

**PLANNING AND DEVELOPMENT CONTROL COMMITTEE**  
**Addendum 05.09.2017**

<u>Reg. No:</u>	<u>Site Address:</u>	<u>Ward</u>	<u>Page</u>
<b>2017/01887/FUL</b>	<b>Old Laundry Site</b>	<b>Shepherd's Bush Green</b>	<b>16</b>
P21	Condition 17, line 6: Remove 'and vehicle emissions'		
P27	Add the following condition (no. 34):		
	All approved landscaping shall be retained and regularly maintained for the duration of the development.		
	Reason: To ensure a satisfactory external appearance in accordance with policies 7.5 of the London Plan (2016), policies BE1 and OS1 of the Core Strategy (2011) and policies DM E3 and DM E4 of the Development Management Local Plan (2013).		
P34	Para. 1.13, line 4: replace 'former Shepherds Bush Library' with 'Bush Theatre'		
P41	Add the following after the 'Officer Comment' under Air Quality. Since the report was published, Air Quality have revised their comments and stated that based on the low number of additional anticipated service vehicles, emissions details would not be required for the temporary proposal.		
<b>2017/02737/OPDOBS</b>	<b>2 Scrubs Lane</b>	<b>College Park and Old Oak</b>	<b>61</b>
P69	Paragraph 3.18: Line 5 – insert sentence 'Deign Council CABE had recommended the same at Design Review during pre-application and these comments were not incorporated into the eventual proposed scheme.'		
P75	Paragraph 3.61: Line 3 – Include heading – 'Head of Terms'		
P75	Paragraph 3.63: Line 2 - insert the following text: The section 278 agreement shall include footway, access and junction improvements at detailed locations agreed with the Highways Authority. The application site must not be occupied until the section 278 agreement has been completed. Insert text from Informative 8 from page 83 'Highways Works'.		
P75	Paragraphs 3.64 and 3.65: Remove paragraphs		
P76	Paragraph 3.73: Line 2 – replace the figure for Travel Plan review payments from £2,500 to £3,000.		
P81	Condition 17: Insert text 'Construction Logistics Plan' in heading and on line 1.		
P81	Condition 18: Line 8 – replace TRAVL with TRICs		
P81	Insert Additional Conditions:		
	Condition 19:		
	Mechanical Ventilation – Air Quality		
	Prior to commencement of the development, (excluding site clearance and demolition) a report including detailed information on the proposed mechanical ventilation system with NOx filtration shall be submitted to and approved in writing by the Council. This report shall specify air intake and air extract locations and the design details and locations of windows on all residential floors and nursery (Class D1) use to demonstrate that they avoid areas of NO2 or PM exceedance e.g. Scrubs Lane (A219), Harrow Road (A404). The whole system shall be designed to prevent summer overheating and minimise energy usage. Chimney/boiler flues and ventilation extracts shall be positioned a suitable distance away from ventilation intakes, openable windows, balconies, roof gardens, terraces and receptors. The maintenance and cleaning of the systems shall be undertaken regularly in accordance with manufacturer specifications, and shall be the responsibility of the primary owner of the property. Approved details shall be fully implemented prior to the occupation/use of the residential development and thereafter permanently retained and maintained.		

Reason: To comply with the requirements of the NPPF (2012), Policies 7.14a-c of the London Plan (2016), Core Strategy 2011 Policy CC4, and Policy DM H8 of the Development Management Local Plan (2013).

Insert Condition 20:

#### Low Emissions Strategy - Air Quality

Prior to the commencement of the development (excluding site clearance and demolition) a Low Emission Strategy shall be submitted to and approved in writing by the Local Planning Authority. The Low Emission Strategy must detail the remedial action and mitigation measures that will be implemented to protect receptors (e.g. abatement technology for energy plant, design solutions). This Strategy must make a commitment to implement the mitigation measures (including NOx emissions standards for the chosen energy plant) that are required to reduce the exposure of future residents to poor air quality and to help mitigate the development's air pollution impacts, in particular the emissions of NOx and particulates from on-site transport during Demolition, Construction and Operational phases e.g. use of Low Emission Vehicles, and energy generation sources. Evidence shall be submitted to and approved in writing by the Local Planning Authority to show that the Energy Plant installed within the energy centre comply with the relevant emissions standards in the Mayor's Sustainable Design and Construction Supplementary Planning Document (2014) shall be set out in the document. The strategy must re-assess air quality neutral in accordance with the Mayor of London SPG 'Sustainable Design and Construction' (April 2014) guidance. It must also identify mitigation measures as appropriate to reduce building emissions to below GLA benchmark levels. Approved details shall be fully implemented prior to the occupation/use of the residential development and thereafter permanently retained and maintained.

Reason: To comply with the requirements of the NPPF (2012), Policies 7.14a-c of the London Plan (2016), Core Strategy 2011 Policy CC4, and Policy DM H8 of the Development Management Local Plan (2013).

Insert Condition 21:

#### Green Infrastructure - Air Quality

Prior to commencement of development (excluding site clearance and demolition) details for construction of a green infrastructure (including details of planting species and maintenance) on the section of development facing Scrubs lane (A219) and Harrow Road (A404) shall be submitted to and approved by the local planning authority. The green infrastructure shall be constructed and planted up in full accordance with the approved details within the first available planting season following completion of buildings on Scrubs Lane (A219) and Harrow Road (A404). Any plants which die, are removed, become seriously damaged and diseased within a period of five years from completion of these buildings shall be replaced in the next planting season with others of similar size and species. Approved details shall be fully implemented prior to the occupation/use of the residential development and thereafter permanently retained and maintained.

Reason: To comply with the requirements of the NPPF (2012), Policies 7.14a-c of the London Plan (2016), Core Strategy 2011 Policy CC4, and Policy DM H8 of the Development Management Local Plan (2013).

Insert Condition 22:

#### CHP & Gas Boiler Compliance with Emission Standards – Air Quality

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

- Evidence that the termination height of the Flue stacks for the CHP plant has been installed a minimum of 5 metres above the roof level of the tallest part of the building
- Details to demonstrate that the CHP Plant, Ultra Low NOx Gas fired boilers and associated abatement technologies shall meet a minimum dry NOx emissions standards of 50mg/Nm<sup>3</sup> (at 5% O<sub>2</sub>) and 30 mg/kWh (at 0% O<sub>2</sub>) respectively.
- Following installation, emissions certificates and the results of NOx emissions testing of each CHP unit and Ultra Low NOx gas boilers by an accredited laboratory will need to be provided to the Local Planning Authority to verify emissions.

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

Reason: To comply with the requirements of the NPPF (2012), Policies 7.14a-c of the London Plan (2016), Core Strategy 2011 Policy CC4, and Policy DM H8 of the Development Management Local Plan (2013).

Additional Information received today from external consultants:

Members are also advised that a response to LBHF Committee Report has been received from DP9 Planning Consultants (today) on 05/09/2017 commenting on LBHF grounds of objection and contradicting officers' assessment of:

- Design development
- Heritage
- Open Space at the front of the building
- Access and Servicing
- Affordable Housing
- Air Quality and Sustainable Design and Construction