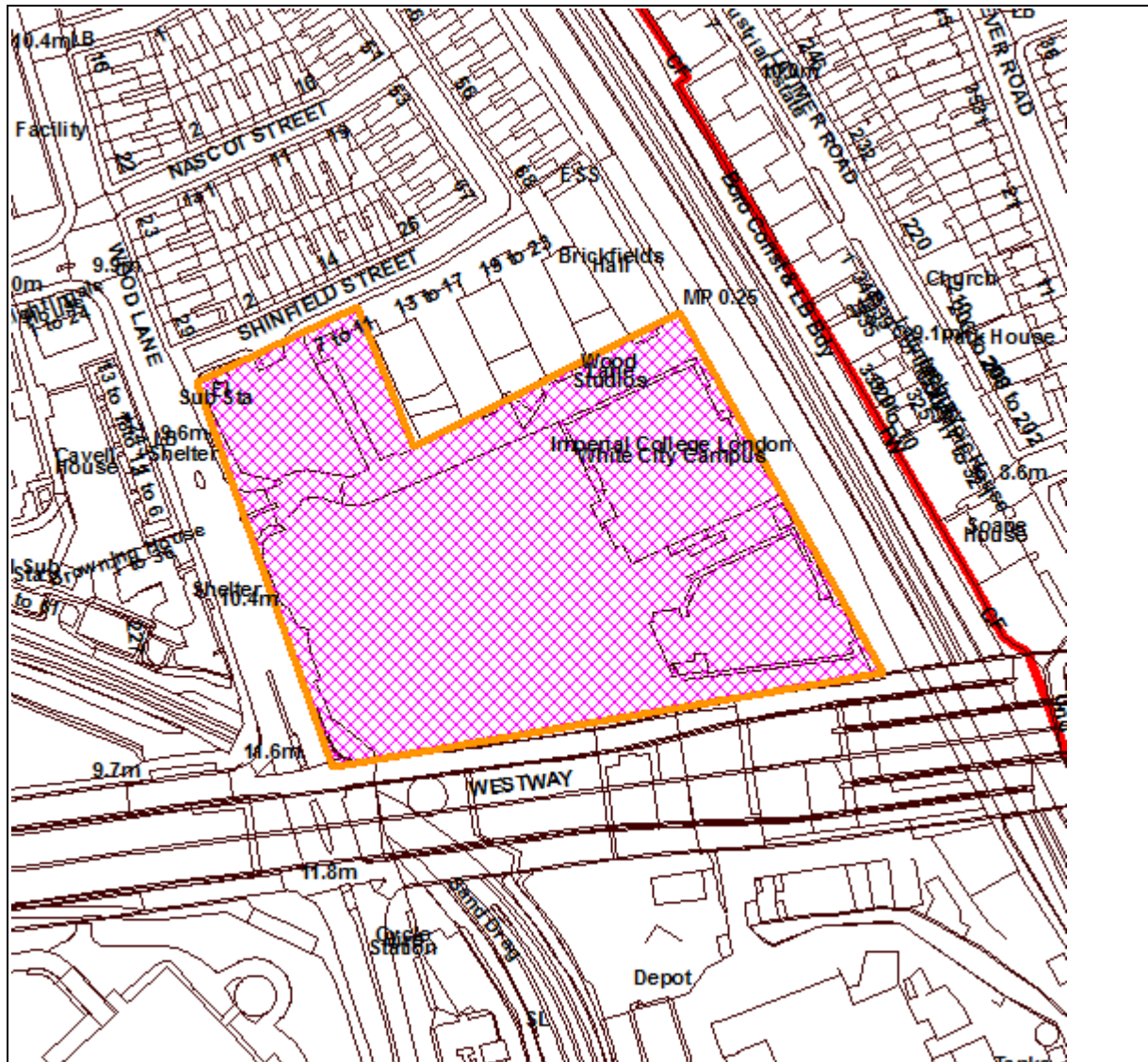


Ward: College Park And Old Oak

Site Address:

Woodlands 80 Wood Lane London



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For identification purposes only - do not scale.

Reg. No:
2018/01256/VAR

Case Officer:
Katrine Dean

Date Valid:
17.04.2018

Conservation Area:

Committee Date:
06.11.2018

Applicant:

Mr Fergal Burke
C/O Agent

Description:

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 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).

Application Type:

Vary or Delete Conditions Full/Outline

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) The parts of the development that are subject to FULL planning approval shall not commence later than the expiration of 3 years beginning from 21st December 2012, with regards to Buildings C, D, and F.

Reason: Condition required to be imposed by Section 91(1a) of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

2)

i) No part of the development hereby permitted OUTLINE planning permission shall be commenced on buildings A, E, and G unless and until an application or applications for written approval of the matters reserved by this planning permission in respect of the relevant building(s) have been made to and approved in writing by the Local Planning Authority. The reserved matters applications shall include detailed plans, sections and elevations showing:

Scale;

Appearance;

ii) Application(s) for approval of the matters reserved by this planning permission for the relevant buildings referred to in paragraph (i) above must be made not later than the expiration of the following from 21st December 2012:

THREE YEARS for building E

FIVE YEARS for building(s) A and G

iii) Development of Buildings A, E, and G to which this permission relates must be begun not later than the expiration of TWO YEARS from the final approval of reserved matters.

Reason: To comply with Article 2 of the Town and Country Planning (Applications) Regulations 1988 as amended by the Planning (Applications for Planning Permission, Listed Buildings, and Conservation Areas) (Amendment) (England) Regulations 2006 and Section 92 of the Town and Country Planning Act 1990 (as amended).

3) The FULL planning permission hereby permitted shall not be constructed unless in accordance with the approved drawings.

Drawing Nos:

Design and Access Addendum (May 2012) PLP Architecture
20702-01-RP-00110 Design Guidelines (May 2012) Aukett Fitzroy Robinson
Planning Statement (December 2011) Jones Lang LaSalle
Regeneration Statement (May 2012) Jones Lang LaSalle
20702-01-RP-00-111 Design and Access Statement C Aukett Fitzroy Robinson
Design and Access Statement D PLP Architecture
Design and Access Statement F PLP Architecture
2212_8300 Townscape and Visual Impact Assessment Miller Hare
Masterplan Energy Assessment Report Hoare Lea
Masterplan Sustainability Statement Hoare Lea
BREEAM Pre-assessment Report and Target Rating Building C Hoare Lea
BREEAM Pre-assessment Report and Target Rating Building D Hoare Lea
Code for Sustainable Homes Pre-Assessment Report and Estimate of Rating
Building F Hoare Lea
R12359T104 Transport Assessment Pell Frischmann
R12359T323 Delivery and Servicing Plan for Buildings C, D and F Pell Frischmann
R12359T32B Residential Travel Plan Building F Pell Frischmann
R12359T32B Workplace Travel Plan Buildings C, D and F Pell Frischmann
Environmental Statement Non-Technical Study Jones Lang LaSalle
Environmental Statement Jones Lang LaSalle
Additional Daylight, Sunlight and Overshadowing Assessments 25/06/2012,
21/06/2012, 28/03/2012, 14/06/2012, 27/04/2012, 26/04/2012 BLDA Consultancy
Meedhurst
Block F Architectural Design Changes Section 73 Application (January 2015) PLP
Architecture
Transport Briefing Note (January 2015) Curtins

1278-MP-100 Rev 00 Illustrative Outline Parameters Plan PLP Architecture
1278-MP-099 Rev F Basement Level Masterplan -1 PLP Architecture

1278-F-A-099 Rev C - Basement 01 Level PLP Architecture
1278-F-A-100 Rev G - Ground Level Plan PLP Architecture
1278-F-A-101 Rev F - Level 01 Plan PLP Architecture
1278-F-A-102 Rev C - Level 02 Plan PLP Architecture
1278-F-A-103 Rev F - Level 03 Plan PLP Architecture
1278-F-A-104 Rev C - Level 04 Plan PLP Architecture
1278-F-A-105 Rev F - Level 05 Plan PLP Architecture
1278-F-A-106 Rev C - Level 06 Plan PLP Architecture
1278-F-A-107 Rev F - Level 07 Plan PLP Architecture
1278-F-A-108 Rev C - Level 08 Plan PLP Architecture
1278-F-A-109 Rev E - Level 09 Plan PLP Architecture
1278-F-A-110 Rev C - Level 10 Plan PLP Architecture
1278-F-A-111 Rev F - Level 11 Plan PLP Architecture
1278-F-A-112 Rev C - Level 12 Plan PLP Architecture
1278-F-A-113 Rev F - Level 13 Plan PLP Architecture
1278-F-A-114 Rev C - Level 14 Plan PLP Architecture
1278-F-A-115 Rev F - Level 15 Plan PLP Architecture
1278-F-A-116 Rev C - Level 16 Plan PLP Architecture
1278-F-A-117 Rev F - Level 17 Plan PLP Architecture

1278-F-A-118 Rev C - Level 18 Plan PLP Architecture
1278-F-A-119 Rev F - Level 19 Plan PLP Architecture
1278-F-A-120 Rev C - Level 20 Plan PLP Architecture
1278-F-A-121 Rev F - Level 21 Plan PLP Architecture
1278-F-A-122 Rev C - Level 22 Plan PLP Architecture
1278-F-A-123 Rev F - Level 23 Plan PLP Architecture
1278-F-A-124 Rev C - Level 24 Plan PLP Architecture
1278-F-A-125 Rev F - Level 25 Plan PLP Architecture
1278-F-A-126 Rev C - Level 26 Plan PLP Architecture
1278-F-A-127 Rev F - Level 27 Plan PLP Architecture
1278-F-A-128 Rev C - Level 28 Plan PLP Architecture
1278-F-A-129 Rev F - Level 29 Plan PLP Architecture
1278-F-A-130 Rev C - Level 30 Plan PLP Architecture
1278-F-A-131 Rev F - Level 31 Plan PLP Architecture
1278-F-A-132 Rev C - Level 32 Plan PLP Architecture
1278-F-A-133 Rev F - Level 33 Plan PLP Architecture
1278-F-A-134 Rev C - Level 34 Plan PLP Architecture
1278-F-A-135 Rev F - Level 35 Plan PLP Architecture
1278-F-A-136 Rev B - Roof Plan PLP Architecture

1278-A-F-120-001 Rev E - Building F - South Elevation PLP Architecture
1278-A-F-120-002 Rev E - Building F - East Elevation PLP Architecture
1278-A-F-120-003 Rev E - Building F - West Elevation PLP Architecture
1278-A-F-120-004 Rev E - Building F - North Elevation PLP Architecture
1278-A-F-310-001 Rev E - Building F - East/West Section Looking North PLP
Architecture
1278-A-F-310-002 Rev E - Building F - East/West Section Looking South PLP
Architecture
1278-A-F-310-003 Rev E - Building F - East/West Section Looking East PLP
Architecture
1278-A-F-310-001 Rev E - Building F - North/South Section Looking North PLP
Architecture

1105-A-400-001-F Rev 00 Typical 3 bed accessible flat - Western Units PLP
Architecture
1105-A-400-003-F Rev 00 Typical 2 bed 4 person - accessible flat - North Eastern
Unit PLP Architecture
1105-A-400-007-F Rev 00 Typical 1 bed accessible flat - Western units PLP
Architecture
1105-A-400-010-F Rev 00 Typical 2 bed 4 person accessible flat - South elevation
units PLP Architecture
1105-A-400-011-F Rev 0 Typical 2 bed 4 person accessible flat - level 9 PLP
Architecture
1105-A-400-012-F Rev 00 Building F Summary of Accessible Units PLP Architecture
1105-A-400-013-F Rev 00 Building F Level 33 Plan Alternative showing the Soft
Spot PLP Architecture
1105-A-400-014-F Rev 00 Building F Level 34 Plan Alternative showing the Soft
Spot PLP Architecture
1105-A-510-001-F Rev 00 Building F South Elevation Levels 00-05 PLP Architecture
1105-A-510-002-F Rev 00 Building F East Elevation Levels 00-05 PLP Architecture

1105-A-510-003-F Rev 00 Building F North Elevation Levels 00-05 PLP Architecture
1105-A-510-004-F Rev 00 Building F West Elevation Levels 00-05 PLP Architecture
1105-A-510-010-F Rev 00 Building F Typical South Elevation Residential Levels
PLP Architecture
1105-A-510-011-F Rev 00 Building F Typical East Elevation Residential Levels PLP
Architecture

1105-A-098-D Rev A Building D Lower Ground Level Plan PLP Architecture
1105-A-099-D Rev A Building D Lower Ground Mezzanine Level Plan PLP
Architecture
1105-A-100-D Rev A, Building D Ground Level Plan PLP Architecture
1105-A-101-D Rev A Building D Level 01 Plan PLP Architecture
1105-A-102-D Rev A Building D Level 02 Plan PLP Architecture
1105-A-103-D Rev A Building D Level 03 Plan PLP Architecture
1105-A-104-D Rev A Building D Level 04 Plan PLP Architecture
1105-A-105-D Rev A Building D Level 05 Plan PLP Architecture
1105-A-106-D Rev A Building D Level 06 Plan PLP Architecture
1105-A-107-D Rev A Building D Level 07 Plan PLP Architecture
1105-A-108-D Rev A Building D Level 08 Plan PLP Architecture
1105-A-109-D Rev A Building D Level 09 Plan PLP Architecture
1105-A-110-D Rev A Building D Level 10 Plan PLP Architecture
1105-A-111-D Rev A Building D Level 11 Plan PLP Architecture
1105-A-112-D Rev B Building D Level 12 Plan PLP Architecture
1105-A-113-D Rev B Building D Roof Level Plan PLP Architecture
1105-A-210-001-D Rev B Building D South Elevation PLP Architecture
1105-A-210-002-D Rev A Building D East Elevation PLP Architecture
1105-A-210-003-D Rev B Building D North-West Elevation PLP Architecture
1105-A-210-004-D Rev A Building D North Elevation PLP Architecture
1105-A-210-005-D Rev 00 Building D Northwest Elevation PLP Architecture
1105-A-310-001-D Rev A , Building D Section/Elevation Looking Through South
Atrium PLP Architecture
1105-A-310-002-D Rev D Building D Section/Elevation Looking Through Loading
Bay PLP Architecture
1105-A-310-003-D Rev A Building D Section/Elevation Looking West Through Lower
Ground PLP Architecture
1105-A-310-004-D Rev B Building D Section/Elevation Looking East Through
Loading Bay PLP Architecture

TM-184-LO1 Rev D Landscape Masterplan Turkington Martin
TM-184-R02 Northern Gateway Detailed Landscape Area Turkington Martin
TM-184-R03 Rev A Arrival Square Detailed Landscape Area Turkington Martin
TM-184-R04 Imperial Terrace Detailed Landscape Area Turkington Martin
TM-184-R05 Rev A Central Lawn Detailed Landscape Area Turkington Martin

20702-01-RP-00148 Minor Material Amendments Design and Access Statement
(dated December 2013) Aukett Fitzroy Robinson
20804-01-AR07-097 REV C; Site Location Plan Aukett Fitzroy Robinson

IWBC1301/L1/A/02/204 REV B Building C Level 1 Sheppard Robson
IWBC1301/L2/A/02/205 REV A Building C Level 2 Sheppard Robson

IWBC1301/L3/A/02/206 REV A Building C Level 3 Sheppard Robson
IWBC1301/L4/A/02/207 REV A Building C Level 4 Sheppard Robson
IWBC1301/L5/A/02/208 REV A Building C Level 5 Sheppard Robson
IWBC1301/L6/A/02/209 REV A Building C Level 6 Sheppard Robson
IWBC1301/L7/A/02/210 REV A Building C Level 7 Sheppard Robson
IWBC1301/L8/A/02/211 REV A Building C Level 8 Sheppard Robson
IWBC1301/L9/A/02/212 REV A Building C Level 9 Sheppard Robson
IWBC1301/LB/A/02/201 REV A Building C Level Sheppard Robson
IWBC1301/LG/A/02/203 REV B Building C Level Ground Sheppard Robson
IWBC1301/LLG/A/02/202 REV A Building C Level Lower Ground Sheppard Robson
IWBC1301/LR/A/02/213 REV A Building C Level Roof Sheppard Robson
IWBC1301/LZ/A/02/261 REV B Building C West Elevation Sheppard Robson
IWBC1301/LZ/A/02/262 REV A Building C East Elevation Sheppard Robson
IWBC1301/LZ/A/02/263 REV B Building C North Elevation Sheppard Robson
IWBC1301/LZ/A/02/264 REV A Building C South Elevation Sheppard Robson

981124_P_10-100 Rev A Site Location Plan
981124_P_10-101 Rev A Illustrative Outline Parameters Plan
981124_P_10-102 Rev A Existing Site Plan

981124_P_10-001 Rev B Proposed General Arrangement
981124_P_10-002 Rev B Landscape Layout – Colour Plan
981124_P_10-003 Rev A Landscape Layout – Character Zones

981124_P_20-001 Rev A Existing Landscape Sections AA/BB
981124_P_20-002 Rev A Proposed Landscape Sections AA/BB
981124_P_20-003 Rev A Existing Landscape Sections CC/DD
981124_P_20-004 Rev A Proposed Landscape Sections CC/DD
981124_P_20-005 Rev A Existing Landscape Sections EE/FF
981124_P_20-006 Rev A Proposed Landscape Sections EE/FF

Reason: To ensure full compliance with the planning application hereby approved and to 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 as amended) and policies WCRA1, DC1 and DC2 of the Hammersmith and Fulham Local Plan (2018).

4) The OUTLINE planning permission hereby permitted shall not be constructed unless in accordance with the approved parameter plans and listed under Condition 3, submitted as part of the planning application.

Reason: To ensure full compliance with the planning application hereby approved and to 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 as amended) and policies WCRA1, DC1 and DC2 of the Hammersmith and Fulham Local Plan (2018).

5) All reserved matters applications shall include a statement to demonstrate compliance with drawing ref: 981124-P-10-101-Rev A or other such versions that are subsequently agreed in writing with the Local Planning Authority.

Reason: To ensure that the development is constructed in accordance with the Design Guidelines on which this decision is based and to be consistent with the principles of good masterplanning, in accordance with policies 7.1, 7.2, 7.3, 7.47.5, 7.6, 7.7, 7.8, 7.9, 7.18, 7.19 and 7.21 of the London Plan (2016 as amended) and policies WCRA, WCRA, DC1 and DC2 of the Hammersmith and Fulham Local Plan (2018).

6) Notwithstanding the information in the approved plans, the height of the development (including the lift over runs) shall not exceed the following maximum heights (AOD - Above Ordnance Datum):

Building A: 39.48m

Building E: 57.30m

Building G: 51.88m

Reason: To ensure the reserved matters applications comply with the outline approval, and to ensure that the buildings have a satisfactory appearance and impact on the street scene in accordance with policies DC1 and DC2 of the Hammersmith and Fulham Local Plan (2018).

7) Prior to commencement of the development hereby approved, other than demolition, ground works or site preparation, a phasing programme for the construction, completion, and occupation of each phase of the development or building shall be submitted to, and approved in writing by the Local Planning Authority. Development shall proceed in accordance with the approved phasing strategy unless otherwise agreed in writing by the Local Planning Authority

Reason: To ensure that the development accords with the provisions and assessment of the approved Environmental Statement and to ensure that the development is carried out in a satisfactory manner in accordance with policies DC1, DC2 and CC2 of the Hammersmith and Fulham Local Plan (2018).

8) Prior to the commencement of each phase of the development or relevant part thereof, details and samples of materials to be used for that phase or relevant part thereof on all external faces of the buildings, and all surface treatments shall be submitted to and approved in writing by the Local Planning Authority and no part of that phase or relevant part thereof shall be used or occupied prior to the implementation of the approved details. Each phase or part thereof, of the development shall be carried out in accordance with such details as have been approved.

Reason: To ensure a satisfactory external appearance and to prevent harm to the street scene and public realm, in accordance with policies DC1 and DC2 of the Hammersmith and Fulham Local Plan (2018).

9) Prior to the commencement of the relevant part of the development, details, and samples, where appropriate, of all paving and external hard surfaces, boundary walls, railings, gates, fences, and other means of enclosure for that phase shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: To ensure a satisfactory external appearance, in accordance with policies DC1 and DC2 of the Hammersmith and Fulham Local Plan (2018).

10) The development of each phase or individual building shall not commence before the details of the design of that phase or building at a scale no less than 1:20 in plan, section, and elevation of a typical bay to show details of any proposed cladding, fenestration, glazing, balconies, and winter gardens have been submitted and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: To ensure a satisfactory external appearance, in accordance with policies DC1 and DC2 of the Hammersmith and Fulham Local Plan (2018).

11) Prior to the commencement of works on building F (the tall building), in addition to the samples of all external materials (required in condition 8), a supporting statement shall be submitted to the local planning authority for approval in writing setting out the detailed specifications of each material indicating performance, sustainability rating, impacts from weathering and exposure to pollution sources to demonstrate that the materials are of the highest quality. The development shall be carried out in accordance with such details as have been approved.

Reason: To ensure the external appearance of the tall building is of the highest quality and to prevent harm to the street scene and public realm, in accordance with policies 5.3, 7.6 and 7.7 of the London Plan (2016 as amended) and policies DC1, DC2 and DC3 of the Hammersmith and Fulham Local Plan (2018).

12) The third and fourth floors to building A shall be set back from the northern elevation of the building by a minimum 6.0m.

Reason: To ensure the reserved matters applications comply with the outline approval, and to ensure that the buildings have a satisfactory appearance and impact on the street scene in accordance with policies DC1 and DC2 of the Hammersmith and Fulham Local Plan (2018).

13) The sixth and seventh floors to building G shall be set back from the eastern and western elevations of the building by a minimum 2.0m.

Reason: To ensure the reserved matters applications comply with the outline approval, and to ensure that the buildings have a satisfactory appearance and impact on the street scene in accordance with policies DC1 and DC2 of the Hammersmith and Fulham Local Plan (2018).

14) Excluding lift over runs, the upper floor setbacks to the outline buildings will comprise the following minimum distances between the edge of the building and the external wall of the setback:

Building A: 6.0m

Building E: 0m

Building G: 2.0m

Reason: To ensure the reserved matters applications comply with the outline approval, and to ensure that the buildings have a satisfactory appearance and impact on the street scene in accordance with policies DC1 and DC2 of the Hammersmith and Fulham Local Plan (2018).

15) Details of the proposed hard and soft landscaping including planting schedules and details of the species, height and maturity of any trees and shrubs and proposed landscape maintenance and management shall be submitted to the local planning authority and approved in writing, prior to commencement of work on the relevant part of the development, or relevant part of the phase. The approved scheme shall be implemented in the next winter planting season following completion of the building works, or before the occupation and use of any part of the buildings, whichever is the earlier, and the landscaping shall thereafter be retained and maintained in accordance with the approved details.

Reason: To ensure a satisfactory external appearance in accordance with policies DC1, OS1, OS2, OS4 and OS5 of the Hammersmith and Fulham Local Plan (2018).

16) Notwithstanding the information in the landscape drawings hereby approved, an urban realm strategy which includes detailed drawings of the shared surfaces, methods of delineation of the vehicular and pedestrian areas and samples of materials shall be submitted to the local planning authority and approved in writing prior to the commencement of each phase of the development, or relevant part thereof. The urban realm strategy shall demonstrate how the shared surfaces would adhere to the guidance set out in Department of Transport Note LTN1/11 "Shared Space" October 2011 (or any other relevant guidelines). Such details shall be implemented in accordance with the plans, and permanently retained thereafter.

Reason: To ensure that the proposal provides an inclusive and accessible environment in accordance with Policy 7.2 of the London Plan (2016 as amended) and Policy T1 of the Hammersmith and Fulham Local Plan (2018) and Hammersmith and Fulham Planning Guidance Supplementary Planning Document (SPD) (2018).

17) Any tree or shrub planted pursuant to approved landscape details that is removed or severely damaged, dying or becoming seriously diseased within 5 years of planting shall be replaced with a tree or shrub of similar size and species to that originally required to be planted.

Reason: To ensure a satisfactory provision for planting, in accordance with policies OS1, OS4 and OS5 of the Hammersmith and Fulham Local Plan (2018).

18) Prior to the commencement of the relevant phase of the development or part thereof, an arboricultural method statement setting out the method(s) of tree protection during construction, shall be submitted to and approved in writing by the Local Planning Authority. The methods of tree protection shall be implemented as approved.

Reason: To ensure that the retained trees are protected during the construction processes to prevent their unnecessary damage or loss, in accordance with policies OS1, OS2, OS4 and OS5 of the Hammersmith and Fulham Local Plan (2018).

19) Any works to tree(s) on the site shall be carried out only in the following manner, in accordance with British Standard 3998:1989 - Recommendations for Tree Work:

Reason: To ensure that the Council can properly assess the impact of the development on any trees and to prevent their unnecessary loss, in accordance with policies OS4 and OS5 of the Hammersmith and Fulham Local Plan (2018).

20) Prior to the occupation of the relevant phase of the development or part thereof, details including the locations of the benches, litter bins and signage for each reserved matters phase shall be submitted to and approved in writing by the local planning authority. The street furniture listed above shall be designed and sited to be fully inclusive and accessible for all users and will not provide any obstruction to disabled persons or people of impaired mobility and/or sight. The development shall not be open to users until the benches, litter bins and signage as approved have been provided, and must be permanently retained thereafter.

Reason: To ensure the satisfactory provision of facilities, in accordance with policies OS1, DC1 and T1 of the Hammersmith and Fulham Local Plan (2018) and the LBHF SPD (2018).

21) 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 policies DC1, DC2 and DC8 of the Hammersmith and Fulham Local Plan (2018).

22) Prior to the occupation of the remaining buildings A and G a site wide at grade Car Parking Management Plan shall be submitted to and approved in writing by the Council detailing the allocation of car parking spaces to visitors, blue badge holders and the location of electric vehicle charging points (at least 20% of car parking spaces). The development shall be carried out in accordance with the approved details and maintained thereafter.

Reason: To ensure the appropriate distribution of specialist parking in the development and that all spaces can be readily accessed by vehicles, in accordance with policies 6.13 and 7.2 of the London Plan (2016 as amended) and policies T1, T4 and T5 of the Hammersmith and Fulham Local Plan (2018) and the LBHF SPD (2018).

23) Deleted

24) Deleted

25) Details of on-site Blue Badge car parking spaces shall be submitted to the Local Planning Authority for approval prior to commencement of works at the relevant part of the development. The details shall be fully implemented in accordance with the approved plans and shall be permanently retained thereafter.

Reason: To ensure there is an adequate provision of fully accessible car parking spaces in accordance with policies 6.13 and 7.2 of the London Plan (2016 as amended), policies T1 and T5 of the Hammersmith and Fulham Local Plan (2018) and the LBHF SPD (2018).

26) Prior to commencement of the relevant phase of the development or part thereof, a scheme shall be submitted to the local planning authority and approved in writing which demonstrates how daytime deliveries and stopping by Blue Badge Holder vehicles and taxis outside buildings on the site will be managed, in the absence of kerbs and vehicular entries into the envelopes of individual buildings pull-ins, in such a way as to avert the risk of blind people colliding with stopped vehicles.

Reason: To ensure that deliveries and dropping off can occur without compromising highway safety or the safety of pedestrians on the footway, in accordance with policy

7.2 of the London Plan (2016 as amended), Policy T1 of the Hammersmith and Fulham Local Plan (2018) and the LBHF SPD (2018).

27) Prior to the commencement of each building, details of the refuse arrangements including storage, collection, and recycling within each building, in the form of a Waste Management Strategy, shall be submitted to and approved in writing by the Council before any works thereby affected are begun. The details as approved shall be implemented prior to the use or occupation of any part of the development and maintained permanently thereafter.

Reason: To ensure the satisfactory provision for refuse storage and recycling in accordance with policies CC6 and CC7 of the Hammersmith and Fulham Local Plan (2018) and the LBHF SPD (2018).

28) Details of a new taxi rank and drop-off bay for private hire cars shall be submitted to the Local Planning Authority for approval, prior to commencement of works of the relevant phase of development, or part thereof, to be permanently retained thereafter.

Reason: To ensure there are adequate facilities for taxis serving the development, in accordance with Policy T1 of the Hammersmith and Fulham Local Plan (2018) and the LBHF SPD (2018).

29) Prior to the commencement of each building, details of secure cycle storage for that building shall be submitted to and approved in writing by the Council. Development shall accord with the details as approved, and the cycle parking provision shall be retained thereafter.

Reason: To ensure the suitable provision of cycle parking within the development to meet the needs of future site occupiers and users, in accordance with policies 6.9 and 6.13 of the London Plan (2016 as amended) and policies T1 and T3 of the Hammersmith and Fulham Local Plan (2018) and the LBHF SPD (2018).

30) Prior to the commencement of Building F, details of compliance with lifetime homes standards for the residential units and of the provision of 10% of the residential units to wheelchair housing standard or easily capable of being adapted to this standard shall be submitted to and approved in writing by the Council. Development shall accord with the details as approved.

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 3.8 of the London Plan (2016 as amended) and Policy H06 of the Hammersmith and Fulham Local Plan (2018) and the LBHF SPD (2018).

31) Prior to commencement of works on each phase, full details of how the development accords with the Council's 'Access for All' Supplementary Planning Document shall be submitted to and approved in writing by the Council.

Reason: To ensure that the proposal provides an inclusive and accessible environment in accordance with Policy 7.2 of the London Plan (2016 as amended) and the LBHF SPD (2018).

32) Prior to the works to the central square landscaping, a scheme detailing the play equipment, boundary treatments and ground surface treatment of the outdoor play spaces shall be submitted to the local planning authority and approved in writing. Any play equipment will be designed to be fully inclusive to ensure the play areas are accessible to all and will be implemented in accordance with the approved plans, to be permanently retained thereafter.

Reasons: To ensure equal life chances for all, and to prevent groups such as blind people and disabled children being excluded from use of public realm and other amenities by designs failing in detail to take specific needs into account, in accordance with Policy 3.1 of the London Plan (2016 as amended), policies OS2 and OS3 of the Hammersmith and Fulham Local Plan (2018) and the LBHF SPD (2018).

33) The ground floor entrance doors to all publicly accessible 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 as amended), and the LBHF SPD (2018).

34) 10% of the bedrooms within the hotel (Building E) shall be designed to wheelchair housing standard or easily capable of being adapted to this standard.

Reason: To ensure that the development is fully inclusive and accessible for all and responds to the needs of people with disabilities, in accordance with Policy 3.8 of the London Plan (2016 as amended), Policy E3 of the Hammersmith and Fulham Local Plan (2018) and the LBHF SPD (2018).

35) Prior to the commencement of each phase or relevant part thereof, an Inclusive Access Management Plan (IAMP) shall be submitted to the LPA and approved in writing which sets out a strategy for on-going consultation with specific interest groups with regards to accessibility of the relevant part of the site. On-going consultation must then be carried out in accordance with the approved IAMP.

Reason: To ensure that the proposal provides an inclusive and accessible environment in accordance with the Policy 7.2 of the London Plan (2016 as amended) and the LBHF SPD (2018).

36) Prior to the commencement of the relevant phase of the development or part thereof, a statement of how "Secured by Design" requirements are to be adequately achieved shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be carried out prior to occupation of the development hereby approved and permanently maintained thereafter.

Reason: To ensure a safe and secure environment in accordance with Policy 7.3 of the London Plan (2016 as amended), Policy DC2 of the Hammersmith and Fulham Local Plan (2018) and the LBHF SPD (2018).

37) Prior to commencement of each phase of the development, a noise assessment for the relevant phase of development shall be submitted to the Council for approval of external noise levels and details of the sound insulation of the building envelope, orientation of habitable rooms away from major noise sources and of silenced mechanical ventilation, as necessary, to achieve 'Good' internal room and (if provided) external amenity noise standards in accordance with the criteria of BS8233:1999. Approved details shall be implemented prior to occupation of the relevant phase of development and thereafter be permanently retained.

Reason: To ensure that the amenity of occupiers of the development site is not adversely affected by noise from transport and commercial noise sources, in accordance with Policy CC11 of the Hammersmith and Fulham Local Plan (2018) and the LBHF SPD (2018).

38) Prior to commencement of each phase of the development, details shall be submitted to and approved in writing by the Council, of an enhanced sound insulation value $D_{nT,w}$ and $L_{nT,w}$ for the floor/ceiling/ wall structures separating different types of rooms/ uses in adjoining dwellings, namely living room and kitchen adjoining bedroom of separate dwelling. Approved details shall be implemented prior to occupation of the relevant phase of development and thereafter be permanently retained.

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

39) Prior to commencement of the relevant phase of development or part thereof, details shall be submitted to and approved in writing by the Council, of the sound insulation of the floor/ ceiling/ walls separating noise sensitive premises from non-residential uses (including plant, car park and communal facilities). Details shall

demonstrate that the sound insulation value $D_{nT,w}$ [and $L'_{nT,w}$] is sufficiently enhanced and, where necessary, additional mitigation measures implemented to contain commercial noise within the commercial premises and to achieve the 'Good' criteria of BS8233:1999 within the dwellings/ noise sensitive premises. Approved details shall be implemented prior to any occupation of the residential development and shall be permanently retained thereafter.

Reason: To ensure that the amenity of occupiers of the development site is not adversely affected by noise from transport or industrial/commercial noise sources, in accordance with policies CC11 and CC13 of the Hammersmith and Fulham Local Plan (2018) and the LBHF SPD (2018).

40) Prior to commencement of the relevant phase of development or part thereof, details shall be submitted to and approved in writing by the Council, of building vibration levels, together with appropriate mitigation measures where necessary. The criteria to be met and the assessment method shall be as specified in BS 6472:1992. No part of the development shall be occupied until the approved details have been implemented. Approved details shall thereafter be permanently retained.

Reason: To ensure that the amenity of occupiers of the development site is not adversely affected by ground or airborne vibration, in accordance with policies CC11 and CC13 of the Hammersmith and Fulham Local Plan (2018) and the LBHF SPD (2018).

41) 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 Hammersmith and Fulham Local Plan (2018) and the LBHF SPD (2018).

42) Prior to the commencement of the relevant phase of development or part thereof, details shall be submitted to and approved in writing by the Council, of the external noise level emitted from plant/machinery/equipment and mitigation measures as appropriate. The measures shall ensure that the external noise level emitted from plant, machinery/equipment will be lower than the lowest existing background noise level by at least 10dBA, as assessed according to BS4142:1997 at the nearest and/or most affected noise sensitive premises, with all machinery operating together, as appropriate, at maximum capacity. A post installation noise assessment shall be carried out where required to confirm compliance with the noise 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.

Reason: To ensure that the amenity of occupiers of the development site and surrounding premises is not adversely affected by noise from plant/mechanical installations/equipment, in accordance with policies CC11 and CC13 of the Hammersmith and Fulham Local Plan (2018) and the LBHF SPD (2018).

43) Prior to the commencement of Building F, details of the mechanical ventilation system to be installed within the building shall be submitted to and approved in writing by the Local Planning Authority. The details shall include the method of clean intake from higher levels, which will be used to serve residential units in the lower floors. The ventilation system shall be implemented in accordance with the approved plans and shall be permanently retained thereafter. The equipment installed shall be permanently maintained in good working order. The maintenance and cleaning of the system shall be undertaken regularly in accordance with the manufacturer specifications and shall be the responsibility of the primary owner of the building.

Reason: To ensure that the residential building (F) has access to satisfactory air quality levels and are not unduly affected by odour and disturbance in accordance with policies CC11, CC13 and HO11 of the Hammersmith and Fulham Local Plan (2018) and the LBHF SPD (2018).

44) Prior to commencement of the relevant phase of the development or part thereof, details of the installation, operation, and maintenance of the best practicable odour abatement equipment and extract system shall be submitted to and approved in writing by the Local Planning Authority, 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 occupation of the relevant phase of development or part thereof and thereafter be permanently retained, unless subsequently otherwise approved in writing by the Local Planning Authority.

Reason: To ensure that nearby premises are not unduly affected by odour and disturbance in accordance with Policy CC13 of the Hammersmith and Fulham Local Plan (2018) and the LBHF SPD (2018).

45) Prior to the commencement of the relevant phase of the development or part thereof, details of all proposed external lighting, including security lights for each phase shall be submitted to and approved in writing by the Local Planning Authority. Details shall include the number, exact location, height, design, and appearance of the lights. Lighting contours shall be submitted to demonstrate that vertical illumination of neighbouring premises is a maximum of 10lux at ground floor and 5lux at first and higher floor levels. The recommendations of the Institution of Lighting Professionals

in the 'Guidance Notes for the Reduction of Light Pollution 2005' shall be met and details should also be submitted for approval of measures to prevent glare and sky glow by correctly using, locating, aiming, and shielding luminaires. The use shall not commence until the lighting has been installed in full accordance with the approved details, and shall be permanently retained thereafter.

Reason: To ensure a satisfactory external appearance and to prevent harm to the occupiers of neighbouring properties, in accordance with policies CC2 and CC12 of the Hammersmith and Fulham Local Plan (2018) and the LBHF SPD (2018).

46) No demolition or construction works for the development hereby permitted shall commence for each phase until a Demolition Method Statement and a Construction Logistics Management Plan for the relevant phase of the development has been submitted to and approved in writing by the Council. Details shall include the steps to be taken to re-use and re-cycle demolition waste and measures proposed to minimise the impact of the demolition processes on the existing amenities of neighbouring occupiers, including monitoring and control measures for dust, noise, vibration, lighting, delivery locations, waste classification, disposal procedures and locations, restriction of hours of work and all associated activities audible beyond the site boundary to 0800-1800hrs Mondays to Fridays and 0800-1300hrs 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, provisions within the site to ensure that all vehicles associated with the construction works are properly washed and cleaned to prevent the passage of mud and dirt onto the highway, and other matters relating to traffic management to be agreed. All works to be carried out in accordance with approved details.

Reason: To ensure that there would be no unacceptable adverse effect on the amenity of surrounding occupiers in accordance with policies CC2 and CC13 of the Hammersmith and Fulham Local Plan (2018) and the LBHF SPD (2018).

47) Neither music nor amplified voices emitted from commercial premises at the development shall be audible at any residential/noise sensitive premises.

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 HO11 of the Hammersmith and Fulham Local Plan (2018) and the LBHF SPD (2018).

48) 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 HO11 of the Hammersmith and Fulham Local Plan (2018) and the LBHF SPD (2018).

49) 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 CC11 and HO11 of the Hammersmith and Fulham Local Plan (2018) and the LBHF SPD (2018).

50) Prior to commencement of each phase of the development, a Servicing Management Plan shall be submitted to and approved in writing by the Council. Details shall include times and frequency of deliveries and collections, vehicle movements, silent reversing methods, location of loading bays, quiet loading/unloading measures, etc.

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 HO11 of the Hammersmith and Fulham Local Plan (2018) and the LBHF SPD (2018).

51) The hours of operation of the Class A3 (restaurant) floorspace hereby approved within buildings E and F shall be 08:00 hours to 23:00 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 policies CC11 and HO11 of the Hammersmith and Fulham Local Plan (2018) and the LBHF SPD (2018).

52) The Class A3 floorspace hereby approved within buildings C, D, E, F and G may be used only as restaurant(s) providing full meals served at table and shall not be used as a public house, wine bar, take-away or for any other purpose within Class A3 of the schedule to the Town and Country Planning (Use Classes) Order 1987 or any statutory replacement or modification thereof.

Reason: To ensure that the development does not result in conditions prejudicial to the amenities of local residents by reason of noise and disturbance in accordance with policies CC11 and HO11 of the Hammersmith and Fulham Local Plan (2018) and the LBHF SPD (2018).

53) The Class D1 floorspace hereby approved within building C shall be used as a post and under graduate teaching facility which includes laboratories, research and technological development and ancillary offices.

Reason: To ensure the use is compatible with the masterplan for the overall site and land use character of the surrounding area, in accordance with policies BE1, WCOA, and WCOA1 of the Local Plan

54) The Class A1(retail) uses hereby permitted within buildings D 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 16:00 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 policies CC11 and HO11 of the Hammersmith and Fulham Local Plan (2018) and the LBHF SPD (2018).

55) Deleted

56) Details of the methods proposed to identify any television interference caused by the proposed development, including during the construction process, and the measures proposed to ensure that television interference that might be identified is remediated in a satisfactory manner shall be submitted to and approved in writing by the local planning authority before commencement of each phase of the development. The approved remediation measures shall be implemented for each phase immediately that any television interference is identified.

Reason: To ensure that television interference caused by the development is remediated, in accordance with Policy 7.7 of the London Plan (2016 as amended).

57) No impact piling shall take place until a piling method statement (detailing the 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 or sewerage 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 water or sewerage undertaker. Any piling must be undertaken in accordance with the terms of the approved piling method statement.

Reason: To prevent any potential to impact on local underground water and sewerage utility infrastructure, in accordance with policies 5.14 and 5.15 of the London Plan (2016 as amended). The applicant is advised to contact Thames Water Developer Services on 0845 850 2777 to discuss the details of the piling method statement.

58) There shall be no construction above the first floor to any phase or relevant part thereof until the following information has been submitted to the Local Planning Authority:

- i) the completion of a Base-Line Airwaves Interference Study (the Base-Line Study) to assess airwave reception within/adjacent to the site.
- ii) the implementation of a Scheme of Mitigation Works for the purposes of ensuring no material impact during the construction of the development identified by the Base-Line Study. Such Scheme of Mitigation Works shall be first submitted to and approved in writing by the Council.

Reason: To ensure that the existing airwaves reception at the adjacent police station is not adversely affected by the proposed development, in accordance with Policy 7.13 of The London Plan (2016 as amended).

59) There shall be no occupation of any phase of the development, or relevant part thereof until the following information has been submitted to the Local Planning Authority:

- i) the completion of a Post-Construction Airwaves Study (the Post-Construction Study) to minimise detrimental impacts to airwaves reception attributable to the development.
- ii) the implementation of a Scheme of Mitigation Works to ensure no material impact to the airwave reception attributable to the development identified by the Post-Construction Study, shall take place within 3 months of the submission of the Post Construction Study. Such Scheme of Mitigation Works shall be first submitted to and approved in writing by the Council.

Reason: To ensure that the existing airwaves reception within/adjacent to the Imperial West development site is not adversely affected by the proposed development, in accordance with Policy 7.13 of The London Plan (2016 as amended).

60) Prior to commencement of works above ground level of any phase of development, details of micro climate mitigation measures necessary to provide an appropriate wind environment throughout and surrounding the development shall be submitted to and approved in writing by the Council. Approved details shall be implemented, and permanently retained thereafter.

Reason: To ensure that suitable measures are incorporated to mitigate potential adverse wind environments arising from the development, in accordance with policies 7.6 and 7.7 of the London Plan (2016 as amended).

61) Deleted

62) Within 6 months of occupation of the residential building, a Code for Sustainable Homes (2010) certificate confirming that the dwellings meet the requirements of level 4 shall be submitted to and approved in writing by the Council.

Reason: In the interests of energy conservation, reduction of CO2 emissions and wider sustainability, in accordance with policies 5.1, 5.2, 5.3, 5.6 and 5.7 of the London Plan (2016 as amended) and policies CC1 and CC2 of the Hammersmith and Fulham Local Plan (2018).

63) Within 6 months of occupation of any non-residential building, a BREEAM (2011) certificate confirming that the building achieves a 'Very Good' BREEAM rating shall be submitted to and approved in writing by the Council.

Reason: In the interests of energy conservation, reduction of CO2 emissions and wider sustainability, in accordance with policies 5.1, 5.2, 5.3, 5.6 and 5.7 of the London Plan (2016 as amended) and policies CC1 and CC2 of the Hammersmith and Fulham Local Plan (2018).

64) Each phase of the development hereby permitted shall not commence until details of a sustainable urban drainage system (SUDS) have been submitted to and approved in writing by the council unless otherwise agreed in writing by the local planning authority, The SUDS scheme shall be implemented in accordance with the approved details prior to first occupation of the relevant phase of the development hereby permitted, and thereafter permanently retained.

Reason: To ensure that surface water run-off is managed in a sustainable manner, in accordance with Policy 5.13 of the London Plan (2016 as amended) and Policy CC4 of the Hammersmith and Fulham Local Plan (2018).

65) No phase of development shall commence until a drainage strategy relating to that phase detailing any on and/or off-site drainage works relating to that phase, has been submitted to and approved by, the local planning authority in consultation with the sewerage undertaker. No discharge of foul or surface water from the site shall be accepted into the public system until the drainage works referred to in the strategy have been completed.

Reason: To prevent any increased risk of flooding and to ensure the satisfactory storage of/disposal of foul or surface water from the site in accordance with Policy 5.13 of the London Plan (2016 as amended) and Policy CC4 of the Hammersmith and Fulham Local Plan (2018).

66) Prior to commencement of works, Impact Studies of the existing water supply infrastructure to determine the magnitude of any new additional capacity required in the system and the location of a suitable connection point, shall be submitted to and

approved in writing by the local planning authority (in consultation with Thames Water. The approved details shall be carried out prior to occupation of the development hereby approved and permanently retained thereafter.

Reason: To ensure that the water supply infrastructure has sufficient capacity to cope with the additional demand in accordance with policies 5.14 and 5.15 of the London Plan (2016 as amended) and policies CC2 and CC3 of the Hammersmith and Fulham Local Plan (2018).

67) The development hereby permitted shall not be commenced until a scheme to reduce the surface water runoff from site to a maximum of 128 l/s for 1 in 100-year plus 20% rainfall event from the site, has been submitted to and approved in writing by the local planning authority. The scheme shall be fully implemented and subsequently maintained in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed in writing by the local planning authority.

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), policies CC2 and CC4 of the Hammersmith and Fulham Local Plan (2018).

68) Prior to the commencement of work on the relevant part of each phase of development or building, 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. Development shall accord 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 (2016 as amended) and policies CC4, DC1, DC2 and DC3 of the Hammersmith and Fulham Local Plan (2018).

69) The development shall make provision for a minimum area of 3820 sqm to be laid out as green or brown roofs in accordance with the Flood Risk Assessment Table 2 (Proposed Impermeable Areas. Such roof treatments shall be located in as many parts of the buildings, for each phase, as is possible.

Reason: To promote sustainable design in accordance with policies 5.1, 5.2, 5.3, 5.11, and 7.19 of the London Plan (2016 as amended) and policies CC4, DC1, DC2 and DC3 of the Hammersmith and Fulham Local Plan (2018).

70) Prior to commencement of the relevant phase of the development or part thereof, details of the proposed photo voltaic panels on the roofs including the angle to surface of the roofs of the buildings and proposed borehole cooling as identified in the

approved energy strategy, where relevant shall be submitted to and approved in writing by the Local Planning Authority. Such details shall be implemented prior to occupation or use of the building and permanently retained thereafter unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the development is consistent with the Mayor's sustainable design objectives in accordance with Policies 5.1, 5.2, 5.3, 5.7 and 5.8 of the London Plan (2016 as amended) and policies CC1 and CC2 of the Hammersmith and Fulham Local Plan (2018).

71) No phase of development shall commence until an Ecological Management Plan is submitted to and approved in writing by the Local Planning Authority. The EMP shall comprise a monitoring report for a minimum period of 5 years, unless otherwise agreed in writing with the Local Planning Authority which looks to safeguard biodiversity features following the completion of each phase of the development or relevant part thereof.

Reason. To ensure the biodiversity of the site is protected and enhanced where possible, in accordance with Policy 7.19 of the London Plan (2016 as amended) and policies OS2, OS4 and OS5 of the Hammersmith and Fulham Local Plan (2018).

72) No development shall commence until a preliminary risk assessment report, regarding land contamination, is submitted to and approved in writing by the Council, unless otherwise agreed in writing by the local planning authority. 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: 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 Policy 5.21 of the London Plan (2016 as amended) and policies CC8, CC9 and CC13 of the Hammersmith and Fulham Local Plan (2018).

73) No development shall commence until a site investigation scheme, regarding condition 72, is submitted to and approved in writing by the Council unless otherwise agreed in writing with the local planning authority. 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.

Reason: 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 policy 5.21 of the London Plan (2016 as amended) and policies CC8, CC9 and CC13 of the Hammersmith and Fulham Local Plan (2018).

74) No development shall commence (unless the Council agree in writing that a set extent of development must commence to enable compliance with this condition) until, following a site investigation undertaken in compliance with the approved site investigation scheme as part of Condition 73, 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: 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 policy 5.21 of the London Plan (2016 as amended) and policies CC8, CC9 and CC13 of the Hammersmith and Fulham Local Plan (2018).

75) No phase of development shall commence (unless the Council agree in writing that a set extent of development must commence to enable compliance with this condition) until, a remediation method statement, regarding condition 74, 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: 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 Policy 5.21 of the London Plan (2016 as amended) and policies CC8, CC9 and CC13 of the Hammersmith and Fulham Local Plan (2018).

76) No phase of development shall commence (unless the Council agree in writing that a set extent of development must commence to enable compliance with this condition) until the approved remediation method statement regarding condition 75 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: 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 Policy 5.21 of the London Plan (2016 as amended) and policies CC8, CC9 and CC13 of the Hammersmith and Fulham Local Plan (2018).

77) No phase of development shall commence (unless the Council agree in writing that a set extent of development must commence to enable compliance with this condition) until an onward long-term monitoring methodology report, regarding Condition 76, 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: 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 Policy 5.21 of the London Plan (2016 as amended) and policies CC8, CC9 and CC13 of the Hammersmith and Fulham Local Plan (2018).

78) Prior to the occupation of the final building subject to reserved matters approval, four fire hydrants shall be installed in the locations set out on drawing number

107896L17 (Rev D), unless otherwise agreed by the Local Planning Authority in writing. The fire hydrants shall be implemented in accordance with the approved plans and shall be permanently retained thereafter.

Reason: To ensure sufficient water supply is available in the event of an emergency in accordance with policies 5.15 and 7.13 of the London Plan (2016 as amended).

79) No advertisements shall be displayed on or within any elevation of the building itself, without details of the advertisements having first been submitted to and agreed in writing by the Council.

Reason: In order that any advertisements displayed on the building are assessed in the context of an overall strategy, to ensure a satisfactory external appearance and to preserve the integrity of the design of the building, in accordance with policies DC1 and DC9 of the Hammersmith and Fulham Local Plan (2018).

80) 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 Hammersmith and Fulham Local Plan (2018) and the LBHF SPD (2018).

81) No alterations shall be carried out to the external appearance of the development hereby approved, including the installation of air conditioning units, ventilation fans or extraction equipment not shown on the approved drawings.

Reason: To ensure a satisfactory external appearance and prevent harm to the street scene, and to safeguard the amenities of neighbouring residential occupiers, in accordance with Policy DC1 of the Hammersmith and Fulham Local Plan (2018) and the LBHF SPD (2018).

82) 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 DC5 of the Hammersmith and Fulham Local Plan (2018) and the LBHF SPD (2018).

83) The window glass of any shopfront hereby approved shall be clear and shall not be mirrored, tinted, or otherwise obscured.

To ensure a satisfactory external appearance and to prevent harm to the street scene, in accordance with policies DC1 and DC5 of the Hammersmith and Fulham Local Plan (2018) and the LBHF SPD (2018).

84) Prior to the occupation of Building C or the completion of the Westway Cycle Parking Hub (Approved Reference: 2016/00645/FUL) whichever is sooner, a cycle phasing plan shall be submitted to and approved in writing by the Local Planning Authority. The phasing plan shall set out the location, number and design of any temporary cycle parking required to meet the parking provision of Building C on the Imperial West (North) site and the location, number and design of permanent cycle parking (located on or off-site) required to meeting the parking provision of Building C. The cycle parking provision shall be implemented in accordance with the approved phasing plan, prior to the occupation of Building C or the completion of the Westway Cycle Parking Hub (Approved Reference: 2016/00645/FUL) whichever is sooner.

Reason: To ensure the adequate and suitable provision of cycle parking within the development in relation to Building C, to meet the needs of future site occupiers in accordance with policies 6.9 and 6.13 of the London Plan (2016) and policy T1 of the LBHF Local Plan 2018.

85) Prior to construction of the flues to Building C, an updated air quality assessment (including Air Quality Neutral assessment) will be submitted to and approved in writing by the Local Planning Authority. The assessment will include an updated impact assessment of emissions from the as-installed energy centre (including diesel generators), an assessment of the impacts of emissions from the fume cupboards, and an Air Quality Neutral assessment.

Reason: To ensure that occupiers of the development are not adversely affected by air quality, in accordance with London Plan 2016 and Policy CC10 of the LBHF Local Plan 2018.

86) In the event the updated air quality assessment required by condition 85, indicated that an air quality neutral outcome will not be met, a Low Emission Strategy shall be submitted to and approved in writing by the Council. The Low Emission Strategy must address the results of the air quality assessment from condition 85 and detail the remedial action and 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 transport and energy generation sources. Evidence must also be submitted to and approved in writing by the council to show that any CHP units installed within the energy centre comply with the relevant emission standards in the Mayor's Sustainable Design and Construction Supplementary Planning Document. The submitted evidence must

include the results of NOx emissions testing of each CHP units by an accredited laboratory.

Reason: To comply with the requirements of the NPPF (2012) policies 7.14a-c of the London Plan (2016) and Policy CC1 of the LBHF Local Plan 2018.

87) Prior to construction of any internal or external M&E systems associated with Building C, detailed information on the proposed mechanical ventilation system shall be submitted to and approved in writing by the Council and thereafter carried out in accordance with these details, including details of where air intakes would be located to avoid areas of NO₂ or PM exceedance. Chimney, boiler and fume cupboard flues and ventilation extracts must be positioned a suitable distance away from ventilation intakes and receptors. Approved details shall be fully implemented prior to the occupation/use of Building C and thereafter permanently retained and maintained in good working order. 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 building.

Reason: To ensure that occupiers of the development are not adversely affected by air quality, in accordance with London Plan 2016 Policy 7.14 and Policy CC10 of the LBHF Local Plan.

88) The North-West Corner of Block C shall be completed within 18 months of the date of the original planning permission, that being 21st December 2012, or prior to the Block becoming fully operational, whichever is the latter.

Reason: To ensure full compliance with the planning application hereby approved and to 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 (2015) and DC of the LBHF Local Plan 2018.

89) Prior to the commencement of landscaping works detailed drawings in plan, section and elevation of the Pavilion shall be submitted for the written approval of the Planning Authority and thereafter implemented onsite in the approved manner. The design of the Pavilion shall aim to meet the following requirements unless otherwise agreed in writing:

- 1 storey in height;
- Where practical and feasible SUDS measures (including rainwater harvesting/green roof);
- Accommodate A1 – A3 use classes, B1(a) and D1;

Reason: These details have not been submitted and to comply with policies 5.1, 5.3, 5.11, 5.12 of the London Plan 2016 (as amended) and CC2 and CC3 of the LBHF Local Plan 2018.

Justifications for Approving the Application

Principle of Development/Regeneration: The principle of a comprehensive mixed-use redevelopment of the site including education/academic, residential, office, retail, healthcare and day care uses is considered to be acceptable and in accordance with national, strategic and local planning policies, which advocate making the most efficient use of brownfield land in sustainable locations in order to help meet local and strategic housing needs. The proposed development would contribute to the regeneration of the area, improve education and employment opportunities, and promote sustainable economic growth. The relatively small size and location of the proposed retail floorspace is considered not to compromise the vitality or viability of surrounding centres. The proposed development would be an appropriate use within the White City Opportunity Area which is well served and accessible by public transport. The proposed amendments to the masterplan development, subject to varying conditions 3, 8 and 89 would not alter the conclusions in respect of the overall principle of development. The proposed development is therefore considered acceptable in accordance with policies 2.13, 2.15, 3.3, 3.4 of the London Plan 2016 Strategic Policies WCRA, WCRA2, E2, CF1, CF2, CF3, HO1, OS1, OS2 and OS3 of the LBHF Local Plan (2018).

Housing: The proposed amendments to the masterplan development would not alter the conclusions in respect of the housing issues relating to the development. It is therefore considered that the proposed development is acceptable and in accordance with Policies 3.5 and 3.8 of the London Plan 2016 and policies HO1, HO3, HO4, HO5 and HO11 of the LBHF Local Plan (2018).

Design: It is considered that the proposed development would be of a high-quality design and would make a positive contribution to the character and appearance of the White City Opportunity Area. It is therefore acceptable and in compliance 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 New Local Plan (2018).

Built Heritage: The proposed development would be visible from within LBHF and the Royal Borough of Kensington and Chelsea. The impact of the proposal on the historic significance, visual amenity, character, and appearance of these areas, White City; Oxford Gardens/St Quintin Conservation Area; Grade I listed Kensal Green Park (Kensal Green Cemetery); and listed buildings in the area, is considered on balance acceptable. The proposed amendments to the masterplan development, subject to varying conditions 3, 8 and 89 would not alter the conclusions in respect of the heritage issues. The proposed development is therefore considered to be acceptable and in

accordance with policies 7.4, 7.7 and 7.8 of the London Plan (2016), policies DC1, DC2, DC3, DC8 of the LBHF Local Plan 2018.

Residential Amenity: It is considered that the proposed development would not result in unacceptable adverse impacts upon the amenities of adjoining occupiers in terms of daylight/sunlight, over-shadowing, and privacy. Potential impacts in terms of air quality, light pollution, wind tunnelling, 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 amendments to the masterplan development, subject to varying conditions 3, 8 and 89 would not alter the conclusions in respect of the amenity issues. The proposed development is therefore considered acceptable in accordance with policies 3.5, 3.6, 3.8, 7.3, 7.6, 7.7, 7.14 and 7.15 of the London Plan 2016 and Policies HO11, DC1, DC2, DC8, CC10, CC11, CC12 and CC13 of the LBHF Local Plan (2018).

Access: Subject to conditions, it is considered that the development would provide a safe and secure environment for all users. The development is therefore considered to be acceptable in accordance with Policy 4B.5 of the London Plan Policy 7.2 of the London Plan 2016, and Policy HO6 of the New Local Plan (2018).

Quality of Residential Accommodation: The proposal is considered to provide an acceptable standard of accommodation for future occupiers of the residential accommodation (private and affordable) in respect of the living space, aspect, and amenity. The assessment is that all units would benefit from acceptable levels of daylight/sunlight, outlook, and privacy. The proposed amendments to the masterplan development, subject to varying conditions 3, 8 and 89 would not alter the conclusions in respect of the quality of residential accommodation issues. The development is therefore considered to be acceptable in accordance with Policies 3.5 and 3.8 of the London Plan 2016 and policies HO1 and HO4 of the LBHF Local Plan and LBHF SPD 2018.

Highways: It is considered that the overall traffic impact of the proposed amendments is acceptable and in accordance with policies 6.1, 6.3, 6.9, 6.10, 6.11, 6.13 of the London Plan 2016 and policies T1, T2, T3, T4 T5 and T7 of the LBHF Local Plan (2018).

Sustainability: The proposed development has been designed to meet Level 4 of the Code for Sustainable Homes and a BREEAM rating of Very Good or Excellent subject to individual tenancy agreements. The proposed development will include a decentralised energy centre, which will provide the heating and hot water requirements to the whole development through Gas fired CHP units. Each building will also provide further renewable energy technologies (such as photovoltaic panels) to supplement the provision of gas fired CHP units as appropriate to their carbon reduction target and

energy profile. This will result in a significant reduction of CO2 emissions beyond the Building Regulations 2010 compliant level. The proposed amendments to the masterplan development, subject to varying conditions 3, 8 and 89 would not alter the conclusions in respect of sustainability and energy issues. The proposed development is therefore considered acceptable in accordance 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 2016, and Policy CC1 and CC2 of the LBHF Local Plan (2018).

Flood Risk: The site is located in flood zone 1 (low risk). A Flood Risk Assessment (FRA) has been submitted which advises standard construction practices in order to ensure the risk of flooding at the site remains low. The proposed amendments to the masterplan development, subject to varying conditions 3, 8 and 89 would not alter the conclusions in respect of flood risk. The development would therefore be acceptable in accordance with Policies 5.12 and 5.13 of the London Plan 2016 and policies CC3 and CC4 in the New Local Plan (2018).

Environmental Impacts: All Environmental Impacts have been assessed with regards to construction, demolition, proposed development and alternatives, Noise, Air Quality, Ecology, Transport, Socio-economics, Archaeology, Sunlight, Daylight, Overshadowing, Solar Glare, Water Resources and Flood, Waste, Ground Contamination, Microclimate, Electronic Interference, Townscape and Heritage, Cumulative and Residual Impacts, set out in the Environmental Statement and subsequent Addendums associated with the original planning permission (ref: 2011/04016/COMB) and its subsequent variations, in accordance with the EIA Regulations 2011.

Legal Agreement: The application proposes that its impacts are mitigated by way of a comprehensive package of planning obligations to fund improvements that are necessary as a consequence of the increased use arising from the population yield from the development and additional new land uses. The financial contributions will go towards the provision and implementation of the east-west underpass, or if not spent towards the underpass, towards affordable housing in LBHF, the enhanced provision of education, health, employment, community facilities, accessibility and sustainable transport, highways (including pedestrian and cycle routes) and the public realm. The proposed development would therefore mitigate external impacts and would accord with London Plan and Strategic Policies WCRA and WCRA2, and INFRA1 of the LBHF Local Plan (2018).

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.

**LOCAL GOVERNMENT ACT 2000
LIST OF BACKGROUND PAPERS**

All Background Papers held by Andrew Marshall (Ext: 4841):

Application form received: 13th April 2018
Drawing Nos: see above

Policy documents: National Planning Policy Framework (NPPF) 2018
The London Plan 2016
LBHF - Local Plan 2018
LBHF - Supplementary Planning Document 2018

Consultation Comments:

Comments from:	Dated:
Greater London Authority - Planning Decisions Unit	17.07.18
Historic England London Region	30.04.18
Royal Borough Of Kensington And Chelsea	22.05.18
London Underground Limited	15.05.18
Natural England	22.05.18
Historic England London Region	04.06.18

Neighbour Comments:

Letters from:	Dated:
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1. Background

- 1.1. This application is a section 73 variation to the extant hybrid planning permission 2015/06109/VAR (as amended) at the northern campus of the Imperial College masterplan at White City. The last remaining buildings A and G at the site have been redesigned, requiring a new standalone planning permission, which is assessed in parallel with this variation, as well as amendments to site wide landscaping and access arrangements and a deed of variation to the legal agreement.
- 1.2. In November 2010, planning permission was granted (ref: 2010/02218/FUL) for Phase 1 of the new campus to provide accommodation to over 500 postgraduate students and 9 key worker homes. The phase 1 development was officially opened in September 2012.

- 1.3. In December 2011, Imperial College London submitted a 'hybrid' (part detailed/part outline) planning application for Phase 2 of the comprehensive redevelopment. The development was granted planning permission in December 2012 (ref. 2011/04016/COMB) and comprised 6 buildings ranging in height from 3 to 35 storeys arranged around a public square.
- o 2nd August 2013, Ref: 2013/02980/VAR - the application sought amendments to the wording of certain conditions to enable the development to be delivered in phases rather than as a whole.
 - o 4th November 2013, Ref: 2013/02525/VAR - The amendments related to Buildings 'C' and 'D' and altered the floorspace and design of the buildings. The amendments were required to improve the appearance of the buildings, improve efficiency, and more closely align the space to the requirements of the end user.
 - o 4th April 2014, Ref: 2013/05635/VAR - A total of 7 amendments were granted permission and mostly related to the external design of Building C and was borne out of a requirement to allow for flexibility over the lifetime of the building and to improve the building's efficiency and functionality. The latest decision notice was issued in April 2014 (ref: 2013/05635/VAR). (Full details of the planning history is provided in section 2.0 of this report).
- 1.4. In July 2015, full planning consent for Michael Uren Bio-medical Research Hub and the accompanying (s73) variation to existing north campus masterplan to reconfigure the internal vehicular circulation, ramped basement access and layout of central car park basement levels, changes to public realm and amendments to conditions 3, 4, 5, 43, 55 and 61 were granted consent.
- 1.5. This s73 application seeks further amendments to the north campus masterplan, which would accommodate the related planning application for the remaining two buildings on the northern campus, buildings A and G, which are part of the outline element of the extant hybrid planning permission. The amendments sought within this application comprise:
- the reconfiguration of the access junction head;
 - the removal of central square basement and ramped access;
 - changes to the approved public realm and landscaping;
 - several conditions have also required to be amended to accommodate the changes – 3, 4, 5, 6, 22, 23, 24, 32 and 61.

1.6. The applicant has stated that the amended applications have been submitted following a review of potential occupiers for the buildings and to accommodate Imperial's School of Public Health within Building G. The scheme which is intended to be progressed requires changes to the parameters and design codes set out in the outline element, relevant to buildings A and G, of the hybrid permission. 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. Consequently, both consents are intended to fit together to accommodate the revised footprint for buildings A and G.

2. Site and Surroundings – White City 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. 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. The two plots form a gateway into the site, framing the only access road into the northern campus. 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.

- 2.5. 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, Plot E, on the southern part of the site is scheduled to open in 2019, along with the 35-storey residential tower in the south-western corner of the site, Plot F.
- 2.6. Due to the continued construction on site, much of the existing public realm has suffered from the effects of the heavy vehicles, dust and dirt of the construction process. In some cases, the planting has struggled to establish and thrive and areas of paving around some tree pits have begun to fail. The applicants therefore propose to replace areas of the already constructed public realm, to ensure that once finished the development is fit for purpose, provides a strong landscape structure with a consistent approach, and is unified visually.

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. This application is broadly processed in a similar way as that for Building E, Michael Uren, 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. 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.
- 3.8. 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:
- 3.9. '2018/01256/VAR – currently under consideration, registered on 17/04/2018.
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 and/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/27,702sqm 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. Proposal

- 4.1. This Section 73 application seeks to 1) reconfigure the access junction head. The proposed buildings on Plot A and G would sit on a slightly different footprint than the design parameters of the Masterplan, and therefore the access junction head and internal circulation have been realigned to accommodate this minor change. It is also proposed to realign and narrow the junction compared to that approved during the masterplan permission. The applicant states these amendments have been proposed to reduce the large radius of the access and therefore improve north-south pedestrian movement on Wood Lane and create additional space for pedestrians adjacent to Building A.
- 4.2. The incorporation of the Estate Management Office within Plot A triggered a review of the vehicle access arrangement at the site and the associated security measures to prevent unauthorised site entry. Rising bollards have been proposed at the site entrance as a result, 24m east of the access on Wood Lane which would be controlled by Imperial (Estate Management). The applicant states that these measures are to create a pedestrian led environment within the campus and would be a reprioritisation of the south-west corner as the main pedestrian access point into the site.

Removal of Basement Car Park and Ramped Access

- 4.3. Permission is also sought for 2) the removal of the central square basement car park and the associated access ramps beneath the central square, and the approval of amended vehicle servicing routes across the masterplan. The applicant therefore proposes that the Masterplan redesigned to prioritise walking and cycling with access in/out of the site from several different locations enhancing connectivity and integration within the Masterplan, wider Imperial developments and the White City Opportunity Area.
- 4.4. The new design would adjust the vehicle circulation routes throughout the campus with the inclusion of pedestrian dominated routes, accommodate the revised footprints/design of plots A and G, amend the at grade parking provision to 22 accessible parking bays, 10 motorcycle parking bays and 158 cycle spaces, and adjust the public realm design with the inclusion of a central pavilion
- 4.5. To support this, the central square basement car park consisting of 123 car parking spaces has been removed.

- 4.6. In terms of cycle parking provision, the application seeks to increase the number of spaces to a total of 149 short term visitor spaces at grade in conjunction with the Cycle Parking Hub that is being delivered underneath the Westway.
- 4.7. Originally, the basement car park was to provide 97 standard parking bays, 11 accessible parking bays, and 11 motorcycle parking bays. Additionally, to this the public realm provided 4 standard parking bays, 11 accessible parking bays, and 10 motorcycle parking bays and 216 bicycle spaces at surface level.

Public Realm

- 4.8. Permission is also sought to 3) amend the consented public realm and landscaping. Because of the revised building footprints for Plots A and G, it has become necessary to amend the boundaries and form of the public realm and landscaping. As such, the applicant proposes that two buildings will dovetail with the masterplan and share the identical public realm and landscaping arrangements.
- 4.9. The applicant's aspiration to create a pedestrian priority campus has resulted in redesigning the landscape masterplan for the whole campus. The new landscape masterplan would therefore form a key part of this s.73 application and include changes necessitated by the detailed proposals for Plots A and G.

The Pavilion

- 4.10. The main and most notable change which is proposed is the formation of a feature pavilion. At this stage the proposals for the pavilion are shown indicatively and permission is only sought for the principle of a pavilion in this location. A condition is proposed to secure details of this element of the development.
- 4.11. The applicant proposes that the pavilion would serve a variety of functions including housing a cafe, storage, bus waiting area, meeting and break-out spaces, exhibition and campus orientation and would therefore benefit from use classes A1, A3, B1 and D1 which already exist across the masterplan.

- 4.12. To allow the above amendments to take place, numerous conditions of consented masterplan require to be altered and/or deleted, which are summarised in the table below.

Condition number	Condition summary	Reason for altering
Condition 3	Lists detailed drawings and documents approved	Requires to be updated to take account of revised drawings and the removal of central basement and redesign of landscape masterplan
Condition 4	Restricts building height in parameters	Amended to allow increased height of buildings A and G
Condition 5	In accordance with parameter plans	Amended to comply with updated drawing and parameter
Condition 6	Maximum building heights	Condition updated to allow for A and G buildings height increase
Condition 22	Details of car park	Condition deleted as no longer required due to removal of the car park
Condition 23	Car park to be carried out as approved	As above - condition deleted as no longer required due to the removal of car park
Condition 24	Car Park Management Plan	Amended to refer to at grade parking for visitors, blue badge holders and EVCPs
Condition 32	Details of central square	Amended to remove the reference to basement car park and clarify that details will be provided of central square landscaping only
Condition 61	Submission of revised energy strategy	Condition deleted as the revised Energy Strategy is submitted with full application 2018/01234/FUL

- 4.13. Condition 3 – The Schedule of Detailed Drawings and Documentation needs to be updated to account for the revised drawings amended because of the change to the drawings. This accounts for the removal of the central square basement and redesign of the landscape masterplan. Please find enclosed an updated drawing list reflecting the proposed amendments.
- 4.14. Condition 4 – Whilst the Illustrative Parameter Plan governing the Masterplan will remain, the maximum heights parameters have been removed. As such we suggest rewording this condition accordingly:
- 4.15. “The OUTLINE planning permission hereby permitted shall not be constructed unless in accordance with the approved parameters plan set out on the drawings listed under condition 3, submitted as part of the planning application”.

- 4.16. Condition 5 – This condition needs to be amended to reflect the changes to the parameters plan which creates the Plot A&G space and the removal of the parameter sections which have been deleted. We would suggest the following wording:
“All reserved matters applications shall include a statement to demonstrate compliance with drawing ref: 981124-P-10-101-Rev A or other such versions that are subsequently agreed in writing with the Local Planning Authority.”
- 4.17. Condition 6 – requires to be deleted as the detailed permission currently under assessment would exceed the heights specified therein.
- 4.18. Condition 22 – governs the final design of the basement car park and therefore requires to be removed.
- 4.19. Condition 23 – also relating to the central square basement, needing to be deleted.
- 4.20. Condition 24 – related to the submission of a Car Park Management Plan for the basement car park and has been reworded to require the document to cover at grade parking for blue badge, visitor and EVCP spaces.
- 4.21. Condition 32 – has been reworded to remove reference to the Central Square for clarity.
- 4.22. Condition 61 – relates to the provision of an energy strategy and this would be reapplied to the standalone consent for buildings A and G and therefore requires to be deleted.

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.
- 5.2. No representations from members of the public have been received regarding the s73 application.

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

- Greater London Authority (GLA) – Stage 1 Report received from the Mayor's expressing support of the removal of basement car park and providing strategic comments on issues of design, heritage, climate change, flood risk and drainage, and transport which are addressed in detail within the report for the full planning applications for buildings A and G.
- Natural England – no comment.
- Historic England – no objections or further assessments/conditions.
- 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.
- RBKC – no objections.

6. Environmental Impact Assessment

6.1. The previously submitted 'original' hybrid planning application (ref: 2011/04016/COMB) was subject to an Environmental Impact Assessment comprising an Environmental Statement and appendices.

6.2. Furthermore, the applicants had submitted a screening opinion 2017/03714/SCREIA for the uplift in the development attributed to the changes to buildings A and G, which was screened as not an EIA development in the context of the site on 16/10/2017.

7. Planning Assessment – Material Planning Considerations

7.0 The main considerations which are material to the assessment of this application are summarised as follows. Other detailed environmental matters which are also relevant to the development, including Air Quality, Contaminated Land, Energy, and Noise have been assessed in detail in the parallel planning application 2018/01234/FUL as appropriate.

- 7.1 Principle of Development
- 7.2 Landscaping and Public Realm
- 7.3 Design (of buildings A and G)
- 7.4 Residential Amenity
- 7.5 Transport and Access
- 7.6 Flood Risk, Drainage and Sustainability

7.1 Principle of Development

7.1.1 The principle of the proposed research and development led regeneration has been established during the assessment of the extant hybrid planning permission 2011/04016/COM on 21 December 2012. The principle of Imperial College Masterplan (North Campus) remains consistent with current national, regional and local planning policy.

7.1.2 The proposed approach, to have the full application for buildings A and G (2018/01234/FUL) to be assessed concurrently with the s73 application (subject of this report) has been carried out previously, during the assessment of the amended Michael Uren building E applications 2015/01329/FUL and the relevant s73 2015/01328/VAR. The approach was deemed sound then and therefore sets a precedent for processing, it is considered appropriate to repeat the process to allow the necessary amendments to buildings A and G, which would complete the northern campus masterplan.

7.1.3 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, between the existing approved development and that proposed in this application.

7.1.4 The issues under consideration in this assessment are related to the design and appearance of the landscaping arrangements, and transport and highways matters associated with the removal of the underground car park. Associated with those are the impacts of the changes on existing residential and public amenity and the impact on the amenity on future occupiers.

7.1.5 This application, to vary the details of the consented scheme described above, is considered policy compliant and acceptable in terms of principle of development and land-use, in compliance with the NPPF, the London Plan 2016 and LBHF Local Plan 2018.

7.2 Landscaping and Public Realm

7.2.1 Policies OS1, OS2, OS4 and OS5 of the Local Plan relate to Landscaping and Green Infrastructure and are therefore relevant in this assessment.

7.2.2 A revised Public Realm Strategy has been submitted to take account of the changes to access and the removal of the basement car park. These changes were subject to extensive pre-application consultation with the officers and further amendments to the strategy have been secured during the assessment of the applications.

7.2.3 LBHF Design and Conservation Team have commented on the differences between the approved (under 2011/04016/COMB) and the proposed landscaping strategies which have been revised in accordance with the evolution of the White City Campus North, including the redesigned buildings A

and G. Noting that the general layout of the proposals follows from those developed as part of the original masterplan, however, key changes have been made to Wood Lane, the Arrival Square and the pedestrian route through the Central Square.

- 7.2.4 The quantity and form of planting along the Wood Lane has increased from that of the Masterplan, which previously only proposed a line of London Plane Trees. The current proposals offer new areas of low level evergreen hedging at the bases of a row of small leafed Lime trees, which provide greater benefit in terms of their contribution to air pollution mitigation and SUDS.
- 7.2.5 The treatment of the Central Square has been revised to address site constraints arising from the evolution of design development of the northern campus. The Central Square now incorporates space for a single storey pavilion building in the central and towards the north-western corner. The surface finish would now be French gravel instead of grass, which is considered acceptable given the high levels of overshadowing, the vehicular access routes required, and the existing underground services. The pavilion would make a positive contribution to the public realm by providing a space that can activate and articulate the square. In terms of landscaping, the planting around the pavilion - Pin Oak trees, and flexible seating would provide a distinctive and legible heart to the campus, which would be useable throughout the seasons and enable the site to be used for a variety of uses (A1 – A5) and flexibly to hold events. Details of the pavilion would be secured by planning condition.
- 7.2.6 The main pedestrian entrance to the site as proposed now is marked with 3 Honey Locus trees, granite benches, a lighting and CCTV column, a digital signage unit and sculptural/prototype element. Previously this space had a more formal arrangement with 6 trees arranged in an avenue towards the linear diagonal route into the Central Square. The main pedestrian route into the site between buildings E and F would now have a line of Honey Locus trees which sit alongside a water rill creating a sense of direction. Some of the rationale for these changes, especially for the organisation of the arrival square, is due to the location of underground services which cannot be relocated.
- 7.2.7 Overall, the changes to the public realm are acceptable in design terms given the site constraints. The proposals would maintain clear and legible routes into the campus and provide a distinctive sense of place at its centre. The development therefore complies with policies OS1, OS2, OS4 and OS5 of the Local Plan and London Plan policies

7.3 Design (buildings A and G)

7.3.1 The detailed design changes to the approved scale and appearance of buildings A and G are subject to and are assessed in application ref. 2018/01234/FUL as they do not form part of the amendments sought under this application. In summary, officers are satisfied that the new proposals are policy compliant. It is therefore considered that the development is acceptable with regards to design.

7.4 Residential Amenity

7.4.1 The nearest residential properties to the application site are those on Shinfield Street, located across the road and the north of the application site around 10m away. The existing residential dwellings range from two and three storeys in height and are Victorian terraced buildings. The changes proposed to in this application would not detrimentally impact on the existing levels of residential amenity currently enjoyed by the surrounding residential properties. It is also considered that future occupiers of the area, within building F, would be benefitted by the proposed removal of the car park and that a more sustainable solution is proposed by this development.

7.4.2 A Sunlight, Daylight, 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 had previously considered and approved the provision of a dense masterplan.

7.4.3 There are some adverse impacts identified from the development and these were expected due to the proposed formation of a masterplan. There would be little difference between the amount of impact between the consented and proposed schemes. The details of these are discussed within the assessment section of the full application report 2018/01234/FUL.

7.4.4 A Noise and Vibration Assessment has been submitted and reviewed by the Council's Environmental Health Team. No objections have been raised and several conditions 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. A Construction Management Plan has also been requested by condition. This is acceptable and policy compliant.

7.4.5 The applicants have also submitted a detailed Wind Microclimate Assessment which concludes that the wind environment within and around the site in the Proposed Scenario is within the recommended criteria for pedestrian comfort

and distress. Officers consider that the proposals are therefore in accordance with Policy DC3 as the buildings will not have a detrimental impact on the local environment in terms of microclimate.

7.5 Transport and Access

- 7.5.1 This section provides a discourse of the changes to the provision of access and assesses transport and highways matters brought about by the full application for buildings A and G 2018/01234/FUL.
- 7.5.2 The following national, regional, and local policies set out the transport context and governing policies. 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.
- 7.5.3 The Local Development Framework is set out in the LBHF Local Plan (2018) transport policies T1 'Transport'; T2 'Transport Assessments and Travel Plans'; T3 'Increasing and Promoting Opportunities for Cycling and Walking'; T4 'Vehicle Parking Standards'; T5 'Parking for Blue Badge Holders'; and T7 'Construction and Demolition Logistics'.
- 7.5.4 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.
- 7.5.5 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.
- 7.5.6 Officers have been involved in ongoing pre-application design meetings and have provided comments. Transport for London have also been consulted on the development and have provided additional comment, mentioned and addressed therein.

Vehicle Access

- 7.5.7 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.
- 7.5.8 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.
- 7.5.9 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.
- 7.5.10 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.
- 7.5.11 A condition however has been applied to the application 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

- 7.5.12 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.

- 7.5.13 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.
- 7.5.14 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.

Cycle Parking

- 7.5.15 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.
- 7.5.16 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.

Servicing Strategy

- 7.5.17 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.
- 7.5.18 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.

- 7.5.19 The proposed servicing arrangements at buildings A and G and for the northern campus are considered to be acceptable by the Council's Highways Team, however, a separate (not part of the submitted Transport Assessment) Delivery and Service Management Plan would be conditioned to be in accordance with the TfL guidelines and GLA recommendations.
- 7.5.20 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 requested via condition prior to works commencing on site to comply with Policy T7.

7.6 Flood Risk, Drainage and Sustainability

- 7.6.1 The changes to the landscaping have also resulted in amendments to the SUDS Strategy, which has been reviewed by officers and considered to be acceptable and policy compliant.
- 7.6.2 An addendum to the existing Flood Risk Assessment (FRA) for the development of the White City Campus north site has been submitted and approved by officers. This document reviews the existing Flood Risk Assessment, with regards to Plot A and Plot G, following the updated Strategic Flood Risk Assessment, Surface Water Management Plan, and any other relevant Planning policy requirements that have been updated since the masterplan in 2012 was approved.
- 7.6.3 The FRA details that the development site is located within Flood Zone 1, with an annual probability of flooding of 0.1% from rivers or sea. The principles set out within the FRA have informed the Drainage Strategy and therefore the site can be considered to have a suitably managed risk from any form of flooding and will not increase the probability of flood risk to the local catchment area.
- 7.6.4 The proposed Drainage Strategy has also been submitted and sets out the approach to surface and foul water. The strategy was influenced by on-site constraints, most notably that the existing wider masterplan and the site wide drainage strategy have been established in the governing permission and subsequent construction of Buildings C, D, E and F.
- 7.6.5 The Drainage Strategy details that in accordance with the adopted London Plan, developments are expected to achieve greenfield run off rates. However, site constraints and/or other mitigating factors may mean that achieving the greenfield runoff rate is not possible or prohibitively expensive. In this instance, the Drainage Strategy details that Plots A and G surface water runoff rate will be restricted to a maximum of 42 l/s; which has been agreed with Thames Water.

- 7.6.6 Surface water from plots A and G and the central square will be attenuated in one cellular storage tank which would be located within the public realm beneath potential vehicular routes. Part of the attenuation volume in Plot F has not been installed due to construction related issues, and therefore this volume will be included in the attenuation storage within Plots A and G to follow the flow restrictions specified within the approved site wide FRA. The proposed drainage strategy is therefore consistent with the approved site wide masterplan and ensures that the scheme will not increase the probability of floods risk to the local catchment area.

8. CIL and Planning Obligations

- 8.1 The site is located within White City East Regeneration area which is except from LBHF Borough charging schedule, however, Mayoral CIL still applies.
- 8.2 An update to the section 106 legal agreement that bound the northern masterplan permission has also been submitted. The new agreement would bind the obligations secured by the section 106 Agreement to the extant masterplan planning permission and this s.73 Application.

9. Summary

- 9.1. It is considered by officers that the proposed amendments are acceptable and in compliance with the relevant national, regional and local planning policies.
- 9.2. The application is therefore recommended for approval as per the recommendations above subject to conditions and legal agreement.