

**PLANNING AND DEVELOPMENT CONTROL
COMMITTEE
Addendum 06.12.2022**

REG REF.	ADDRESS	WARD	PAGE
2021/01101/OUT	Land North of Westfield Shopping Centre, Ariel Way, London W12	Shepherd's Bush Green	9
Page 48	<p>Add the following neighbour representation (Received after the agenda was printed):</p> <p>44 Ravenscourt Gardens, London – Neutral comment – 04/12/2022</p>		
Page 10	<p>Insert 'and condition 5' in respect of the approved plans.</p> <p>Amendments to conditions:</p>		
Page 11	<p><u>Condition 2: Time Limits (Reserved Matters)</u> Delete condition – replace with:</p> <p>2. Time Limits (Reserved Matters)</p> <p>i. Application(s) for the approval of the Reserved Matters specified in condition 1, in respect of enabling, infrastructure or substructure works shall be made to the Local Planning Authority before the expiration of 5 years from the date of this permission. Development constituting enabling, infrastructure or substructure works shall be begun before the expiration of 2 years from the date of the approval of the last of the relevant Reserved Matters (in respect to enabling works and substruction and podium works) to be approved pursuant to condition 1.</p> <p>ii. Application(s) for the approval of the Reserved Matters specified in condition 1, in respect of Block(s) 1,2,3,4,5,6,7,8,9 or podium shall be made to the Local Planning Authority before the expiration of 5 years from the date of this permission. Development within Block(s) 1,2,3,4,5,6,7,8,9 or podium shall be begun before the expiration of 2 years from the date of the approval of the last of the relevant Reserved Matters (in respect to Block(s) 1,2,3,4,5,6,7,8,9 or podium) to be approved pursuant to condition 1</p> <p>Reason: Condition required to be imposed by Section 92 (2) (a) of the Town and Country Planning Act 1990. Extended time periods for which the planning permission can be implemented is given considering exceptional circumstances relevant to the extent of the development.</p> <p><i>This amendment simplifies the wording of the condition and reduces duplication.</i></p>		
Pages 15, 16, 24 & 25	<p><u>Condition 8: Demolition Management Plan, Condition 9: Construction Management Plan (CMP), Condition 10: Construction Logistics Plan, Condition 27: Separation of noise sensitive rooms in neighbouring flats, Condition 28: Separation of commercial and noise sensitive premises, Condition 29: Separation of communal facilities/plant etc. noise from noise sensitive premises.</u></p> <p>Insert new trigger points to all condition listed above (prior to Prior to commencement of specific works, to the specific development phase or part thereof, of each relevant phase).</p> <p><i>These amendments are proposed by the applicant given there will be some construction phases that occur above 'ground level' and 'podium level'. <u>Reference</u></i></p>		

to specific works for when the details are required will need to be agreed with the Local Planning Authority in advance of submission. An informative will also be included.

Page 31

Condition 45: Ecological Management Plan

Insert: "The landscape and ecological management plan shall be implemented in accordance with the approved details for each phase of development, or relevant part thereof and shall be permanently retained and maintained thereafter."

Page 43

Justification (1) Land Uses: Replace "adjacent to" with "in Shepherd's Bush" Town Centre

Page 43

Justification (3) Design and Heritage: insert 'and Ladbroke Conservation Area'

Page 48

Paragraph 1.3: Replace "164,978 sqm" with "164,974sqm"

Page 56

Paragraph 4.2: Replace "164,978 sqm" with "164,974sqm"

Page 56

Paragraph 4.3:

Insert: "Maximum AOD heights noted in the table are exclusive of lift over run."
Replace: "maximum height of 32-storeys" with "maximum height of circa. 32-storeys"

Page 58

Paragraph 4.7: Replace "164,978 sqm" with "164,974sqm"

Page 59

Paragraph 4.15:

Insert: "EIA (May 2022) has been prepared against the parameter plans"

Page 62

Paragraph 4.34: Replace "193 sqm (GEA)" with "168 sqm (GEA)"

Page 91

Paragraph 8.1.17: Replace "164,978 sqm" with "164,974sqm"

Page 94

Paragraph 8.2.10:

Delete "Table 4: Illustrative Development Residential Unit and Tenure Mix"

Table 4: Illustrative Development Residential Unit and Tenure Mix					
Tenure	Studio	1 Bed	2 Bed	3 Bed	Total
Affordable Rent	0	25	27	32	89
Intermediate	0	128	128	0	256
Private	252	598	434	76	1,380
Total by unit	252	751	589	108	1,700
% by unit	15%	44%	35%	6%	100%

Insert: "Table 4: Amended Proposed Development Residential Unit and Tenure Mix"

Table 4: Amended Proposed Development Residential Unit and Tenure Mix					
Tenure	Studio	1 Bed	2 Bed	3 Bed	Total
Affordable Rent (fixed)	0	25	27	32	84
Intermediate (fixed)	0	128	128	0	256
Private (illustrative)	252	598	434	76	1,360
Total by unit	252	751	589	108	1,700
% by unit	15%	44%	35%	6%	100%

Page 107

Paragraph 8.3.26: Replace final part of sentence "The development would result in less than substantial harm to the setting of" with "the Avondale Park Gardens, Ladbroke Grove Conservation Areas and Grade II Listed DIMCO building."

Page 110

Paragraph 8.3.42: Replace final part of sentence: "The outcome of this assessment and officer consideration of the scheme is that the development would result in less than substantial harm to the setting of" with "the Avondale Park Gardens, Ladbroke Grove Conservation Areas and Grade II Listed DIMCO building."

Page 110	<u>Paragraph 8.3.43</u> : Delete: “the proposal is a car free development”
Page 110	<u>Paragraph 8.3.46</u> : BREEAM - this is in relation to the non-residential floorspace. There will be additional energy and sustainability measures implemented for the residential element of the Scheme associated carbon reduction (outlined in the report).
Page 119	Para 8.3.113: Insert comment. Officers have also considered the impact of the Proposed development on the Ladbroke Grove Conservation Area (within RBKC to the east), for which the Applicant identified less than substantial harm in terms of the NPPF test. Officers are in agreement with the conclusions in the Applicant’s assessment. Therefore, it is considered that the development would result in less than substantial harm to the setting of the Ladbroke Grove Conservation Area, at the lowest end of the less than substantial harm range in NPPF terms.
Page 156	<u>Paragraph 8.12.4</u> : Delete words ‘end user’:
Page 160	<u>Paragraph 9.3</u> : Section 9 – CIL delete reference to ‘£6,343,905’. Replace with ‘£10,531,014’.
Page 160-164	Head of terms: for Neil to review A. Insert word ‘or’ before minimum of etc etc in first line. Delete words ‘pre-substantial implementation’ in final bullet.
Page 165	<u>Paragraph 10.9</u> : replace first sentence: “Less than substantial harm (at the lower end of the scale) has been identified to the setting of adjacent heritage assets, Avondale Park Gardens, Ladbroke Grove Conservation Area and the Grade II Listed DIMCO Building; with the substantial public benefits outweighing the harm identified.”

2022/00949/FUL 43 Brook Green Brook Green 167 - 229

Page 168	Description Line 4: Delete ‘first to’
Page 168	Line 13: Add ‘See Condition 2’ after Drg Nos:
Page 168	Second Recommendation, line 2: Delete ‘Head of Law’ replace with ‘Assistant Director Legal Services’
Page 168	Condition 2; Delete ‘TBC’ replace with ‘1199_PL_GA_B1 Rev P2, 1199_PL_GA_00 Rev P3, 1199_PL_GA_00-2 Rev P2, 1199_PL_GA_00-3 Rev P3, 1199_PL_GA_01 Rev P2, 1199_PL_GA_02 Rev P2, 1199_PL_GA_03 Rev P2, 1199_PL_GA_04 Rev P2, 1199_PL_GA_05 Rev P3, 1199_PL_GA_06 Rev P3, 1199_PL_GA_07 Rev P3, 1199_PL_GA_RF Rev P4, 1199_PL_GS_01 Rev P3, 1199_PL_GS_02 Rev P2, 1199_PL_GS_03 Rev P1, 1199_PL_GS_04 Rev P4, 1199_PL_GE_01 Rev P3, 1199_PL_GE_02 Rev P1, 1199_PL_GE_03 Rev P3, 1199_PL_GE_04 Rev P3, 1199_PL_AB_01 Rev P1, 1199_PL_CS_01 Rev P1, 1199_PL_CS_02 Rev P1, 1199_PL_ED_02 Rev P1, 1199_PL_ED_03 Rev P1 1199_PL_ED_04 Rev P1, 1199_PL_dE_01 Rev P2, 1199_PL_dE_02 Rev P2, 1199_PL_dE_03 Rev P1, 1199_PL_dE_04 Rev P1, 1199_PL_dE_05 Rev P1, Flood Risk Assessment dated 25/10/22, Planning Energy Statement Rev.R0004 dated 28/10/22, BREEAM Pre-assessment report Rev.R004 dated 25/03/22, BREEAM Guidance Note: GN40 signed 28/03/22, Fire Statement Ref.LO21162 02/12/22 R05.’
Page 175	Condition 16: line 3: Delete ‘#####’ add ‘the principles of Secured by Design in terms of’
Page 176	Condition 23: Delete condition and replace with:

'The development hereby approved shall not be commenced before an Arboricultural Method Statement and Tree Protection Plan in accordance with BS5837:2012 in relation to existing street trees on Brook Green have been submitted to, and approved in writing by, the Council. The approved details shall be implemented prior to the commencement of the development and retained until construction works are completed.

To ensure that trees within the site to be retained are protected during the course of construction, in accordance with policies DC1, DC4, DC8 and OS5 of the Local Plan (2018).'

Page 182 Condition 46 line 2: Add 'Ref.LO21162 02/12/22 R05' after 'Statement'

Page 182 Condition 47, line 1: add '/gates' after 'doors'

Page 186 Add new condition 58:

'The doors hereby approved providing access to the roof at sixth floor level shall only be used for the purposes of maintenance.

To ensure that the use of the building does not harm the amenities of the existing neighbouring residential properties because of overlooking, loss of privacy and noise and disturbance, in accordance with Policies DC1, DC2, CC11 and CC13 of the Local Plan (2018) and Key Principle HS8 of the Planning Guidance Supplementary Planning Document (2018).'

Page 186 Justification 1, line 6: Delete '(2016) policies 4.1, 4.2 and 4.4', insert '(2021) policies GG5, E1 and E4'.

Page 187 Justification 9, line 2: Delete 'sensitive residential and open space', insert 'proposed uses'

Page 195 Paragraph 3.14, delete from line 4; replace with 'a. whether the scale and nature of the development is appropriate, having regard in particular to local impact, the nature of the surrounding area, and public transport accessibility;
b. impact upon small and medium sized businesses that support the local community;
c. scale and nature of employment opportunities generated in the new development;
d. whether there will be displacement of other uses such as community facilities or housing; and
e. the Hammersmith and Fulham Economic Growth Plan and the council economic strategies.'

Page 200 Paragraph 3.37, line 6: Delete 's.16'

Page 205 Paragraph 3.65, line 3: Insert 'Grade II listed' before 'buildings'

Page 217 Paragraph 3.136: Delete paragraph, replace with '3.136 The BRE Guidance (2022) sets out the different methods of assessing daylight to or within a room in a neighbouring property; these are the Vertical Sky Component (VSC) method and the plotting of the no-sky-line (NSL) method.'

Page 217 Delete Paragraph 3.141, renumber subsequent paragraphs

Page 218 Paragraph 3.142, line 2: Insert 'and' after 'VSC'. Delete 'and then ADF' after 'NSL'.

Page 218 Paragraph 3.143: Delete final sentence

Page 218 Paragraph 3.146, Line 3: Insert 'Of these windows, 19 relate to non-habitable rooms or obscurely glazed rooms and 1 is to a room containing 4 windows that pass.' Line 6: Insert after 'daylight.' 'Three ground floor habitable rooms are affected in this manner.' Line 8: Insert after 'target.' 'At second floor level three habitable rooms are very marginally below the BRE target, retaining 0.78 or 0.79 of their VSC.'

Page 225 Para 3.189, line 4: Insert at the end of the line 'and therefore it is necessary to attach appropriate conditions.'

Page 228 Line 8 delete 'pedestrians facilities which will include and not be limited to the realignment of tactile paving and the radius of the junction as large vehicles exit on to A315 Hammersmith Road.', insert 'pedestrian crossing facilities which will include and not be limited to the realignment of tactile paving to prevent conflict between pedestrians and large vehicles exiting onto A315 Hammersmith Road.'

Page 228 Add new paragraph 4.4 Other benefits from the proposed development can be summarised as 1) provision of affordable workspace; 2) increased employment opportunities; 3) improved environmental efficiency of the building; and 4) Related air quality improvements due to the removal of the existing on-site parking.

Page 229 Renumber subsequent paragraphs