

30. Ground Floor Glazing

The window glass of any ground floor A1 or A3 use hereby approved shall be clear and shall not be mirrored, tinted or otherwise obscured.

Reason: To ensure a satisfactory external appearance and to prevent harm to the street scene, in accordance with policies DC1 and DC2 of the LBHF Local Plan 2018.

31. Entrances

The ground floor entrance doors to all publicly accessible parts of the buildings and integral lift/stair cores, hereby approved shall not be less than 1 metre wide and the threshold shall be at the same level to the path fronting the entrance to ensure level access.

Reason: To ensure the development provides ease of access for all users, in accordance with Policy 3.1 and 7.2 of the London Plan (2016), and the LBHF SPD 2018.

32. Green and Brown Roofs

Prior to the commencement of the relevant part of the development details of green/brown roofs, including planting and maintenance schedules, and ecological enhancement measures for that phase or part thereof shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the details as approved.

Reason: To ensure the provision of green and brown roofs in the interests of sustainable urban drainage and habitat provision, in accordance with policies 5.11, 5.13 and 7.19 of the London Plan (2015) and Policy OS5 of the Local Plan 2018.

33. Cycle Facilities

Prior to occupation of Plots A and/or G, details shall be submitted to and approved by the Council for a minimum of 1 shower room/changing area for the commercial floorspace (Use Classes A1 – A5 and B1). Such minimum provision shall be provided to accord with the details as approved and permanently retained for the use of employees who cycle to the site.

Reason: To ensure satisfactory facilities for cyclists in accordance with Policy DM J4 of the Development Management Local Plan 2013.

34. Deliveries and Loading/Unloading

No deliveries nor collections/ loading nor unloading shall occur at the development hereby approved other than between the hours of 08:00 to 18:00 on Monday to Saturdays and at no time on Sundays and Public/Bank Holidays.

Reason: To ensure that the amenity of occupiers of the development site/ surrounding premises is not adversely affected by noise, in accordance with policies T2, CC11 and CC13 of the LBHF Local Plan 2018 and SPD Key Principle TR28 (2018), and Policy 6.11 of the London Plan 2016 (as amended).

35. Hours of Operation – A1 Uses

The Class A1(retail) uses hereby permitted within buildings A and G shall operate only between 07:00 hours: and 23:00 hours, on weekdays, and between 07:00 hours and 23:00 hours on Saturdays and on 07:00 hours to 18:00 hours on Sundays and Bank Holidays.

Reason: To ensure that the amenities of surrounding occupiers are not unduly affected by noise and other disturbance, in accordance with Policy CC11 of the LBHF Local Plan 2018.

36. Hours of Operation – A3 Uses

The hours of operation of any Class A3 (cafe) floorspace hereby approved within buildings A and G shall be 0700 hours to 2300 hours on any day.

Reason: To ensure that the amenities of surrounding occupiers are not unduly affected by noise and other disturbance, in accordance with Policy CC11 of the LBHF Local Plan 2018.

37. Servicing and Refuse Strategy

The development shall be carried out in full accordance with the Servicing and Refuse Strategy hereby approved.

Reason: To ensure the satisfactory provision of refuse storage and recycling and to ensure that the use does not give rise to smell nuisance and to prevent harm to the street scene arising from the appearance of accumulated rubbish, in accordance with Policy CC2 of the LBHF Local Plan 2018.

38. Inclusive Access Management Plan/Strategy

Prior to first occupation of each building, A and G, hereby permitted, an Inclusive Access Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The development shall not be operated otherwise than in accordance with the Inclusive Access Management Plan as approved and thereafter be permanently retained in this form.

Reason: To ensure that the proposal provides an inclusive and accessible environment in accordance with the Policy 7.2 of the London Plan and Policy E3 of the Local Plan 2018.

39. Blast Mitigation

The Development above ground shall not commence prior to the developer employing the services of a qualified Structural Blast Engineer (SBE). The engineer will provide a report detailing the required standard of blast resistant external and internal glazing as well as any non-glazed facades. In addition, the SBE report will include the standard of floor slabs and supporting structures columns above and below proposed internal/undercroft parking areas, including loading areas, to help mitigate a progressive structural collapse. The report shall be submitted to and approved in writing by the local planning authority, in consultation with the Metropolitan Police (to confirm that the standards specified are proportionate and appropriate). The development shall then be carried out in accordance with the report.

Reason: To ensure the development is protected appropriately from blast impact events in accordance with policy 7.3 of the London Plan.

40. Temporary Fencing

The development or part thereof hereby permitted shall not commence until a scheme for temporary fencing and/or enclosure of the site has been submitted to and approved in writing by the Local Planning Authority, and such enclosure has been erected in accordance with the approved details.

Reason: To ensure that the site remains in a tidy condition during the construction phase and to prevent harm to the street scene and character and appearance of the adjoining conservation area, in accordance with DC1 and DC2 of the LBHF Local Plan 2018.

RECOMMENDED REASONS FOR APPROVAL:

1) Principle of a mixed-use development/regeneration: The principle of a comprehensive mixed-use redevelopment of the site including the provision B1 research and development offices and associated retail/restaurant uses are acceptable and in accordance with national, strategic and local planning policies. The proposed development would contribute to the regeneration of the area by increasing the range of employment opportunities, provide a modern and high-quality development that would be for the benefit of residents in the borough and promote sustainable economic growth. The relatively small size and location of the proposed retail/restaurant use would not compromise the vitality or viability of surrounding centres. The proposed development would contain appropriate land uses that are compatible with the White City Opportunity Area which is well served and accessible by public transport. The proposed development

is therefore considered acceptable in land use terms, subject to the satisfaction of other development plan policies, in accordance with policies 2.13, 2.15, 3.3, 3.4, 3.19 and 7.18 of the London Plan and Strategic Policies WCRA, WCRA2, E2, CF1, CF2, CF3, HO1, OS1, OS2 and OS3 of the Local Plan (2018).

2) Design: It is considered that the proposed development provides an opportunity for significant enhancement and regeneration of this area and subject to the conditions would be of a high-quality design that would make a positive contribution to the character and appearance of the White City Regeneration Area. It is considered that the proposed development would positively contribute to the skyline of this part of White City. The development would a new network of high-quality spaces and public realm. The height, scale and massing of the proposed built form is appropriate and provides a satisfactory design response to the site and surrounding townscape at its edges. The elevations have an architectural character which provides interest across the frontages. The relationship between the built form and public realm would assist in the creation of a sense of place. It is considered that the proposals will deliver good quality architecture which optimises the capacity of the site with good quality commercial accommodation. The proposed development is therefore considered acceptable in accordance with the NPPF 2018, policies 7.1, 7.2, 7.3, 7.4, 7.5, 7.6, 7.8 and 7.21 of the London Plan (2016) and Strategic Policies WCRA, and WCRA2, and DC1, DC2 and DC8 of the LBHF Local Plan (2018).

3) Transport: It is considered that the overall traffic impact of the proposed development is acceptable. There would be no adverse impact on traffic generation and the scheme would not result in congestion of the road network. Officers consider the level of cycle parking would provide a satisfactory provision at the time of determination of this application. It is considered that any impacts arising from the development would be mitigated by conditions and s106 agreement. The proposed development therefore accords with Policies 6.1, 6.3, 6.9, 6.10, 6.11, 6.13 of the London Plan and policies T1, T2, T3, T4 T5 and T7 of the Local Plan (2018).

4) Impact on neighbouring properties: It is considered that the proposed development would not result in significant harm to the amenities of adjoining occupiers in terms of daylight/sunlight, over-shadowing, overlooking and privacy. Potential impacts in terms of air quality, light pollution, noise or TV/radio reception would be acceptable with regards to the various mitigation methods proposed which are secured by condition. In this regard, the development would respect the principles of good neighbourliness. The proposed development is therefore considered to be acceptable and would be in accordance with policies 3.5, 3.6, 3.8, 7.3 and 7.6 of the London Plan (2016) and policies HO11, DC1, DC2, DC8, CC10, CC11, CC12 and CC13 of the Local Plan (2018).

5) Sustainability and energy: The application proposes a number of measures to reduce CO2 emissions with a carbon offset payment secured through the legal agreement. The proposal includes provision for individual gas boilers, photovoltaic panels on the roof and passive design measures and the possible incorporation of a green/brown roofs. The proposed development therefore accords with Policies 5.1, 5.2, 5.3, 5.6, 5.7, 5.8, 5.9, 5.11, 5.12, 5.13, 5.14, 5.15 and 7.19 of the London Plan, and Policy CC1 and CC2 of the Local Plan (2018).

6) Flood risk: The site is in flood zone 1 (low risk). A Flood Risk Assessment (FRA) has been submitted which advises standard construction practices to ensure the risk of flooding at the site remains low. Sustainable drainage systems would be integrated into the development to cut surface water flows into the communal sewer system. The

development would therefore be acceptable in accordance with the NPPF 2018, policies 5.11, 5.12, 5.13, 5.14 of the London Plan 2016, and policies CC3 and CC4 in the Local Plan (2018).

7) Land contamination: Conditions would ensure that the site would be remediated to an appropriate level for the sensitive residential and open space uses. The proposed development therefore accords with Policy 5.21 of the London Plan and Policy CC9 of the Local Plan 2018

8) Microclimate: The development would not result in an unacceptable wind microclimate that would cause harm, discomfort or safety issues to pedestrians or the environment around the buildings. The proposal is considered to comply with Policies 5.3, 7.6 and 7.7 of the London Plan 2016 and Policy DC2 of the Local Plan 2018.

9) Planning Obligations: Planning obligations to offset the impact of the development and to make the development acceptable in planning terms are secured. The proposed development would therefore mitigate external impacts and would accord with Policy 8.2 of the London Plan 2016 and Strategic Policies WCRA, and WCRA2, and INFRA1 of the Local Plan (2018).

10) In line with the Town and Country Planning Act 1990 and the Town and Country Planning (Pre-commencement Conditions) Regulations 2018, officers have consulted the applicant on the pre-commencement conditions included in the agenda and the applicant has raised no objections.

OFFICER'S REPORT

1. Background

1.1. This application relates to the remaining two buildings at the Imperial College North Campus, buildings A and G, which are part of the outline element of the extant hybrid planning permission. The application which is under assessment has been submitted following a review of potential occupiers for the buildings and the possibility of accommodating Imperial's School of Public Health. The foregoing scheme which the College intend to progress does not comply with the parameters and design codes approved within the outline element of the extant hybrid planning permission relevant to buildings A and G. The development proposed within this application would secure the additional increased combined floorspace, increased height and revised footprints for buildings (A and G). The entire research and development (B1) floorspace within building G would be occupied by Imperial's School of Public Health, as well as a Community Research Centre/Polyclinic (D2) where the public/private interface between the research activities and outputs and members of the local community would take place.

1.2. The review also took account of an appraisal of the access strategy following the purchase of the former Dairy Crest site at the south of the Westway, the advancement of White City Campus South Masterplan (2018/00267/OUT) and the movement of people between the two sites. An application (2018/01255/VAR) under Section 73 for minor amendments to the existing planning permission for White City Campus North has therefore also been submitted to be assessed in parallel with the subject application. Consequently, both consents would fit together to accommodate the revised footprint for buildings A and G.

1.3. The case has been referred to the Mayor of London for Stage 1 referral, in accordance with Town and Country Planning Act 1990 (as amended); Greater London Authority Acts 1999 and 2007; Town and Country Planning (Mayor of London) Order 2008. Mayoral position is that the development is broadly supported in strategic planning terms, subject to minor revisions regarding CO2 off-set, SUDS and car parking.

1.4. The following section describes the White City Area and the existing masterplan context at Imperial's North Campus, setting the context for the application.

2. White City Area Context

2.1. The application site is located north of the Westway and within the White City Opportunity Area (WCOA) as designated in the London Plan and LBHF Local Plan 2018. The Imperial North Masterplan site covers approximately 2.27 hectares (5.60 acres) and is broadly square in shape. There are no listed buildings or buildings of merit on the site and the site is not located within a flood plain or a conservation area.

2.2. The site was acquired by Imperial College London (ICL) in September 2009 and was previously occupied by the BBC Worldwide Service which have since relocated to the Media Village. The site at that time comprised 2 - 4 storey commercial buildings which provided approximately 28,000m² (GEA) of B1 employment floor space with ancillary facilities including a sports centre, nursery, and catering facilities.

2.3. The site is served by several bus routes which are within a short walking distance on Wood Lane and Du Cane Road. White City Underground Station (serving the Central Line) is located approximately 500m south of the site, with Wood Lane Underground Station (serving the Circle Line and Hammersmith and City Line) a further 250m south. Shepherds Bush Overground Station, although further away, provides additional public transport options. The site therefore has a Public Transport Accessibility Level (PTAL) rating of 6a on a scale of 1 to 6b, where 6b is the most accessible.

2.4. The remainder of the masterplan area at the northern campus comprises of postgraduate accommodation (plot B), located immediately to the east of Plot A. This is formed of four blocks three storeys in height adjacent to Shinfield Street, which step up to ten storeys towards the south. These are complete and occupied. The Translation and Innovation Hub or the 'I-Hub', a 12-storey building in the south-eastern corner, Plot D, was opened in October 2016. The nine storey Molecular Sciences Research Hub (Department of Chemistry), Plot C, on the eastern part of the site and between plots B and D is due to open in 2018. The 13 storey Michael Uren Biomedical Engineering Research Hub, on the southern part of the site is due to open in 2019. The 35-storey residential tower in the south-western corner of the site (Plot F) is well under construction and is scheduled to open in 2019.

2.5. Buildings A and G are located towards the north-west corner of the site as illustrated on the proposed site location plan 17146-17147_07_001 and are bounded by Shinfield Street to the north, Plot B to the east, Plot F to the south and Wood Lane to the west. Building A is located on the corner of Shinfield Street and Wood Lane, whilst Building G is located directly opposite Building A to the south fronting onto Wood Lane. The two plots form a gateway into the site, framing the only access road into the northern campus.

2.6. Buildings A and G are the final two plots on the site and are subject of this application for full planning permission.

3. Relevant Planning History

3.1. Several planning permissions have been issued at the Northern College Campus over the recent years and the relevant ones are outlined as follows:

3.2. 2010/02218/FUL – approved 13/10/2011

Redevelopment of part of Imperial College Campus Woodlands, which comprises the erection of postgraduate student accommodation buildings comprising 606 units, 9 x residential units (Class C3) and 120sqm GEA of Class D1 floorspace plus ancillary facilities, access, parking, cycle storage, ancillary plant, landscaping, and public realm.

3.3. 2011/04016/COMB – approved 25/07/2012

Hybrid planning application (part detailed/part outline) for the Imperial West ('Woodlands') site comprising detailed application for 3 buildings: (1) academic building (9 storeys/23,077m² GEA) (Class D1) including health research, day nursery (1,029sqm GIA) (Class D1) and restaurant facilities (2,127sqm GIA) (Class A3); (2) office and research units (part 6, part 12 storeys/22,528m² GEA) (Class B1) of which 77sqm (GIA) Class A1/A3 and 313sqm (GIA) Class A3; and (3) residential tower (Class C3) (35 storeys/20,297m² GEA) of floorspace in total, 192 units (59 of which are key worker units) and 319sqm (GIA) of A1/A3 floorspace at ground floor level; along with an access road, car/cycle parking (part basement and part surface), ancillary plant and landscaping; and Outline application for the erection of 3 additional buildings comprising a hotel (13 storeys/maximum 14,500m² GEA) (Class C1) including 1,080sqm (GIA) restaurant (Class A1/A3) and 850sqm (GIA) fitness centre (Class D2); and 2 further buildings to be used for education (7 storeys/maximum 6,500m² GEA) (Class D1) of which 600sqm (GIA) Class A1/A3; and office (Class B1) and administrative uses (Part 3, part 5 storeys/maximum 5,900m² GEA); and demolition of existing sports hall building (Class D1) and existing office (Class B1). (GEA - Gross External Area; GIA - Gross Internal Area).

3.4. 2015/06109/VAR – approved 30/09/2016

'Variation of Conditions 3, 4 & 53 (pursuant to planning permission ref: 2015/01328/VAR dated 13/03/2016) to allow for occupation of Building C by the Dept. of Chemistry together with changes to the external appearance (of Building C), installation of nitrogen vessel & enclosure (serving Building C), provision of Class D1 (health/day nursery) & Class A3 (restaurant) floorspace within Buildings A &/or G (reallocated from Building C), reconfiguration of central car park basement & amendments to cycle parking facilities. The revisions are minor material amendments resulting in a hybrid planning application (part detailed/part outline) for the Imperial West ('Woodlands') site comprising detailed application for 3 buildings: (1) academic building (9 storeys/27,702m² GEA) (Class D1); (2) office & research units (part 6, part 12 storeys/23,996m² GEA) (Class B1) of which 92 sqm (GIA) Class A1/A3 & 345sqm (GIA) Class A3; & (3) residential tower (Class C3) (35 storeys/20,297m² GEA) of floorspace in total, 192 units (59 of which are key worker units) & 319sqm (GIA) of A1/A3 floorspace at ground floor level; along with an access road, car/cycle parking (part basement & part surface), ancillary plant & landscaping; & Outline application for the erection of 2 further buildings (7 storeys/maximum 6,500m² GEA) & (Part 3, part 5 storeys/maximum 5,900m² GEA) to be used for education (Class D1); retail facilities (600sqm GIA) (Class A1/A3); office (Class B1) & administrative uses; health research, day nursery (1,029sqm GIA) (Class D1) & restaurant facilities (up to 2,127sqm GIA) (Class A3); & demolition of existing sports hall building (Class D1) & existing office (Class B1). (GEA - Gross External Area; GIA - Gross Internal Area).'

3.5. The above application for Building E, Michael Uren, is processed broadly in a similar way as the proposed, in that full planning consent has been issued standing apart from the wider masterplan for the site. The application was approved on 01/07/2016 for the:

‘Erection of a 13-storey building plus two levels of basement comprising research laboratories and offices within Use Class B1 together with a clinical facility, lecture theatre and other ancillary uses; a shop and/or cafe at ground floor within Use Class A1, A2 and A3; and external landscaping, vehicle drop off and public realm works. Referring to Plot E.’

3.6. 2017/04463/RES – approved 09/05/2018

Reserved matters pursuant to hybrid planning permission 2015/06109/VAR (as amended) to confirm details of the appearance and scale of the 2 buildings approved in outline consent comprising (7 storeys/maximum 6,500 sqm GEA) & (Part 3, part 5 storeys/maximum 5,900 sqm GEA) to be used for education (Class D1); retail facilities (600 sqm GIA) (Class A1/A3); office (Class B1) & administrative uses; health research, day nursery (1,029 sqm GIA) (Class D1) & restaurant facilities (up to 2,127 sqm GIA) (Class A3). Referring to Plots A and G.

3.7. 2017/04276/FUL – approved 30/03/2018 at the southern (former Dairy Crest) site, relevant to this application due to a similar approach to energy off set contributions discussed in Section 13.

‘Erection of three 4-storey buildings to provide 25,486sqm (GEA) of flexible office space (Use Class B1), including up to 300sqm (GEA) of commercial space at ground floor (Use Classes A1 - A5) for a temporary period of 10 years, together with temporary access, landscaping and associated works’.

3.8. Several other applications seeking approval for details reserved by condition to enable the commencement of construction on site in relation to Building’s ‘C’, ‘D’, ‘E’ and ‘F’, as well as section 96a Non-Material Amendments have also been submitted and approved. There is no requirement to list these.

3.9. The detailed application which is currently under consideration also requires changes to the wider landscaping masterplan which was approved at the hybrid consent 2011/04016/COMB as amended. As such, a s73a variation application relating to the landscape masterplan is also currently under consideration:

2018/01256/VAR – currently under consideration, registered on 17/04/2018.

‘Variation of conditions 3, 4, 5, 6, 22, 23, 24, 32 and 61 (pursuant to planning permission 2015/06109/VAR) to allow for reconfiguration of access junction head, removal of central square basement car park, amendments to at grade vehicle and cycle parking facilities and associated changes to the public realm and landscaping to accommodate the revised footprints of buildings A and G. The revisions are minor material amendments to a hybrid planning application (part detailed/part outline) for the Imperial West (‘Woodlands’) site comprising detailed application for 3 buildings: (1) academic building (9 storeys/27,702sqm GEA) (Class D1); (2) office and research units (part 6, part 12 storeys/23,996sqm GEA) (Class B1) of which 92sqm (GIA) Class A1/A3 and 345sqm (GIA) Class A3; and (3) residential tower (Class C3) (35 storeys/20,297sqm GEA) of floorspace in total, 192 units (59 of which are key worker units) and 319sqm (GIA) of A1/A3 floorspace at ground floor level; along with an access road, car/cycle parking (part

basement and part surface), ancillary plant and landscaping; and outline application for the erection of 3 additional buildings comprising a hotel (13 storeys/maximum 14,500sqm GEA) (Class C1) including 1,080sqm (GIA) restaurant (Class A1/A3) and 850sqm (GIA) fitness centre (Class D2); and 2 further buildings to be used for education (7 storeys/maximum 6,500sqm GEA) (Class D1) of which 600sqm (GIA) Class A1/A3; and office (Class B1) and administrative uses (Part 3, part 5 storeys/maximum 5,900sqm GEA); and demolition of existing sports hall building (Class D1) and existing office (Class B1).'

4. Application Details

4.1. The justification for redesigning the buildings is to accommodate increased floor space required by the end user, which in this case is Imperial College’s School of Public Health.

4.2. Building A was approved with for a GEA of 5,900sqm under the existing hybrid/masterplan consent, whereas this proposal is for a larger external area of 9,224sqm, enlarging the floorspace by 3,324sqm. The height of building A would also be increased by the proposed development from the approved part 3/part 5 storey at 31.90m AOD including the lift and stair overrun to part 3/part 5/part 7 storey building at 39.48m AOD including lift and stair overrun and 44.74 including flues. This constitutes a height increase of between 7.58m and 12.84m. There would also be 242sqm of green/brown roofing at building A, which was established through masterplan permission and discussed in more detail in Section 14.

4.4. Table 4.4 – Land Quantum Comparison Table

Land Quantum Comparison Table						
	Building A			Building G		
Uses (sqm)	Consented (RMA)	Proposed	Difference	Consented (RMA)	Proposed	Difference
B1 (R&D) GEA	4,686 (GEA)	8,589 (GEA)	+3,903 (GEA)	5,977 (GEA)	8,286 (GEA)	+2,309 (GEA)
B1 (R&D) NIA	2,152 (NIA)	4,414 (NIA)	+2,262 (NIA)	2,815 (NIA)	4,374 (NIA)	+1,559 (NIA)
A1 – A5 (ground floor)	200 (NIA)	635 (NIA)	+435 (NIA)	45 (NIA)	50 (NIA)	+5 (NIA)
D1 community)	1,014 (NIA) (Nursery)	0	-1,014 (NIA)	478 (NIA) (Health Centre)	542 (NIA)	+64 (NIA)
Totals (GEA)	5,900	9,224	+ 3,324	6,500	8,878	+ 2,378

Building height (m)	31.90 (part 3/ part 5 storey)	39.48 – 44.74 (part 3/part 5/part 7 storey)	+ 7.58 – 12.84	40.20 (7 storey)	51.88 – 57.14 (10 storey)	+ 16.94 – 11.68
---------------------	----------------------------------	--	-----------------------	---------------------	------------------------------	------------------------

4.5. The extant consented scheme gave approval for a GEA of 6,500sqm at Building G, whereas the proposed development is for 8,878sqm, 2,378sqm larger than the approved. In terms of height, building G has consent for a 7-storey building with a maximum AOD of 40.20m, including the lift and stair overrun. The proposed development is for a 10-storey building at 51.88m AOD including lift and stairs and 57.14m including flues. This would see a 3 storey and/or between 16.94 and 11.68m increase in height.

4.6. The total increase in the proposed research and development space would be 5,702sqm. Both buildings would have flexible commercial uses (A1 – A5) on the ground floor. Building G would also accommodate Community Research Space (or polyclinic), Use Class D1, on the first floor which would be accessed from Wood Lane via a ground floor entrance. The proposed development would be car free with only the necessary blue badge parking provided at grade.

5. Publicity and Consultation

5.1. Public consultation was carried out in accordance with statute through the display of site notices and publication of the development in local press during the consultation period between 01 – 25/05/2018.

5.2. 11 representations have been received from members of the public raising objection to the development and 1 letter in support. The following grounds of objection and support are addressed as follows:

Construction Disruption:

- Construction Timeframes;
- Noise, dust, and vibration during construction; and
- Disturbance caused by anti-social behaviour of construction workers.

Officer comments:

A Construction Management Plan has been requested by condition which would detail 'control measures for dust, noise, vibration, lighting, delivery locations, restriction of hours of work and all associated activities audible beyond the site boundary to 08:00 – 18:00hrs Mondays to Fridays and 08:00 – 13:00 hrs on Saturdays'. This is considered to adequately address the above construction disruption concerns. The anti-social behaviour of construction workers is not a material planning consideration and should be dealt with by the police.

Residential Amenity:

- The buildings will block light from properties on Bentworth Road;
- Privacy and overlooking;

- Tree removal and its harm to visual amenity;
- Overdevelopment – Building F is too tall for the site and is an ‘eyesore’;
- The building should be less than 10-storeys in height; and
- The applicants have enough buildings and do not need any more.

Officer comments:

The report addresses the impact of the development on residential amenity. In summary, it has been concluded that the marginal height and mass increase to that already approved during the assessment of the masterplan and the reserved matters application would not constitute a detrimental impact on residential amenity and that the development is therefore acceptable. A Daylight and Sunlight Assessment has been submitted in support of the application, which states that there would be no adverse impact of the development on the existing amount of daylight and sunlight enjoyed by the neighbouring residential properties. The buildings would be located a sufficient distance away from the residential properties and would not cause unacceptable levels of over-looking. A new Landscaping Strategy has been submitted illustrating replacement tree planting. In terms of height, the parameters have been previously approved and there is therefore no scope for reassessment. The heights of buildings A and G would blend into the taller elements of the wider masterplan and constitute a gradation from the tower to the lower built form of the post graduate accommodation (Blocks B) and to the two/three residential buildings on Shinfield Street.

- Before and after photographs should be taken from the open space Pankhurst House grounds on Du Cane Road showing the difference in the amount of the sky taken up by the development;

Officer comments:

There is no necessity or requirement for this and an assessment into the residential amenity and the levels of sunlight and daylight has been carried out.

Highways

- Parking;
- Traffic issues on Wood Lane and in the area generally; and
- Issues with the closure of the bus stop on Wood Lane and across the road.

Officer comments:

The Council’s Highways Department have reviewed the application and have considered its impact on public and road safety to be acceptable. There are therefore no concerns in relation to traffic or the relocation of the bus stop. There is no additional parking proposed by the development and the requirement for a Travel Plan, detailing sustainable methods of travel to and from the buildings, has been outlined within the s106 legal agreement.

- Transport modes – possible underestimated provision for motorbike parking;
- The site should be car free as far as possible;

Officer comments:

There is no private car parking proposed by this application, quite the opposite, the previously consented basement parking would be removed. A Car Parking Strategy for the wider masterplan area at grade has been requested by the Council's Highways Team which would illustrate sufficient motorcycle parking provisions. This has been conditioned.

-Central Line access at White City is not step free and should be to improve wheelchair access;

Officer comments:

The levelling of access at White City would not be justified as part of the assessment of this development, which essentially considers the uplift in floorspace from the approved to the proposed. It may however be a matter for consideration during further future planning and the assessment of the Dairy Crest masterplan.

Noise

-The Noise and Vibration report does not identify and address the building noise from the Imperial North Campus and the residents of the flats at Pankhurst House and additional readings/measurements from these premises should be taken prior to determination;

-Further noise complaints from the existing site have been noted;

-A permanent noise monitor should be placed on the roof of Pankhurst House;

-A penalty clause should be included for contractors breaching the agreed working hours;

-A point of contact should be provided in an event of problems occurring;

-A text messaging service should be set up to warn residents of out of hours working;

-Other options should be explored which would reduce building noise.

-Pankhurst House residents in terms of noise because no measurements have been taken from its balconies to the development site;

Officer comments:

The Noise report has been assessed and approved by the Council's Environmental Health Team as acceptable and therefore it is considered to suffice in the assessment of the impact of the development on residential amenity of existing properties. A condition restricting construction the hours of construction operations to prevent noise from development has been applied to the consent.

Noise complaints resulting from existing development should always be directed to the Council's Environmental Health Team who record and investigate these under the Environmental Health Act.

Processing:

-The applicant's public consultation document is flawed in stating that the residents agree (with the proposed development).

Officer comments:

Although public consultation documents are part of the suite of documents which have been submitted with the application, the assumptions made therein do not prejudice the eventual decision making of this application.

Drainage and Waste

- Existing drainage problems during heavy rainfall by the bus stop;
- All drain covers should be small enough to avoid rat run entry/exit;

Officer comments:

The SUDS Strategy which has been submitted and approved by the Council's Environmental Policy Team adequately addresses all drainage concerns and no further action is required in this regard.

- Waste Strategy and the need to see details for clinical waste disposal;

Officer comments:

A Servicing and Refuse Strategy has been submitted and approved and a compliance condition applied and clinical waste matters would be considered therein.

- A 'Changing Places' communal toilets which include changing mats for adults should be included in the development;

Officer comments:

This is a facilities management issue, which would be dealt with at 'fit out' stage, and beyond the remits of the planning system.

- The Planning Statement does not adequately reflect the impact of noise on the development.

Officer comments:

There is no requirement for the Planning Statement to assess the impact of noise in a development. The reason for submitting a Planning Statement is to outline the totality of the proposed development and to provide context.

Representations in support include:

- Imperial College have shown genuine commitment to its new community through consultation, local events, and engagement; and
- It is exciting and inspiring to have a world class research and education establishment in the area.

Officer comments:

These comments are noted as being in support of the proposal.

5.5 Relevant external consultees were also notified of the development via email. The details of which are summarised as follows:

- Greater London Authority (GLA) – a Stage 1 Report has been received from the Mayor’s office which strongly supports the principle of the development. GLA officers have also suggested enhancing the development’s contribution to climate change requesting further information on accommodating a site wide CHP unit and mounting systems to integrate additional photovoltaics. Furthermore, it was advised that any remaining CO2 shortfall must be reprovided through cash in-lieu and secured through a legal agreement.
- Historic England – consulted and have responded with no objection or comments.
- Transport for London – no objections raised, however, some concerns have been noted which would be resolved via additional information being submitted prior to and post determination.
- Thames Water – no objections subject to condition which have been applied to the permission.

6. Environmental Impact Assessment

6.1. The original masterplan for the site was subject of an Environmental Impact Assessment (EIA) and therefore a Screening Opinion has been submitted prior to the submission of the foregoing application. The development has been screened and advice issued stating that EIA is not required for the uplift proposed within the application.

7. Planning Assessment

7.0 This section includes a key summary of material planning considerations which include an assessment of the proposed development against the following relevant areas materially impacting on the surrounding environment. These are addressed in detail on the level of their policy compliance in relevant sections of the report.

- 7.1 Principle and Land Use
- 7.2 Residential Amenity
- 7.3 Design
- 7.4 Employment and Economic Benefit
- 7.5 Transport and Access
- 7.6 Energy and Sustainability
- 7.7 Flood Risk and Drainage
- 7.8 Air Quality
- 7.9 Contaminated Land
- 7.10 CIL and S106

7.1 Principle and Land Use

7.1.1 Presumption in favour of sustainable development is at the heart of the National Planning Policy Framework, which for decision-taking means approving development proposals that accord with the development plan without delay. The principle of site redevelopment for a mixed-use development, including office space, on a masterplan

scale has been established on issuing the extant outline planning permission 2012/02454/OUT.

7.1.2 London Plan Policy 1.1 'Delivering the Strategic Vision and Objectives for London' sets out strategic directive for growth and change to be managed to realise the Mayor's vision for sustainable development to 2036.

7.1.3 London Plan Policy 2.1 'London and its Global, European and United Kingdom Context', requires the Mayor to ensure that London retains and extends its global role as a sustainable centre for business, innovation, creativity, health, education, and research.

7.1.4 The principle of the proposed research and development led regeneration has been established during the assessment of the extant hybrid planning permission. As the buildings form the remaining component of the wider comprehensive redevelopment of the site, it is relevant to focus this assessment on the impact of the differences, which are mainly to the design and scale of development resulting from the increased floorspace quantum of 5,702sqm, from the approved to that proposed.

7.1.5 The increase in the floor area derived from a review of end user occupier requirements and the location of Imperial's School of Public Health in building G. This will attract innovation in public health research of global proportions and is therefore an important catalyst for the north masterplan and indeed the White City area. In land use terms therefore, the medical sector is directed to this area making the development policy compliant within the Borough strategic policy context set out in policies WCRA and WCRA1 of the Local Plan.

7.1.6 The proposed land-uses and land quantum for education, retail and administrative functions within the buildings have also been previously approved within the Design Guidelines and Parameter Plans of planning consent 2015/06109/VAR.

7.1.7 The Mayor's Stage 1 Report notes that the increased quantum of research and development floorspace is strongly supported in accordance with policies 2.13, 4.1, 4.2, 4.3, 4.10 of the London Plan. The provision of A1 – A5 uses within the ground floors is welcomed, as well as the D1 polyclinic in building G, which accords with Policy 3.17. Therefore, in terms of principle, the development is policy compliant and acceptable with regards to the NPPF, the London Plan 2016, and the LBHF Local Plan 2018.

Land Use

7.1.8 Although falling within Use Class B1 as research and development, part of the site is being developed for a polyclinic (Use Class D1) and therefore Policy CF1 also applies, which requires the Mayor to take account of the impact of the development proposals on health and health inequalities. The Policy states that 'the Mayor will work in partnership with the NHS in London, boroughs and the voluntary and community sector as appropriate to reduce health inequalities and improve the health of all Londoners, supporting the spatial implications of the Mayor's Health Inequalities Strategy.' It requires planning decisions and new developments to be designed, constructed, and managed in ways to improve health and promote healthy lifestyles.

7.1.9 The development of the School of Public Health meets this regional objective by carrying out research into community health and policy and meets the wider strategic aims of this Policy.

7.1.10 A Community Engagement Strategy has been requested in the s106 legal agreement. The Strategy shall outline specific delivery mechanisms for ensuring that the research and development described within sections 8.9 and 8.10 of the report carried out at the 'School' benefits the local community in Hammersmith and Fulham. It is therefore considered that the development is extremely favourable and beneficial for the Borough and the city and that it therefore complies with Policy CF1 of the Local Plan.

7.2 Residential Amenity

7.2.1 The nearest residential properties with a high sensitivity and those most affected by the proposed scheme are the properties located across the road on Shinfield Street to the north of the application site around 10m away and numbers 277 and 243 Wood Lane to the east. Also, immediately to the west of the application site Block B1 containing post-graduate residential accommodation acts as another sensitive receptor. The existing residential dwellings range from two and three storeys in height and are Victorian terraced buildings.

Sunlight, Daylight, and Overshadowing

7.2.2 The NPPF 2018 (Paragraph 123-part c) and footnote 37 states that daylight and sunlight guidance should be applied flexibly 'where they would otherwise inhibit making efficient use of a site', so long as they continue to provide adequate living standards.'

7.2.3 London Plan Policy 7.6 requires new buildings and structures to ensure that they do not cause unacceptable harm to the amenity of surrounding land and buildings in relation to a number of factors, including overshadowing. Policy 7.7 further states that tall buildings should not adversely affect their surroundings in terms of overshadowing and reflected glare.

7.2.4 The Mayor's Housing SPG Policy 7.6 makes clear that 'an appropriate degree of flexibility' should be applied when assessing the impacts of new development on surrounding properties and within developments. In particular paragraph 1.3.45 states 'Guidelines should be applied sensitively to higher density development, especially in opportunity areas, town centres, large sites and accessible locations, where BRE advice suggests considering the use of alternative targets. This should take into account local circumstances; the need to optimise housing capacity; and scope for the character and form of an area to change over time.' Paragraph 1.3.46 further states 'The degree of harm on adjacent properties and the daylight targets within a proposed scheme should be assessed drawing on broadly comparable residential typologies within the area and of a similar nature across London. Decision makers should recognise that fully optimising housing potential on large sites may necessitate standards which depart from those presently experienced but which still achieve satisfactory levels of residential amenity and avoid unacceptable harm.'

7.2.5 Local Plan Policy HO11 addresses detailed residential standards and, in seeking a high standard of design, seeks to ensure the protection of existing residential amenities; 'including issues such as loss of daylight, sunlight, privacy and outlook'. Local Plan Policies DC2 and Policy DC3 states that all new builds and tall buildings must be designed to respect good neighbourliness and the principles of residential amenity.

7.2.6 Finally, SPD Key Principle HS1 states that, “Where communal open space is provided, development proposals should demonstrate that the space: is designed to take advantage of direct sunlight...” And, SPD Key Principle SDC1 states that, “Other effects buildings can have on the local climate include: Overshadowing and reducing access to sunlight”

7.2.7 The BRE Guidelines are typically used to assess daylight and sunlight. The Guideline sets out three methods for assessing daylight into a room including the Vertical Sky Component (VSC) method; plotting of the no-sky line method and the Average Daylight Factor (ADF) method. The introduction to the guide however stresses that it should not be used as an instrument of planning policy and should be interpreted flexibly because lighting is only one design factor for any scheme. Sunlight assessment is based on annual probable sunlight hours (APSH) and winter sunlight hours. In terms of overshadowing of gardens and open spaces the BRE guide recommends that for an open space to appear adequately sunlit through the year, more than half of the space should receive at least two hours of sunlight at the March equinox.

7.2.8 A Daylight, Sunlight and Overshadowing Assessment has been submitted which had assessed the impact of the proposed development on the existing levels of sunlight and daylight received at relevant surrounding properties. It concludes that the proposed development will affect the level of light received at the surrounding properties due to its size and massing. However, that the consented scheme on the site had previously identified some of these adverse impacts, and specifically the provision of a dense masterplan.

7.2.9 There are some adverse impacts identified during the assessment of the consented scheme, however, these were expected due to the formation of the masterplan and the associated combined built fabric height increase. In terms of the comparatively marginal height increase between the consented and proposed forms of buildings A and G, the level of impact would be minimal in the context of the masterplan and the neighbouring tower (building F) as well as the Michael Uren (building E).

7.2.10 The results of the Daylight Impact Assessment of neighbouring properties show that 34.4% of the windows are affected by the Proposed Development. However, 24.3% of the windows falling short of recommendation are located within the White City Campus North Masterplan, while only 10% of the windows falling short of recommendation are in the surrounding properties outside the masterplan. These windows are marginally affected with a range of very low to low of impact. Furthermore, the daylight availability on the neighbouring windows has been already reduced by the Consented Development of the White City Campus North masterplan, as The Campus North masterplan has created a dense built environment around A & G.

7.2.11 The results of the Sunlight Impact Assessment on the neighbouring properties showed that considering both the annual and winter probable sunlight hours, 34.8% of the south facing windows assessed received levels of sunlight slightly below the BRE recommendation. The windows falling short of recommendations are mainly located within the White City Campus North masterplan, whilst only 1.7% of the tested windows falling short of recommendation are in the properties on 2-12 Shinfield Street. The sunlight availability on the windows of the surrounding properties has been already reduced by the consented development, and therefore the Proposed Development further reduces the levels of sunlight by only 6.6%.

7.2.12 The results of the overshadowing assessment identify that 41.2% of the tested open amenity area within the White City Campus North masterplan receives at least two hours of direct sunlight on the 21st March, and therefore falls short of the BRE recommendation. However, the sunlight availability on the tested area has already been compromised by the consented development build out, whilst the Proposed Development will further reduce the levels of direct sunlight on the 21st March by 3.2%. This is considered an acceptable level in urban areas.

7.2.13 The results of the overshadowing assessment during the summer show that 91% of the tested area sees at least two hours of direct sunlight on the 21st June, reducing the sunlight availability only by 6% from the baseline conditions and 1% from the consented scenario. Therefore, the occupants of the White City Campus North will enjoy very good levels of sunlight during the summer, when the amenity area will be mainly used.

7.2.14 In summary, it is considered that proposed development would affect, to a marginal extent, the level of light to the surrounding properties due to the height and massing increase. However, the consented scheme on the site had previously identified adverse impacts to the surrounding buildings due to the provision of a dense masterplan and therefore the results are moderate, the retained sunlight levels would be reasonable and acceptable in an urban context.

7.2.15 The results of the daylight impact assessment indicate that the main additional impact is identified in blocks B and F, within the northern campus, whilst only 10% of the windows falling short of recommendation are located outside the masterplan with a very low to low ratio of impact. The results of the sunlight assessments in both neighbouring windows and open spaces show a minor effect compared to the consented development.

Noise and Vibration

7.2.16 A Noise and Vibration Assessment has been submitted and conditions are recommended relating to noise from external machinery and extract/ventilation, anti-vibration mounts and silencing of machinery, Servicing Management Plan, Floodlights, Security Lights and Decorative External Lighting.

7.2.17 A Construction Management Plan has also been recommended by condition. This complies with policies 7.15 of the London Plan 2016 and CC11 of the Local Plan 2018.

Privacy and Overlooking

7.2.18 The nearest residential properties that would be impacted by the proposed development are located on Shinfield Street, to the north of the site.

7.2.19 Building A has been setback at level 3 and 5 by two metres to correspond to the parameter plans approved as part of the extant hybrid planning permission, with a further set back at levels 6 and 7. The impact of the proposed height increase of both buildings is therefore limited by the shoulder height set back which complies with Policy 7.6 of the London Plan and is commensurate with the consented scheme.

7.3 Design and Landscaping

7.3.1 The NPPF 2018, in section 12 states that ‘the creations of high quality buildings and places is fundamental to what the planning and development process should achieve’.

7.3.2 Chapter 7 of the London Plan sets out the Mayor’s policies on places and space, setting out fundamental principles for design. Policy 7.1 – Lifetime Neighbourhoods states that ‘the design of new buildings and the spaces they create should help reinforce or enhance the character, legibility, permeability, and accessibility of the neighbourhood’. Policy 7.2 – An Inclusive Environment requires all new development in London to achieve the highest standards of accessible and inclusive design.

7.3.3 Policies of 7.1 and 7.6 of the London Plan 2016 set out the assessment criteria for development proposals in terms of design. Policy 7.1 states that the design of new buildings and the spaces they create should help reinforce or enhance the character, legibility, permeability, and accessibility of the neighbourhood.

7.3.4 Policies 7.4 – Local Character, 7.5 – Public Realm and 7.6 – Architecture of the London Plan are all relevant and promote the high-quality design of buildings and streets. Policy 7.4 states that ‘development should have regard to the form and function, and structure of an area, place or street and the scale, mass and orientation of surrounding buildings’.

7.3.5 Officers consider that the proposed development complies with Local Plan Policy 7.6 and the policies above in that: a) highest architectural quality has been adopted and conditions would be applied to secure appropriate finishing materials, b) the buildings would be adequately proportioned and orientated, c) finished to complement the surrounding masterplan area at Plot A, where its materiality along the stepped scale, aides the transition between the residential context to the north and the larger scale of the northern masterplan and urban form and character south of the Westway. This follows the masterplan design guidelines in denoting the building typology through the facade language, while also expressing a tripartite order in a recessed covered base, mid-section responding to the residential context to Shinfield street, with the top set back from the street towards the central public space on the southern edge d) located a sufficient distance away from the surrounding properties and therefore not cause unacceptable amenity issues, e) incorporate best practice and innovation in terms in climate change mitigation and adaptation measures as discussed in Section 13, f) provide high quality indoor and outdoor space, which would integrate well with the external public realm, g) the ground level would be flexible and accommodate retail units which would service the upper floors and adequately address Wood Lane, h) meet the principles of inclusive design by securing an Inclusive Access Management Strategy via condition and adhering to accessibility pledges within the approved Design and Access Statement, i) optimise site potential in the context of completing the northern masterplan.

7.3.6 Policies DC1 and DC2 of the Local Plan 2018 apply. Policy DC1 requires all development to create high quality urban environment that enhances its townscape and demonstrates how good design can be integrated to regenerate places. Policy DC2 states that new development will be permitted if it is of a high standard of design and compatible with scale and character of existing development and its setting.

7.3.7 The proposed development is considered to comply with Local Plan Policy DC1 as it would create a high quality urban environment. Compliance with the relevant criteria,

relating to scale and appearance of buildings A and G, set out in Local Plan Policy DC2 has also been achieved as explained in the following paragraphs.

7.3.8 The development at pre-application stage has been subject to two rounds of review by Hammersmith and Fulham Design Review Panel. At each stage comments were addressed by the applicant's design team.

7.3.9 The GLA have also provided comments on the development at pre-application stage, which have all been incorporated into the eventual planning submission. The Mayor has also responded to the consultation request in the Stage 1 Response noting that the proposed development responds positively to design requirements and that overall, the scheme is well-designed and the proposed enhancements to buildings A and G of the consented masterplan are welcomed.

7.3.10 The landscaping and public realm for the proposed buildings sits within the masterplan and as such is subject to the Landscaping/Public Realm Scheme that has been submitted with the s73 application ref. 2018/01256/VAR.

7.4 Economic Development and Employment Provision

7.4.1 The new NPPF 2018 states that planning 'decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development. The approach taken should allow each area to build on its strengths, counter any weaknesses and address the challenges of the future.' It goes on to say that 'planning decisions should recognise and address the specific locational requirements of different sectors. This includes making provision for clusters or networks of knowledge and data-driven, creative or high technology industries'.

7.4.2 In terms of the foregoing development this means that it is acceptable in principle because it complies with the development plan by forming part of the wider masterplan for comprehensive redevelopment and regenerating a site within an opportunity area which would encourage job creation improving employment statistics in the Borough.

7.4.3 Policy E1 of the Local Plan 2018 states that the Council will support proposals for new employment uses, especially building on the existing strengths is the Borough including those in creative industries, health services, bio-medical and other research based industries provided by Imperial College. Policy E1 requires new employment space to consider:

- a) the scale and nature of the development with regards to local impact, nature of the surrounding area, and public transport accessibility;
- b) impact on small and medium sized businesses that support the local community;
- c) scale and nature of employment opportunities generated in new development;
- d) whether there will be a displacement of other uses such as community facilities or housing; and
- e) the Hammersmith and Fulham Economic Growth Plan and the council economic strategies.

7.4.4 The policy goes on to say that the Borough's three town centres, including White City, are the preferred locations for new office development above 2,500sqm.

7.4.5 In this regard, the development is compliant with the principle and the detail of the policy context because it would deliver 18,102sqm of additional B1 research and development laboratory space within the desired White City office location.

7.4.6 Policy E2 of the LBHF Local Plan safeguards employment land for employment uses. As the development would increase employment space from that approved under the masterplan consent, the proposed development complies with Policy E2.

7.4.7 Policy E4 of the LBHF Local Plan states that the Council will require the provision of appropriate employment and training initiatives for local people of all abilities in the construction of major developments and that local businesses will be encouraged to adopt the London Living Wage.

7.4.8 Policy 4.1 of the London Plan 2017 requires that the Mayor work with partners to:

- a) promote and enable the continued development of a strong and sustainable and increasingly diverse economy, ensuring the availability of sufficient and suitable workspaces in terms of type, size, and cost, supporting infrastructure and suitable environments for larger employers and small and medium sized enterprises, including the voluntary and community sectors;
- b) drive London's transition to a low carbon economy and secure the range of benefits this will bring;
- e) sustain the continued regeneration of inner London and redress its persistent concentrations of deprivation;
- f) emphasis the need for greater recognition of the importance of enterprise and innovation;
- g) promote London as a suitable location for European and other international agencies and businesses.

7.4.9 By accommodating the School of Public Health within Building G, the development complies with the strategic directive of Policy 4.1 of the London Plan.

7.4.10 Policy 4.2 requires the Mayor, the boroughs, and other stakeholders to:

- a) support the management and mixed-use developments of office provision to improve London's competitiveness and to address the wider objectives of this Plan, including enhancing its varied attractions for businesses of different types and sizes including small and medium sized enterprises;
- b) recognise and address strategic and local differences in implementing this policy to consolidate and extend the strengths of the diverse office markets in the capital by promoting their competitive advantages, focusing new development on viable locations with good public transport, enhancing the business environment through mixed use redevelopment;
- d) seek increases in the current stock where there is authoritative, strategic, and local evidence of sustained demand for office based activities in the context of policies 2.7, 2.9, 2.13 and 2.15 – 2.17.

7.4.11 The development is exemplar in complying with the above requirements by a) delivering two mixed use buildings and substantially increasing world leading B1 research and development space, contributing to London's competitiveness, b) providing an

environment for related businesses to co-locate, and d) planning for and enabling businesses to grow into enhanced office spaces on-site to keep companies in the area.

7.4.12 London Plan Policy 4.3 requires mixed use development and redevelopment to support consolidation and enhancement of office stock quality in strategic locations. The proposed office development would be built to highest design and sustainability quality standards, as set out in the relevant sections of this report and therefore is fully compliant with Policy 4.3.

7.4.13 London Plan Policy 4.10 requires the Mayor and the boroughs to:

- a) support innovation and research, including strong promotion of London as a research location and encourage the application of research in the capital's economic development;
- b) give strong support for London's further education institutions and their development, recognising the need for accommodation and special status in the part of London they are located;
- c) work with developers, businesses and, where appropriate, higher education institutions and other relevant research and innovation agencies to ensure availability of a range of workspaces, including start-up space, co-working space and 'grow-on' space;
- d) support the development of green enterprise districts;
- e) promote clusters of research and innovation as focal points for research and collaboration between businesses, HEIs, other relevant research and innovation agencies and industry; and
- f) support the evolution of London's science, technology, media, and telecommunications (TMT) sector, promote clusters such as Tech City and Med City¹ ensuring the availability of suitable workspaces including television and film studio capacity.

7.4.14 The development complies with criteria a) – f) of Policy 4.10 as follows:

- a) the School of Public Health would utilise research developed therein to further medical research in London and globally elsewhere in the world, stemming from White City, the development would improve the capital's competitiveness in the field of medical research;
- b) as part of the wider Imperial College campus and north masterplan, the development supports the growth of the further education use at White City, where it would form part of Med-City encompassing north and south masterplan areas;
- c) a range of office workspace would be developed within Building A, including 'grow-on' space, which is direct re-investment into the area with the aim of retaining talent and expertise at the White City campus in Hammersmith;
- d) the development is accompanied by a landscape masterplan, which will feed into the wider Green Network at White City and to the forthcoming southern campus which is being developed;
- e) the space within the School of Public Health will consist of research and innovation with the spaces being specifically designed and organised, internally, and externally, to encourage collaboration between businesses, HEIs and other

relevant research and innovation agencies, located already at the north campus and replicated further at Dairy Crest;

f) as the last part of the northern campus at White City, the development of Buildings A and G will complete the development and contribute to the evolution of London's Med City cluster.

7.4.15 Policy 4.12 of the London Plan requires strategic development proposals to support local employment, skills development, and training opportunities.

7.4.16 The proposed development of Use Class B1 research and development space and the uptake of the entire floorspace within Building G by the School of Public Health complies with the above Economic Development policy requirements. Obligations are secured by legal agreement regarding local procurement, local employment and training opportunities and the local economy through construction and operational phases. As such officers consider the proposal to accord with the policies of the development plan set out above and is acceptable.

7.5 Transport and Access

7.5.1. NPPF Section 4. Promoting sustainable transport and London Plan policies 6.1 'Strategic Approach'; 6.3 'Assessing effects of development on transport capacity'; 6.9 'Cycling'; 6.10 'Walking'; 6.12 'Road Network Capacity'; and 6.13 'Parking' are relevant in the context of this scheme.

7.5.2. Local Plan Policy T1 requires work to be carried out with strategic partners to improve transportation provision, accessibility, and air quality by increasing the opportunities for cycling and walking through support of continued development of initiatives designed to encourage modal shift away from private vehicles, creating safer environments for cyclists and pedestrians and improving access for people with disabilities. Providing adequate levels of electric vehicle charging points; ensuring that traffic generated by new development is minimised so that it does not add to parking pressures on local streets or congestion; and relating the intensity of development to public transport accessibility and highway capacity are also relevant requirements of this policy.

7.5.3. Local Plan Policy T2 requires all developments to be assessed for their contribution to traffic generation. Transport Assessments, Travel Plans and Delivery and Servicing Plans are required to be secured.

7.5.4. Officers have been involved in ongoing pre-application design meetings and have provided comments. Transport for London have also been consulted.

Vehicle Access

7.5.5. The proposed vehicle entrance to the site would take place from Wood Lane between Buildings A and G, as approved under the original Hybrid Planning Permission 2011/04016/COMB.

7.5.6. Security measures are required to control vehicle access to prevent unauthorised entry and to retain as much of the 'pedestrian-led' environment as possible. Rising bollards are therefore proposed at the site entrance 24m east of the access on Wood

Lane, which would be controlled by Imperial's Estate Management from the Estate Management office that will be in the basement of Building A.

7.5.7. The proposed 24m distance between the boundary of the public highway and the rising bollards, which would allow for up to three vehicles to enter and wait, and prevent them from stopping on the public highway, is acceptable in terms of road safety. The development is therefore considered to comply with Policy T1 of the LBHF Local Plan.

7.5.8. In the Mayor's Stage 1 Report officers note that the applicant's trip generation assessment relies on outdated data used at the time of the assessment of the outline application and that this should be updated. Furthermore, that the applicant's assessment of the impacts of the increased floorspace attributed to the development on bus capacity is underestimated and that these aspects of the Transport Assessment should be revised with an additional contribution towards bus capacity secured via legal agreement. Officers consider that the additional contribution is not necessary in this instance and that there are funds in the s106 already dedicated to improved bus capacity.

7.5.9. A condition however has been applied requiring all development to be carried out in accordance with the submitted Framework Travel Plan. Furthermore, funding for monitoring the forthcoming Travel Plans for each of the uses would be secured via s106 legal agreement. Officers consider the proposal is acceptable in transport terms and complies with Policy T2 of the Local Plan.

Vehicle Parking

7.5.10. Policy T4 of the Local Plan states that the Council will require development to conform with car parking standards and car parking permit free measures on all new development. Policy T5 requires new developments to include provision for accessible, off-street car parking for Blue Badge holders.

7.5.11. The proposals for Buildings A and G include the removal of the consented basement car park for 123 cars; and the provision of blue badge only (at grade) parking bays, two per building. A total of 22 disabled parking bays would be provided across the masterplan in accordance with the consented scheme. Officers therefore consider the amendments are compliant with the Local Plan in meeting the wider policy objectives of providing car-free development whilst ensuring adequate parking facilities for users of accessible bays. The Mayor's Stage 1 comments support the development in terms of the revised car parking strategy.

7.5.12. A Car Park Management Plan has been conditioned which would provide detailed information regarding all the car parking (visitor and blue badge, as well as electric vehicle charging points) areas and spaces designed in line with the LBHF Local Plan 2018 and SPD 2018, especially Key Principle – TR7. Officers consider this provision acceptable and in accordance with Policies T4 and T5 of the Local Plan.

Cycle Parking

7.5.13. Policy T3 encourages and supports the increased use of bicycles by requiring new developments to provide convenient, accessible, safe, and secure cycle parking within the boundary of the site; provide suitable changing and showering facilities; and secure developer contributions for improvements to cycling infrastructure. Furthermore,

Policy T3 requires walking to be facilitated by requiring larger developments to provide accessible, inclusive, and safe pedestrian routes within and through the site.

7.5.14. The proposals include cycle parking which accords with the London and Local plans whereby 69 long stay cycle parking spaces would be provided within the basement of building A and 65 long stay cycle parking spaces within the basement of building G. Furthermore, 39 additional short stay cycle parking spaces would be provided at grade and incorporated into the site-wide landscaping masterplan. These are split into 27 for Plot A and 12 for Plot G. Officers consider this provision acceptable and in accordance with Policy T3 of the Local Plan.

Servicing Strategy

7.5.15. Building A - Servicing is proposed to take place on-street from within the masterplan, adjacent to the east of Building A and between Buildings A and B. It is proposed to designate an area for loading between Buildings A and B to formalise on-street loading operations.

7.5.16. Building G - Servicing is proposed to take place on-street from within the masterplan, in a dedicated servicing yard. This principle has been established in the Hybrid Planning Permission and secured by condition and S106 obligations. Minor amendments to the servicing area has been proposed in the s73 application which would formally designate two loading bays for buildings G and F.

7.5.17. The proposed servicing arrangements at buildings A and G and for the northern campus are considered to be acceptable by officers, however, a Delivery and Service Management Plan would be conditioned in accordance with the TfL guidelines and GLA recommendations.

7.5.18. Policy T7 requires all construction and major logistics activities to work with the Council in developing the scope and impact of their operations, and to mitigate the impact of additional traffic or potential disruption to the network. A Construction and Logistics Management Plan has been secured by condition prior to works commencing on site to comply with Policy T7.

7.6 Energy and Sustainability

7.6.1 Relevant national and regional planning policies on energy and sustainability are: National Planning Policy Framework (2012) 10. Meeting the challenge of climate change, flooding, and coastal change; London Plan policies 5.1 'Climate Change Mitigation'; 5.2 'Minimising Carbon Dioxide Emissions'; 5.3 'Sustainable Design and Construction'; 5.4A 'Electricity and Gas Supply'; 5.6 'Decentralised Energy in Development Proposals'; 5.7 'Renewable Energy'; 5.8 'Innovative Energy Technologies'; 5.9 'Overheating and Cooling'; 5.10 'Urban Greening'; and 5.11 'Green Roofs and Development Site Environments' are relevant in assessing the proposed development.

7.6.2 With regards to local planning policy context LBHF Local Plan 2018 policies CC1 'Reducing Carbon Dioxide Emissions' and CC2 'Ensuring Sustainable Design and Construction' are relevant.

7.6.3 London Plan Policy 5.1 sets out the energy hierarchy, which is expanded upon in the subsequent policies, requiring developments to use less energy with sustainable

design and construction (Policy 5.3), supplying energy cleanly, including through decentralised energy networks (Policies 5.5 and 5.6) and using renewable energy (Policy 5.7).

Energy

7.6.4 The Local Plan Policy CC1 reiterates Policy 5.2 of the London Plan and seeks to meet carbon dioxide reduction targets, setting out the energy hierarchy. Policy CC1 requires all major developments to implement energy conservation measures by a) including London Plan (2016) sustainable energy policies and meeting the associated carbon dioxide (CO₂) reduction targets; b) ensuring developments are designed to make the most effective use of passive design measures, and where an assessment such as BREEAM (or equivalent) is used to determine a development's environmental performance, this must be supplemented with a more detailed Energy Assessment to show compliance with the London Plan's CO₂ reduction targets; c) requiring energy assessments for all major developments to demonstrate and quantify how the proposed energy efficiency measures and low/zero carbon technologies will reduce the expected energy demand and CO₂ emissions; d) requiring major developments to demonstrate that their heating and/or cooling systems have been selected to minimise CO₂ emissions. This includes the need to assess the feasibility of connecting to any existing decentralised energy systems or integrating new systems such as Combined (Cooling) Heat and Power units or communal heating systems, including heat networks; and e) using on-site renewable energy generation to further reduce CO₂ emissions from major developments, where feasible 'be accompanied by Energy Strategies assessing how they implement London Plan (2016) sustainable energy policies and meet the associated carbon dioxide (CO₂) reduction targets.

7.6.5 As required, the design of the development has sought to reduce energy demand by integrating energy efficiency measures such as improved levels of insulation, energy efficient lighting throughout, low air permeability to reduce heat loss, heat recovery where possible on mechanical systems and integration of the site into Imperial College's White City North Campus heat network. The use of solar PV panels has been assessed although due to space constraints only 17sqm of panels could be installed, reducing CO₂ emissions by 0.2%. This would be ineffective and therefore has not been included in the current design.

7.6.6 The applicants have submitted an Energy Strategy which shows that the London Plan Energy Hierarchy has been followed by assessing and implementing energy efficiency and low/zero carbon technologies where feasible. The initial calculations show that the London Plan's CO₂ reduction target of 35% beyond the requirements of the 2013 Building Regulations is not expected to be achieved as there would be an overall reduction in CO₂ emissions of 27 - 29%.

7.6.7 Major developments where there is no residential component are required to reduce annual CO₂ emissions by 35% to be achieved through on-site measures wherever possible. The current design proposals suggest that this target will be missed by between 24 - 33 tonnes a year. This could be offset through a payment in lieu ranging from £43,200 to £59,400 whereby the funds would normally be secured through s106 legal agreement by the Council and utilised at sites elsewhere in the Borough. However, in this instance, the applicants have proposed the financial contribution to be used to fund ongoing bio-convertor research, which has the potential to reduce CO₂ on much larger global scale.

7.6.8 The new work and research termed 'Carbon Bio-Converter' is carried out by Imperial College's alumni who have formed a company called 'Arborea'. The group have developed equipment using carbon absorbing micro-organisms and have pioneered a membrane, which when incorporated into a system that they have invented, could enable the creation of a 'bionic tree' or 'bionic panels' that would be affixed onto buildings with the aim of absorbing the CO₂ equivalent to hundreds of conventional trees and converting it to oxygen.

7.6.9 The new technology is at prototype stage and requires investment to create a prototype panel, which would be developed further and constructed within a dedicated laboratory, so that the results achievable could be tested on their potential to work in field. Should the prototype succeed, the Bio-Converter panel could have multiple uses and provide the capacity to absorb CO₂ wherever it is deployed. This could be on roofs, building facades, roadside barriers, and walls. It could be ground breaking in the fight against rising CO₂ emissions.

7.6.10 The development therefore complies with Local Plan Policy CC1 and Policy 5.2 of the London Plan.

Sustainability

7.6.11 Policy CC2 of the LBHF Local Plan requires the implementation of sustainable design and construction in all major developments by: a) implementing the London Plan sustainable design and construction policies to ensure developments incorporate sustainability measures, including: minimising energy use; making the most effective use of resources such as water and aggregates; sourcing building materials sustainably; reducing pollution and waste; promoting recycling and conserving and promoting biodiversity and the natural environment; ensuring developments are comfortable and secure for users and avoiding impacts from natural hazards (including flooding); and b) Requiring Sustainability Statements (or equivalent assessments such as BREEAM) for all major developments to ensure the full range of sustainability issues has been taken into account during the design stage. The integration of sustainable design and construction measures will be encouraged in all other (i.e. non-major) developments, where feasible.

7.6.12 A Sustainability Statement has been submitted by the applicants which commits to the main areas within the development to achieving a BREEAM 'Very Good' rating as a minimum with an aspiration to achieve 'Excellent' where feasible. Final design decisions may be subject to change as the development progresses, which would be likely to impact on the BREEAM score. It has therefore been recommended that a revised Sustainability Statement is submitted prior to commencement of works to secure clarity of the proposed measures. Furthermore, that a post-development assessment of the sustainability performance confirming the agreed measures have been implemented is required by condition. Conditions to this affect have been applied and the development therefore complies with Policy CC2 of the LBHF Local Plan 2018. It is therefore considered to be acceptable in terms of Sustainability requirements.

7.7 Flood Risk and Drainage

7.7.1 National Planning Policy Framework (2018) and the London Plan (2016) Policy 5.12 'Flood Risk Management', Policy 5.13 'Sustainable Drainage', Policy 5.14 'Water Quality

and Wastewater Infrastructure', Policy 5.15 'Water Use and Supplies' set out national and regional policy context for water management within development.

7.7.2 The local policy context on the matter is set out within the LBHF Local Plan (2018) Policy CC3 'Minimising Flood Risk and Reducing Water Use', Policy CC4 'Minimising Surface Water Run-off with Sustainable Drainage Systems' and Policy CC5 'Water Quality'.

7.7.3 Policy 5.12 of the London Plan states that development proposals must comply with the flood risk assessment and management requirements set out in the NPPF over the lifetime of the development.

7.7.4 Policy 5.13 of the London Plan states that Development should utilise sustainable urban drainage systems (SUDS) unless there are practical reasons for not doing so, and should aim to achieve greenfield run-off rates and ensure that surface water run-off is managed.

7.7.5 Drainage should be designed and implemented in ways that deliver other policy objectives, including water use efficiency and quality, biodiversity, amenity, and recreation.

7.7.6 London Plan Policy 5.14 states that development proposals must ensure that adequate wastewater infrastructure capacity is available in tandem with development. It goes on to say that proposals that would benefit water quality should be supported while those with adverse impacts should be refused. Policy 5.15 requires development to minimise the use of mains water by incorporating water saving measures and equipment.

7.7.7 Local Plan Policy CC3 sets out measures to reduce the use of water and minimise current and future flood risk in development which include the submission of a Flood Risk Assessment (FRA). Policy CC4 requires all proposals for new development to manage surface water run-off as close to its source as possible in line with the London Plan drainage hierarchy. Furthermore, all major developments must implement Sustainable Drainage Systems (SUDS) to enable a reduction in peak run-off to greenfield run off rates for storms up to the 1 in 100-year event; be required to provide a sustainable drainage strategy that demonstrates how SUDS will be integrated to reduce peak flow volumes and rates; be designed where possible to help deliver other Local Plan policies such as biodiversity, amenity and recreation, water efficiency and quality and safe environments for pedestrians and cyclists; outdoor car parking areas and other hard standing surfaces shall be rainwater permeable with no run-off directed into the sewer system, unless there are practical reasons for not doing so; flat roofs should be living roofs to help contribute to reducing surface water run-off; and SUDS measures must be retained and maintained for the lifetime of the development and details of their planned maintenance must be provided to the council.

7.7.8 The applicants have submitted a Flood Risk Assessment (FRA) which has been reviewed and officers are satisfied with the submission which has included water-proofing proposals for the basements and that conditions should be applied to any planning consent ensuring compliance with approved material. These conditions have been applied and therefore the development complies with Policy CC3 of the Local Plan.

7.7.9 A SUDS Strategy has been submitted which officers consider is acceptable and a condition requiring that the proposed agreed attenuation measures are delivered has

been applied. It is therefore considered that the revised SUDS Strategy is acceptable and in compliance with Local Plan Policy CC4.

7.7.10 The development is also therefore considered to comply with the relevant London Plan and NPPF policies with regards to flood risk and drainage.

7.8 Air Quality

7.8.1 London Plan Policy 7.14: Improving Air Quality requires development proposals to a) minimise increased exposure to existing poor air quality and make provision to address local problems of air quality (particularly within Air Quality Management Areas (AQMAs) and where development is likely to be used by large numbers of those particularly vulnerable to poor air quality, such as children or older people) such as by design solutions, buffer zones or steps to promote greater use of sustainable transport modes through travel plans (see Policy 6.3) b) promote sustainable design and construction to reduce emissions from the demolition and construction of buildings following the best practice guidance in the GLA and London Councils' 'The control of dust and emissions from construction and demolition' c) be at least 'air quality neutral' and not lead to further deterioration of existing poor air quality (such as areas designated as Air Quality Management Areas (AQMAs) d) ensure that where provision needs to be made to reduce emissions from a development, this is usually made on-site. Where it can be demonstrated that on-site provision is impractical or inappropriate, and that it is possible to put in place measures having clearly demonstrated equivalent air quality benefits, planning obligations or planning conditions should be used as appropriate to ensure this, whether on a scheme by scheme basis or through joint area based approaches e) where the development requires a detailed air quality assessment and biomass boilers are included, the assessment should forecast pollutant concentrations. Permission should only be granted if no adverse air quality impacts from the biomass boiler are identified.

7.8.2 LBHF Local Plan Policy CC10: Air Quality states that the Council will seek to reduce the potential adverse air quality impacts of new developments by:

'a. requiring all developments which may be impacted by local sources of poor air quality or may adversely contribute to local air quality to provide an air quality assessment that considers the potential impacts of pollution from the development on the site and on neighbouring areas and also considers the potential for exposure to pollution levels above the Government's air quality objective concentration targets. The assessment should include separate consideration of the impacts of (i) the construction/demolition phase of development and (ii) the operational phase of development with appropriate mitigation measures highlighted for each phase;

b. requiring mitigation measures to be implemented to reduce emissions, particularly of nitrogen oxides and small particles, where assessments show that developments could cause a significant worsening of local air quality or contribute to the exceedances of the Government's air quality objectives;

c. requiring mitigation measures that reduce exposure to acceptable levels where developments are proposed that could result in the occupants being particularly affected by poor air quality;

d. requiring developments to be 'air quality neutral' and resist development proposals which would materially increase exceedances of local air pollutants and have an unacceptable impact on amenity or health unless the development mitigates this impact through physical measures and/or financial contributions to implement proposals in the Council's Local Air Quality Management Plan; and

e. requiring all decentralised energy schemes to demonstrate that they can be used without having an unacceptable impact on air quality. Where this is not possible, CHP systems will not be prioritised over other air quality neutral technologies.'

7.8.3 A detailed Air Quality Assessment (AQA) has been submitted with the application, which is located within an Air Quality Management Area.

7.8.4 The AQA completed an assessment of the construction phase impacts which identified that there is a 'medium risk' of dust soiling impacts and a 'low risk' of increases in particulate matter concentrations due to construction activities. However, the report states that through good site practice and the implementation of suitable mitigation measures, the effect of dust and particulate matter releases would be significantly reduced. The AQA identifies that the residual effects of the construction phase on air quality are negligible.

7.8.5 A quantitative assessment of the potential impacts during the operational phase was also undertaken and identified that the impacts of the operational phase on local air quality are negligible for all pollutants and the residual effect is not significant. Annual mean NO₂ concentrations at numerous new exposure locations introduced by the Proposed Development have been classed as APEC B or C, and consequently mitigation measures would be required for these locations and once put in place the development proposals would comply with national and local policy for air quality.

7.8.6 The AQA identified that transport and building emissions from the proposed development are below the relevant benchmarks, as such that the development would be air quality neutral and off-site mitigation will not be required.

7.8.7 The AQA concludes that with the recommended mitigation measures in place, the development proposals will comply with Policy CC10 of the Local Plan and Policy 7.14 of the London Plan.

7.8.8 Officers consider that conditions regarding boiler compliance with emission standards, mechanical ventilation, the submission for written approval of an air quality dust management plan, low emissions strategy, and emergency diesel generator emissions standards are appropriate. As such it is considered that the development achieves the above policy requirements, thus complying with Policy CC10 of the Local Plan and Policy 7.14 of the London Plan.

7.9 Contaminated Land

7.9.1 London Plan Policy 5.21 Contaminated Land and LBHF Policy CC9 Contaminated Land set out the policy directive for contaminated land in the area.

7.9.2 Policy 5.21 of the London Plan requires appropriate measures to be taken to ensure that development on previously contaminated land does not activate or spread

contamination. Policy CC9 of the Local Plan requires applicants to carry out site assessment and submit a report of findings on sites where contamination is known to be present, to establish the nature and extent of contamination.

7.9.3 Previously approved documents under the masterplan consent have been re-submitted by the applicant. Conditions requiring compliance with the approved Site Investigation have been applied.

7.9.4 Officers therefore consider the development would be in accordance with the requirements of Local (CC9) and London Plan (5.21) policies on Contaminated Land set out above, and the development is therefore acceptable in this regard.

8 Community Infrastructure Levy (CIL) and Section 106 Legal Agreement

CIL

8.1 Mayoral CIL came into effect in April 2012 and is a material consideration to which regard must be had when determining planning applications. LBHF CIL came into effect in September 2015. CIL liable development proposals approved on or after 1st of September 2015 require to pay both borough and mayoral CIL.

8.2 The LBHF CIL Charging Schedule identifies developments within White City East as NIL charged. However, the development is not identified as exempt on the mayoral charging schedule.

S106

8.3 Policy 8.2 of the London Plan states that - 'when considering planning applications of strategic importance, the Mayor will take into account, among other issues including economic viability of each development concerned, the existence and content of planning obligations. Development proposals should address strategic as well as local priorities in planning obligations'... and that 'importance should also be given to tackling climate change, learning and skills'.

8.4 Local Plan Policy DEL1 (Delivery and Implementation) states that 'the council will implement the policies and proposals of the local plan' having regard to the financial viability of the development will negotiate Section 106 Agreements.

8.5 To this end, and in compliance with the above policies, the following Heads of Terms have been agreed with the applicant to be included within a legal agreement:

-Carbon Dioxide Emissions – £43,200 – 59,400 in lieu financial contribution figure for carbon off-set to be made to Imperial College's alumni's company Arborea to contribute to critical research into Bio-Convertor Technology with the aim of producing clean air and reducing carbon dioxide.

-Community Research Space would be provided within building G which would outline how the space is organised, delivered and would operate within a Community Engagement Strategy;

-Economic development, local procurement and employment - a Jobs, Employment, and Business Strategy (JEBS) shall be submitted and agreed with the Council outlining

financial contributions, or equivalent social value, to be secured at construction and operational phases including:

- *the number of apprenticeship places;
- *paid and unpaid work placements;
- *standard monitoring and non-compliance fees;
- *financial contribution or equivalent towards skills and employment;
- *% of residents employed during and post construction or equivalent social value; and
- *% of local companies employed during construction.

-Travel Plan – reviewed at years 1, 3 and 5 at £5,000 per review.

9 Summary

9.1 As set out above, it is considered that the proposed development is policy compliant and therefore acceptable. Accordingly, it is recommended that the proposed development be granted planning permission subject to the conditions listed and the completion of a s106 agreement securing the heads of terms contained within this report.