

AGENDA

Meeting: Planning Committee
Date: Monday 14 October 2019
Time: 6.00 pm
Place: Committee Room 2, City Hall, The Queen's Walk,
London, SE1 2AA

Members of the Planning Committee are hereby notified and requested to attend the meeting of the Planning Committee at 6.00 pm on Monday 14 October 2019 to transact the business set out below.

This meeting will be open to the public, except for where exempt information is being discussed as noted on the agenda. A guide for the press and public on attending and reporting meetings of local government bodies, including the use of film, photography, social media and other means is available at

<http://www.london.gov.uk/sites/default/files/openness-in-meetings.pdf>

David Lunts, Interim Chief Executive Officer
Friday 4 October 2019

Members of the Planning Committee:

William McKee CBE (Chair)
Karen Cooksley
Sandra Fryer
Gordon Adams

Councillor Wesley Harcourt
Councillor Peter Mason
Councillor Natalia Perez
Councillor Ketan Sheth

- 1 Apologies for Absence**
- 2 Declarations of Interest**
- 3 Minutes of the Previous Meeting held on 10 July 2019 (Pages 1 - 8)**
- 4 Matters Arising**
- 5 Revised Statement of Community Involvement (Pages 9 - 74)**

- 6 Local Heritage Listings Adoption (Pages 75 - 260)**
- 7 Consultation on Draft Planning Enforcement Plan (Pages 261 - 270)**
- 8 Development Management - Ways of Working Protocol (Pages 271 - 278)**
- 9 Development Management Update (Pages 279 - 294)**
- 10 Any Urgent Business**
- 11 Date of the Next Meeting**

The next meeting will be held on 12 November 2019 at 6.00pm

MINUTES



Meeting: Planning Committee
Date: Wednesday 10 July 2019
Time: 6.00 pm
Place: Committee Room 3, City Hall, The Queen's Walk, London, SE1 2AA

Present: William McKee CBE (Chair)
Karen Cooksley
Sandra Fryer
Councillor Stephen Donnelly
Councillor Wesley Harcourt
Councillor Natalia Perez
Councillor Ketan Sheth

In Attendance: Tom Cardis, Interim Director of Planning
Ben Martin, Acting Head of Development Management
Pete Farnham, Interim Head of Planning Policy
Lauren Laviniere, Senior Planning Officer
Rob Reeds, Senior Planning Officer
Stephen Gardiner, Legal Advisor, TfL
Chloe Newbold, Committee Secretary, GLA

1. Apologies for Absence

- 1.1 Gordon Adams sent his apologies. The Chair had received Gordon's comments on both planning applications (Appendix A) and had circulated these to the Committee.
- 1.2 Apologies had also been received from Councillor Peter Mason, London Borough of Ealing. Councillor Stephen Donnelly (substitute) attended in his place.

2. Declarations of Interest

- 2.1 The Chair asked that his declarations of interests be updated to reflect that he was no longer Director of Newcourt Residential Ltd.

- 2.2 Councillor Harcourt advised that he was Chair of Wormwood Scrubs Charitable Trust and would not take part in the discussion or decision of Item 5.
- 2.3 Councillors Harcourt, Perez and Sheth had all received correspondence from a representative of the applicant for Item 6. Councillors Perez and Sheth had not responded, and Councillor Harcourt had responded only to acknowledge receipt.

3. Minutes of Previous Meeting

- 3.1 The Committee received the draft minutes of the previous meeting held on 24 June 2019.

3.2 RESOLVED:

3.2.1 That the minutes of the Planning Committee meeting held on 24 June 2019 be signed by the Chair as an accurate record.

4. Matters arising

- 4.1 There were no matters arising.

[Councillor Wesley Harcourt left the table]

5. Parade Ground, Wormwood Scrubs Park, Scrubs Lane, London 19-0045-FUMOPDC

- 5.1 The Interim Director of Planning introduced the report. A presentation was also provided by the Senior Planning Officer.
- 5.2 The application related to a vacant site, previously occupied by Kensington Aldridge Academy (KAA) after the Grenfell Fire had impacted its permanent premises. The school had since returned to its permanent site. Since October 2017, the school had benefitted from two consecutive one-year temporary planning consents and the current consent would expire on 31 July 2019. The application was for the retention of the temporary site for a further three years in case future plans for Grenfell Tower impacted its permanent site, forcing the school to relocate. If approved, the temporary school would be retained until July 2022, irrespective of occupational arrangements, and no alterations would need to be made. The applicant considered that three years was a realistic timeframe.
- 5.3 The application was considered significant and potentially contentious because the temporary site was designated Metropolitan Open Land (MOL) and therefore should be determined by the Planning Committee. A public consultation had been undertaken, which included 1,065 letters sent to local residents; a press notice in the Ealing Gazette and six site notices. Three

responses had been received, including one objection. The objection related to the buildings standing vacant and loss of Metropolitan Open Land. Officers advised that KAA's continued need for a temporary site meant that very special circumstances applied, plus the permission would be non-transferrable, and the consent limited to three years.

- 5.4 The impact of relocation to the site on the local area and its residents, and how to mitigate these impacts, had been considered. Mitigation of transport impacts included retention of the School Travel Plan and Management Strategy; promotion of safe walking and cycling routes; one blue-badge parking space and additional bus services. The provision of 50 cycle parking spaces did not accord with the London Plan, however officers considered this met the school's cycling requirements, and it was agreed that if cycling increased, the Travel Plan would be reviewed. The Committee noted that the impacts on local residents and visibility in and around Wormwood Scrubs, were limited.
- 5.5 Concerns for the long-term security and condition of the site were raised. Officers advised that the site's condition was regularly inspected as, if KAA did need to occupy the site, it was likely to be at short notice.
- 5.6 Tom Lamshead of JLL addressed the Committee on behalf of the applicant. He provided a brief background to the school's occupancy of the site from September 2017 – September 2018 and explained that future works to Grenfell Tower could require the school to return. Retention of the site would enable a speedy transfer if the permanent premises were no longer suitable, plus pupils were familiar with the premises, which was in walking distance from the KAA's permanent site. Further, the temporary site benefitted from 24/7 security measures and, if the application was granted, only KAA could occupy the site.
- 5.7 The Committee noted the potential impacts on the local community. James Mangat of MACE addressed the Committee on behalf of the applicant and advised that community engagement was a priority, as had been demonstrated during KAA's previous occupancy, and would be maintained if the application was approved.
- 5.8 Officers agreed to amend the wording of condition 12.3, to ensure that KAA could only use the temporary school for decant purposes, and not for the expansion of the size of its school at the permanent site.
- 5.9 **RESOLVED: (Unanimously)**
- 5.10 **The Planning Committee:**
 - 5.10.1 **RESOLVED TO GRANT conditional planning permission and delegate authority to the Interim Director of Planning to:**

- 1) finalise the recommended conditions as set out in this report including such refinements, amendments, additions and/or deletions as the Interim Director of Planning considers reasonably necessary provided that the Interim Director of Planning is satisfied that such changes could not reasonably be regarded as deviating from the overall principle of the decision reached by the Committee nor that such change(s) could reasonably have led to a different decision having been reached by the Committee; and
- 2) issue the planning permission.

[Councillor Wesley Harcourt re-joined the table]

6. 628 Western Avenue, Park Royal, W3 0TA – 190006FUMOPDC

- 6.1 The Interim Director of Planning introduced the report. A presentation was also provided by the Acting Head of Development Management.
- 6.2 The application related to a 0.63ha site and the demolition of a temporary warehouse and redevelopment to provide a 10-storey building and two levels of basement to provide flexible industrial uses, offices and a hotel. The application had been referred to the Planning Committee because of its scale and the scheme was of a significant or potentially contentious nature. Officers' recommendation was for refusal. Reasons for the recommendation to refuse included:
 - 6.2.1 the proposal for industrial use mixed with office and hotel uses within a Strategic Industrial Location (SIL) was not compliant with adopted policy;
 - 6.2.2 the height and massing of the scheme and its impact on townscape and heritage, particularly the Grade II listed Park Royal London Underground Station;
- 6.3 A public consultation had been undertaken, which comprised of 577 letters to local residents and businesses; six site notices and an advert in the Ealing Gazette newspaper. One objection was received.
- 6.4 Hannah Willcock of DP9 Ltd addressed the Committee on behalf of the applicant. She stated that the scheme was of high-quality and would provide significant benefits to the area including no net loss of industrial floorspace, creating employment opportunities, both during the construction phase and in the hotel itself; and it would bring the site back into use. Ms Willcock confirmed that a study had been undertaken, which showed a demand for hotels in outer London areas.
- 6.5 The Committee discussed the scheme and the officers' recommendation for refusal. It was noted that the scheme's proximity to nearby heritage assets would cause less than substantial harm. In accordance with planning policy,

the public benefits of the scheme had been assessed and officers had concluded that the harm was not outweighed by the public benefits.

6.6 Officers emphasised that the scheme conflicted with planning policy. The land had been designated as SIL, and a hotel was not an appropriate land use. Further, hotel uses should be located in a designated town centre, where local amenities could serve the hotel. Although the scheme offered employment benefits, industrial uses could also generate employment. Further, the scheme was contrary to OPDC's vision of development in this area. The Committee agreed that an additional ground for refusal should be included, that the scheme was contrary to the OPDC Opportunity Area Planning Framework, which outlined the vision for the area.

6.7 **RESOLVED: (Unanimously)**

6.8 **The Planning Committee:**

6.8.1 **REFUSED the application for the reasons set out below:**

- 1) **The proposed development would result in the inappropriate introduction of substantial town centre uses, namely a hotel (Use Class C1) and offices (Use Class B1a), within a designated Strategic Industrial Location, resulting in detrimental harm to the supply, function and operation of land protected and required for industrial, logistics and related uses that support the functioning of London's economy. Accordingly, the application is contrary to Policy 2.17 of the London Plan (2016); Policy 3.3 of the Ealing Development (Core) Strategy DPD (2012); Policies E4 and E5 of the draft London Plan (2018) and Policies SP5 and E1 of the Second Revised Draft Regulation 19 (2) OPDC Local Plan (2018).**
- 2) **The proposed building, by way of its excessive height, scale and massing, would result in less than substantial harm to the setting and significance of designated heritage assets, namely the Grade II Listed Park Royal London Underground Station and the Hanger Hill (Haymills) Estate Conservation Area, without providing sufficient public benefit to outweigh this less than substantial harm, failing to preserve or enhance the special architectural and historic significance of these designated heritage assets contrary to Section 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended); Section 16 of the National Planning Policy Framework (2019); Policies 7.4, 7.7, and 7.8 of the London Plan (2016); Policies 7C and 7.7 of the Ealing Development Management DPD (2013) and Policies D4 and D8 of the Second Revised Draft Regulation 19 (2) OPDC Local Plan (2018).**

- 3) **The proposed development, by way of the introduction of substantial town centre uses outside Park Royal Centre, would undermine the delivery of the placemaking objectives for the designated neighbourhood centre and in particular the creation of a more vibrant neighbourhood centre providing a diverse range of services and amenities for the wider industrial estate. Equally, the introduction of these uses within SIL would equally undermine the strategic vision for the Park Royal Industrial Estate as a place for industry and which should be protected, strengthened and intensified. Accordingly, the proposal is contrary to Policy 2.13 and Annex A (26) of the Mayor's London Plan 2016, the vision for Park Royal in Chapter 2 (para 2.1.59) of the draft New London Plan (2018), the Vision and Principle L2 of the Old Oak and Park Royal OAPF, the Spatial Vision and Narrative 7, Vision for Place P4 and P6 and Policies SP6 and P6 of the Second Revised Draft Regulation 19 (2) OPDC Local Plan (2018).**

7. Harlesden Neighbourhood Plan Adoption

- 7.1 The Interim Director of Planning introduced the report. A presentation was also provided by the Senior Planning Officer.
- 7.2 OPDC and Brent Council previously approved the progression of the Neighbourhood Plan to a local referendum. A local referendum was held on 30 May 2019 and the majority of votes (89.61%) were in favour of the Plan. In accordance with Planning and Compulsory Purchase Act 2004, and relevant regulations, a local planning authority must 'make' (or adopt) the Plan within eight weeks of the referendum. The adoption would be subject to a six-week legal challenge period.
- 7.3 Officers advised that minor modifications had been made to the Plan, since it was presented to the Committee and these could be found in Appendix A of the agenda.
- 7.4 The Committee noted the outcome of the referendum and asked for details of the potential numbers of votes in comparison to the actual turn out. Officers advised that this information would be confirmed in writing to members.
- 7.5 **RESOLVED:**
- 7.6 **The Planning Committee:**
- 7.6.1 **NOTED the results of the Draft Harlesden Neighbourhood Plan local referendum; and**
- 7.6.2 **RECOMMENDED that OPDC Board agree to make the draft Harlesden Neighbourhood Plan (Appendix A).**

8. Local Planning Authority and Delivery Agent Protocol

- 8.1 The Interim Director of Planning introduced the report. A presentation was also provided.
- 8.2 On 30 May 2019, the OPDC Board agreed the Local Planning Authority and Delivery Agent Protocol for Staff. The protocol provides staff with general guidance on how best to maintain appropriate separation between OPDC's statutory planning and delivery functions. The guidance would help to manage any potential conflicts of interest; avoiding perceptions of bias; and any associated risk of challenge.
- 8.3 The Committee noted that the protocol had been published on the website and briefing sessions with staff are being held.

8.4 RESOLVED:

8.4.1 The Planning Committee NOTED the report and Appendix A.

9. Any Urgent Business

- 9.1 The Committee noted that a photograph had been taken by a member of the public during the meeting and the guidance on photography was noted. The Committee asked that, if members of the public did wish to take photos, the Chair was advised beforehand. A note to this effect would be placed in the public gallery.

10. Date of the Next Meeting

- 10.1 The next meeting was scheduled for Tuesday 10 September 2019 at 6.00 pm in Committee Room 3 at City Hall.

11. Close of meeting

- 11.1 The meeting closed at 7.20 pm.

Chair

Date

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Subject: Revised Statement of Community Involvement
Meeting date: 14 October 2019
Report to: Planning Committee
Report of: Tom Cardis, Interim Assistant Director of Planning

For recommendation

This report will be considered in public

1 Summary

- 1.1 This report seeks Planning Committee's comment on amendments to the Old Oak and Park Royal Development Corporation's (OPDC) revised draft Statement of Community Involvement (SCI) following public consultation, and recommendation that OPDC Board publish the draft SCI.

2 Recommendations

The Planning Committee is asked to:

- 2.1 **Comment on the amended Revised Statement of Community Involvement (SCI) (Appendix A)**
- 2.2 **Recommend that OPDC Board agree to publish the SCI (Appendix A); and**
- 2.3 **Agree to delegate to the Interim Assistant Director of Planning in consultation with the chair of planning committee, the making of any minor modifications to the SCI, in advance of Board considering the publication of the SCI.**

3 Revised Draft Statement of Community Involvement

Role and background

- 3.1 The participation of local people in planning the regeneration and redevelopment of Old Oak and Park Royal is central to the future success of the area.
- 3.2 The production of an SCI is a legal requirement. The SCI sets out OPDC's commitments for how and when OPDC will consult communities in the process of planning for the Old Oak and Park Royal area, both in producing planning policy and in carrying out its development management functions. The SCI is not a 'development plan document' and is therefore not subject to examination. However, production of the SCI is a statutory requirement, and the information set out in the SCI places requirements on OPDC and those submitting planning applications.
- 3.3 In February 2017, OPDC Board approved and published OPDC's current SCI. Through Policy DI3 of the Local Plan, OPDC has committed to reviewing and, where relevant and appropriate, revising the SCI every two years. In addition to this commitment, updated requirements for the preparation of SCIs were introduced as part of the 2017 Neighbourhood Planning Act, which necessitated an update to OPDC's current SCI.
- 3.4 A revised draft SCI, addressing the requirements of the 2017 Neighbourhood Planning Act and incorporating a series of other updates was initially considered by Planning Committee in February 2019. A second revised draft SCI, reflecting comments raised by members at their February meeting, was considered by Committee in April 2019 where it was agreed to publish the document for public consultation.

Overview of public consultation and proposed changes

- 3.5 The draft revised Statement of Community Involvement was published for consultation on 13 June until 26 July 2019. The public consultation was twin tracked with public consultation on OPDC's draft Engagement Strategy, which addresses OPDC's wider non-local planning authority community engagement matters. Consultation responses relating to the Engagement Strategy will be published as part of a separate Engagement Strategy consultation report prior to consideration by OPDC Board.
- 3.6 Four responses were received to the draft revised SCI consultation, providing forty six individual comments. The four respondents comprised:
- Two community organisations (Old Oak Neighbourhood Forum and Grand Union Alliance)
 - One strategic stakeholder (Canal and River Trust)

- One private landowner (Raban Management Ltd)
- 3.7 OPDC has prepared a Statement of Consultation (Appendix B) which presents all comments received on the draft revised SCI, alongside officer response to these comments stating whether or not the comment has resulted in a change.
- 3.8 A summary of the main issue themes raised through the consultation, and OPDC's response to these issues, is set out in Table 1.

Table 1: Summary of main issues themes

Issue Theme	OPDC Response
OPDC has not satisfied the principles set out in the SCI in relation to early community involvement and for and choosing between options in the preparation of its draft Local Plan.	Changes are proposed to clarify that only reasonable alternatives can be considered for Sustainability Appraisals used to assess policy documents, and to emphasise the need for formative community involvement in this process.
The SCI should provide further details of the content and scope of other OPDC planning documents, strategies and programmes.	No changes are proposed. It is not the role of the SCI to define the role and content of other planning documents, strategies and programmes.
Further rationale should be set out for why the scheme of delegation for planning applications was put in place, and whether it may be revisited.	No changes are proposed. While the SCI sets out details of the scheme of delegation for information purposes, it is not the role of the SCI to set out the rationale for this, or the circumstances in which it may be revisited.
Further commitments should be provided on OPDC's support for Neighbourhood Planning, and to go beyond minimum requirements for statutory consultations.	Changes proposed. Additional wording has been introduced to the SCI which places a stronger emphasis on OPDC's support for neighbourhood planning and intentions to use best endeavours to go beyond minimum requirements for community involvement.
The role of specific strategic stakeholders, and the need for developers to consult with these, should be highlighted in the SCI.	No changes proposed. The SCI's role is to set out how OPDC involves, and expects applicants to involve, the community in deciding planning applications and preparing planning guidance, rather than all stakeholders. This is addressed through legislation, and referenced in the SCI.
Further material on viability assessments and draft heads of terms should be made public or published at an earlier stage at	No changes proposed. OPDC's approach to publishing viability assessments reflects national guidance. Draft Heads of Terms are published at the earliest possible stage, but it

planning application stage.	is not always possible to do so prior to submission of planning application as some matters are still subject to discussion and agreement.
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3.9 In addition to the issue themes in Table 1, a series of minor amendments have also been in response to consultation comments so as to improve clarity and to correct references to other documents.

Next Steps

3.10 Subject to agreement by Planning Committee, the draft revised Statement of Community Involvement will be considered by OPDC Board at their meeting on the 21st November, alongside OPDC’s draft Engagement Strategy. If approved by OPDC Board, the revised Statement of Community Involvement and Engagement Strategy will be published on the OPDC website.

4 Equality Comments

4.1 The public sector equality duty requires the identification and evaluation of the likely potential impacts, both positive and negative, of the decision on those with protected characteristics (age, disability, gender reassignment, pregnancy and maternity, race, gender, religion or belief, sexual orientation).

4.2 An Equalities Impact Assessment has been undertaken on the SCI (see appendix C) in which no negative impacts have been identified, with positive impacts for those covered by four of the protected characteristics.

5 Financial Implications

5.1 Any subsequent financial implications arising from this report are subject to the Corporation’s decision-making process.

6 Legal Implications

6.1 Section 18 of the Planning and Compulsory Purchase Act 2004 requires a local planning authority to prepare a statement of community involvement.

6.2 This is a statement of the authority's policy as to the involvement in the exercise of the authority's planning functions of people who appear to the authority to have an interest in matters relating to development in their area.

6.3 A statement of community involvement must set out the local planning authority's policies for giving advice or assistance on:

(a) proposals for making neighbourhood development orders, and

(b) proposals for modification of neighbourhood development plans.

6.4 The statement of community involvement is not a development plan document in the local development scheme.

Appendices

Appendix A: Final revised draft Statement of Community Involvement (track changed version showing amendments following public consultation)

Appendix B: Statement of Community Involvement – Statement of Consultation

Appendix C: Equalities Impact Assessment

Background Papers

None

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Old Oak and Park Royal Development Corporation

Statement of Community Involvement

~~June-October~~ 2019

Tracked change copy showing amendments following public consultation

DRAFT

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DRAFT

Statement of Community Involvement (SCI) – Executive Summary

The Statement of Community Involvement (SCI) sets out how the Old Oak and Park Royal Development Corporation (OPDC), in its role as a local planning authority, will involve the local community in the planning process.

The SCI sits alongside OPDC's Engagement Strategy, which outlines OPDC's overarching approach and principles for community engagement in its broader role as a Mayoral Development Corporation.

The SCI is based on a set of principles for delivering effective community involvement which have been formed through consultation with members of the local community.

These principles include:

- Inclusive invitation for involvement
- Authorisation of representatives
- Continued involvement
- Independent advice
- Early involvement
- Presenting options to the community
- Criteria for choosing between options
- Reaching consensus
- Transparent records of involvement
- Feedback on the outcome of community involvement

Based on these principles, OPDC will ensure effective community involvement at all stages in the production of planning policy documents, including production of the Local Plan, Supplementary Planning Documents (SPDs) and Community Infrastructure Levy (CIL) strategies. This includes guidance for how OPDC will make most effective use of statutory consultations on planning policy documents, and as well commitments to additional measures to garner community input at the early stages of their production.

OPDC will offer appropriate support and assistance for Neighbourhood Planning, including those seeking to establish Neighbourhood Forums and Neighbourhood Areas, develop new Neighbourhood Plans, or modify existing Neighbourhood Plans.

OPDC will ensure community involvement in the determination of planning applications as part of the development management process. This will include involvement at the pre application stage through the use of public exhibitions or consultation events, as well as input from OPDC's Community Review Group (CRG) and / or stakeholder workshops. When applications are submitted, OPDC will ensure the local community is properly notified of the proposed development, and aware of how to provide feedback as part of the consultation process.

1. Introduction

Background to OPDC

1.1 The Old Oak and Park Royal Development Corporation (OPDC) was established on 1st April 2015 as London's second Mayoral Development Corporation and the Mayor's fifth functional body. OPDC is the statutory Local Planning Authority for the area, but also has responsibilities for coordinating delivery and ensuring that the wider area benefits from regeneration.

1.2 The OPDC area covers the Old Oak and Park Royal Opportunity Areas in the Mayor's London Plan (2016). The OPDC area is currently home to approximately 1,700 businesses, employing 43,100 workers across a range of employment and sectors and skills levels, generating £2.1 billion annually in gross value added (GVA) to the UK economy. Through regeneration, the OPDC area has the capacity to deliver a minimum additional 25,500 homes and indicative 65,000 jobs.

1.3 OPDC is developing its Local Plan for the area, which will set out the spatial vision and policies for the OPDC area. Following three rounds of consultation since 2016, the draft Local Plan was submitted to the Secretary of State in October 2018. ~~The Local Plan underwent Examination in Public in Spring and Summer of 2019, and it is likely proposed post submission modifications will be published for consultation before the end of 2019, scheduled to commence in spring 2019. Adoption of the Local Plan is, with adoption of the Local Plan expected in early 2020, summer 2019.~~

Commented [OPDC1]: Comment 18.

What is the Statement of Community Involvement?

1.4 The Statement of Community Involvement (SCI) explains how OPDC involves the community in deciding planning applications and preparing planning policy, and sets out how it will effectively access the rich wealth of knowledge that the existing communities have, in and around the OPDC area. The SCI is a statutory planning document, and its production is a requirement for all local planning authorities under the Planning and Compulsory Purchase Act (2004).

What do we mean by community?

1.5 Community refers to residents, businesses, community and interest groups, neighbourhood planning forums, landowners, developers, London Boroughs within and neighbouring the OPDC area, government agencies and any other individuals, groups and organisations interested in, and affected by, the development and use of land at Old Oak and Park Royal.

The SCI and OPDC's Engagement Strategy

1.6 The SCI forms part of a wider set of documents including OPDC's Engagement Strategy and it should be read in conjunction with this. The Engagement Strategy is being developed by OPDC's Communications and Engagement team and forms part of the over-arching Communications and Engagement Strategy for OPDC. While the SCI is a statutory planning document prepared by OPDC in its role as local planning authority, the Engagement Strategy relates to OPDC's broader responsibilities and activities as a Mayoral Development Corporation. The Engagement Strategy complements and supports the SCI and demonstrates how OPDC will add value to the statutory activities set out in this document. It includes additional detail on how OPDC may implement the requirements set out in the SCI, including strategies for informing and involving hard to reach groups **and/or those not usually engaging** in the planning process.

Commented [OPDC2]: Comment 19

OPDC's Duty to Co-operate

1.7 OPDC is under a duty to co-operate with other authorities and agencies when it reviews its planning policies. These authorities and agencies include boroughs within the OPDC area (London Borough of Ealing, London Borough of Hammersmith & Fulham, and London Borough of Brent), neighbouring boroughs (including Royal Borough of Kensington and Chelsea), the Mayor of London and GLA associated bodies (such as Transport for London), as well as bodies such as the Environment Agency, Network Rail, Historic England, Natural England, the Civil Aviation Authority, the Clinical Commissioning Groups, the Homes and Communities Agency, the Office of Rail Regulation and Highways England (see Town and Country Planning (Local Planning) (England) Regulations 2012 for the full list of specific and general consultation bodies). Authorities and agencies can also provide input by responding to any public consultation OPDC undertakes on its draft planning policy documents.

In addition to the duty to co-operate, OPDC is also preparing a "Ways of Working" document which will establish a framework of principles for involving host local authorities in the development management process for schemes located within their respective local authority areas, but determined by OPDC.

OPDC's approach to delivering effective involvement

1.8 OPDC is committed to achieving a high level of community involvement **and will seek to make best endeavours to go beyond statutory requirements where feasible and appropriate**. As a result, it has incorporated 10 principles which are intended to ensure a consistent and minimum standard for community involvement. These have been developed from suggestions from community groups, received during the SCI consultation in September and October 2015.

Commented [OPDC3]: Comments 27 and 36

1.9 OPDC expects organisers and participants of community involvement activities, including applicants and OPDC, to make reasonable endeavours to follow the principles. The principles are for:

- a) Prospective planning applicants carrying out pre-application community involvement on development proposals that will be determined by OPDC
- b) Individuals(s), community group(s), and/or organisation(s) having an interest in the planning application or policy; and
- c) OPDC in preparing planning policy

Principles

1. Inclusive invitation

a) Reasonable attempts should be made by prospective planning applicants and / or OPDC to ensure that a representative cross-section of the community is invited to community involvement event(s) to ensure that all participants are aware of each other's views. Where community groups or individuals are unable to attend events but nevertheless wish to participate, engagement by written dialogue should be pursued.

b) Invitations should go to existing community groups in and around the OPDC area that are likely to be affected by a planning application or a policy document, e.g. local residents associations, neighbourhood planning forums, amenity societies, thematic groups where they exist or are formed as a result of the proposal. OPDC will maintain a list of these groups both for its own use and to assist prospective planning applicants with their engagement strategies. Where there are existing communities in close proximity to a planning application or the geographic location of a location specific policy document, further efforts to deliver opportunities for enable community involvement in shaping proposals will be expected.

c) It may be necessary to hold additional events for those groups not traditionally involved in the planning process, liaising with trusted organisations to devise activities which cater for difficult to engage groups.

d) Events should be held in accessible locations and inclusive premises. Accessible locations will enable the highest possible attendance by people affected by the proposal or plan; for example, in the area where a development scheme is being proposed.

Where feasible, best endeavours should be used to utilise venues which are not affiliated to a specific religion, with consideration also given to dates of importance to individual religious groups. Inclusive premises are those able to be adequately accessed by all sections of the community. OPDC will maintain a list of suitable venues within the area.

e) All participants in the involvement process should be provided with a rationale for the development proposals and a plan for how comments will be considered and a response given. Participants should also be asked if they wish to provide their contact details to ensure they receive feedback on the results of involvement.

f) To ensure all sections of the community are able to effectively engage in the involvement process, the use of accessible and diverse range of communication formats and methods should be considered, where appropriate

Commented [KT4]: EqIA Issue 1

2. Authorisation

a) Those representing community groups, the prospective planning applicant and OPDC at community involvement events should be able to demonstrate that they are authorised to speak for their organisations at the event in question.

b) The scale and remit of those organisations should also be made clear.

3. Continuity

a) Involvement should be a continuous process with the timetable for the period of preparing the plan or making the planning application made clear. It is desirable that the timetable should allow adequate time for participants to effectively engage in the involvement process. This includes providing participants with reasonable notice of events and an adequate time period in which to consider and respond to the development proposal or plan.

b) Where involvement is intended to include a series of meetings or events then, as far as possible, the same individuals that represent the community, the prospective planning applicant and OPDC should continue to be involved throughout the process to ensure continuity of views. Nevertheless, it may be appropriate for other participants or advisers to be involved intermittently.

4. Independent advice

a) Where technical or professional advisers or private consultants are employed by OPDC as independent facilitators to manage the involvement process, they should have a client duty of care to all parties equally and should be instructed to follow these principles. Where facilitators or advisers are not independent, this should be declared. Where applicants instruct independent facilitators to act on their behalf, then these should act impartially and will be encouraged to align their activities with the principles set out in this SCI.

5. Early involvement

a) Arrangements should be made for the community involvement process to begin at the early formative stages of a plan or development proposals process. This would be carried out in light of reasonable alternatives available, including considering the planning framework provided during the generation of policy options. This should occur before issues such as the height and scale of development are fixed when significant options are still open and while there is still the potential to make a difference to the plans. Where community groups or individuals are unable to attend the initial meeting but nevertheless wish to participate, engagement by other means should be pursued. This may include making presentation material available online and inviting feedback in writing.

Commented [OPDC5]: Comments 23 and 32

6. Presenting options

a) Applicants will be encouraged to set out reasonable options or choices and to have demonstrated that they have considered input from local communities on how plans and proposals could be taken forward including those suggested by the community that are reasonable;

b) Applicants will be encouraged to ensure that presentation materials will be accessible and clear to allow all the opportunity to understand the proposals. This is likely to include oral, written and visual presentational material. This could also include the use of three dimensional models and drawings, videos and aerial photographs as well as other smart and innovative technology where appropriate, including placing video presentations online to provide opportunities for local communities who are unable to attend consultation events to still provide feedback.

7. Choosing between options

a) The planning criteria against which redevelopment options must be assessed should be made clear and transparent. This will normally be the Development Plan for the area, unless material considerations indicate otherwise, which consists of OPDC's Local Plan, the Mayor's London Plan, made Neighbourhood Plans and the West London Waste Plan.

Commented [OPDC6]: Comment 24

Commented [OPDC7]: Comment 4

8. Consensus

a) Best efforts should be made to reach consensus, making it clear how far the involvement has resulted in agreement to adopt or to alter proposals. Where agreement has not been possible, a clear and reasoned response should be provided

9. Transparent records

a) For major planning applications, a Community Involvement Statement should be submitted by the planning applicant to OPDC as a supporting document to their planning application. The statement should summarise:

- i. the community involvement undertaken; the main issues raised by the community;
- ii. how the proposal has been revised, if necessary, to take account of the issues raised and,
- iii. where the proposal has not been revised, the reasons why not.

b) For Local Plan documents, a Statement of Consultation will be made available alongside the Local Plan published for representations. This will set out:

- i. who was consulted when preparing the Local Plan;
- ii. a summary of the main issues raised by those persons; and
- iii. how those issues have been addressed in the Local Plan.

c) For Supplementary Planning Documents, a Statement of Consultation will be published alongside the final document. This will set out:

- i. who was consulted when preparing the draft document;
- ii. a summary of the main issues raised by those persons; and
- iii. how those issues have been addressed in the draft document.

d) Participants may provide a written statement of omissions and corrections which will be reported and considered by OPDC along with the Community Involvement Statement and / or consultation statement.

10. Feedback on the outcome of community involvement

a) For all planning applications, reports of OPDC officers will include a summary of consultation responses received and all comments received during statutory consultation will be made publicly available and available to Planning Committee members for consideration. For major planning applications, the Community Involvement Statement Report should summarise community involvement undertaken by the applicant at pre-application stage and should explain how it has influenced the application scheme.

b) For applications being considered by Planning Committee, OPDC will notify those people who commented on the application as to when the Planning Committee meeting will be held and when the report will be available online.

c) For Local Plan documents, feedback is provided in the consultation statement referred to under 9b. For Supplementary Planning Documents this will be the consultation statement referred to under 9c.

d) In making decisions on planning applications and planning policy documents, OPDC will carefully consider comments made during involvement and consultation on the application or plan.

2. Involvement in Planning Policy

Our Proposed Outcomes

- Key community priorities are appropriately reflected in OPDC's planning policy documents.
- There is strong community awareness of different planning policy documents, including neighbourhood plans, and the crucial role they play in guiding the regeneration of the OPDC area.
- Community issues are raised at early stages in the production of planning policy documents where they can be effectively addressed.
- There is transparency and clarity for all parties on how issues raised through the consultation process have been considered by OPDC.

Introduction

2.1 This section sets out how OPDC involves the community, including the Community Review Group, in preparing planning policy documents, based on the principles and follows the statutory requirements for consultation. A list and timetable for the production of OPDC planning policy documents is available in OPDC's Local Development Scheme (LDS) which is available online or can be requested by contacting OPDC. This includes everything from the Local Plan to SPDs, **CIL** and Neighbourhood Plans.

Commented [OPDC8]: Comment 28

2.2 As a public authority OPDC must comply with the Public Sector Equality Duty under Section 149 of the Equality Act 2010. Under the Equality Act 2010, those with protected characteristics can expect OPDC to take their needs into account when implementing the SCI principles. The protected characteristics are: age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex (gender) and sexual orientation.

Approach to Engagement

Consultation database

2.3 OPDC will maintain a database of individuals, groups, and organisations that have an interest in opportunities to get involved. It includes those who Government regulations require OPDC to consult or who have expressed an interest in being informed about the Local Plan. It includes residents, businesses, neighbourhood planning forums, community groups, voluntary organisations, interest groups, landowners, developers, businesses, London Boroughs within and neighbouring the OPDC area and government agencies. Requests to be added to this database can be made by OPDC's website or contacting OPDC by email, telephone or in writing,

Commented [OPDC9]: Comment 29

Existing local meetings and initiatives

2.4 OPDC has set up regular local meetings and will attend existing community meetings, where viable, to raise awareness about planning policy and seek involvement. OPDC will also look for other local opportunity to raise awareness about planning policy and applications to encourage involvement.

Neighbouring Borough involvement

2.5 For planning policy documents likely to have impacts on adjoining local authority areas, OPDC will engage with relevant London boroughs at the earliest possible stage in preparing the document. This helps ensure communities in the neighbouring areas are notified and have opportunities in preparing the document.

OPDC Community Review Group

2.6 The Community Review Group, established by OPDC in 2018, brings together local people from a non-planning background to help ensure development proposals reflect priorities of the local community. It has been established to work in parallel with the existing OPDC Place Review Group, which is an appointed independent design review panel made up of built environment professionals. The Community Review Group will review and comment on emerging or draft planning policy documents which are also subject to review of the Place Review Group.

Methods of Engagement

Engagement method	Explanation
Consultation documents – paper copies	Planning policy documents will be available to view at City Hall, local libraries and other community locations.
OPDC Website	OPDC’s planning webpages will include information, and when appropriate, a dedicated micro-site for community engagement and consultation will be used. We will encourage other organisations to also include links to key information on their webpages.
Discussion events, e.g. workshops	These events are facilitated round-table discussions about emerging planning policy
Drop-in events / exhibitions	These include staffed drop-in events / exhibitions. They provide opportunities for people to gain information, ask OPDC officers questions and provide feedback. Exhibitions can also be non-staffed. They are held at accessible locations and at times aimed at encouraging maximum attendance.

	Where OPDC has an appropriate local base at which staff are present, appointments may also be made to come along and ask questions.
Emails, newsletters and letters	Emails and/or email newsletters and, when appropriate, letters are sent to the Consultation Database.
Meetings	These are used to discuss and gain feedback on emerging planning policies. They include OPDC's organised regular local meetings as well as other meetings with interest groups and particular audiences.
Press releases	Produced to raise awareness of opportunities to engage, however dependent on press publishing releases.
Questionnaires / surveys	These are a means for gathering feedback at drop-in events, exhibitions or through field research to gather feedback on emerging policies
Social media	OPDC will use platforms such as Twitter or Facebook which can help to raise awareness and encourage feedback

Community involvement in preparing the Local Plan

2.7 The most recent Regulations that came into force in April 2012 (as amended) set out the statutory requirements for the production of Local Plans and Supplementary Planning Documents (SPDs). These requirements include criteria for the preparation and publication of a draft Local Plan, receiving representations, consideration of representations, examination, publication of recommendations and adoption. Throughout these stages of policy production, OPDC will seek to ensure that issues are considered and that policies are drafted that take full account of equality and sustainability considerations. As part of this process there will be appropriate community involvement as set out in this document to ensure that all groups have the opportunity to engage in the planning process.

2.8 Planning law requires that decision on planning applications should be made in accordance with the development plan, which includes the Local Plan, unless other relevant planning matters indicate otherwise. The development plan is therefore the starting point for when OPDC makes decisions on planning applications.

2.9 Information about the Local Plan documents to be produced is provided in the Local Development Scheme which is available on OPDC's website or paper copies can be requested by contacting OPDC.

Stage 1 Preparation of Local Plan (Regulation 18)

Identify and consult on main issues that the Local Plan needs to address and consider alternative policy options.

Stage 2 Publication of proposed Local Plan (Regulation 19)

Local Plan policies published for public consultation.

Local Plan and public responses submitted to Secretary of State, who appoints a Planning Inspector

Stage 3 Examination

The Local Plan, public responses and written statements examined by the planning inspector at public examination. There may be further modifications published for consultation, after which a report on the soundness of the Local Plan is issued by the Inspector.

Stage 4 Adoption

The recommendations of the Inspector's report are considered and OPDC adopts the Local Plan.

Community involvement in producing the Local Plan

Stage 1 Preparation of the Local Plan

2.10 The main plan-making activities undertaken by OPDC during the preparation stage are evidence gathering, identifying issues and options, and selecting preferred options. Policy options identified can only be those which are 'reasonable' in accordance with Strategic Environmental Assessment legislation.

Commented [OPDC10]: Comments 5 and 30

2.11 To ensure the community is effectively involved in these activities, OPDC will carry out a range of community involvement methods:

- a) As required by Government regulations OPDC invites statutory and general consultees, residents and businesses in the OPDC area to comment on what the Local Plan should contain during a public consultation for a minimum of 6 weeks;
- b) Consults bodies listed in the relevant regulations on the scope of the information and level of detail that should be included in the environmental report which accompanies the draft Local Plan. The environmental report addresses the requirements of the European Union Directive 2001/42/EC on the assessment of the effects of certain plans and programmes on the environment.

2.12 In addition, OPDC:

- a) Emails and writes to members of the consultation database throughout the Local Plan's preparation;
- b) Makes consultation documents and questionnaires available on its website, at City Hall and public libraries;

- c) Holds meetings, discussion events and drop-in events / exhibitions; and
- d) Issues a statutory press notice, advertises in local press, uses the OPDC email newsletter and its social media sites to raise awareness.

Stage 2 Publication of the proposed Local Plan

2.13 Taking into account feedback from community involvement activities during the preparation stage, OPDC finalises and publishes the proposed Local Plan.

2.14 At this stage OPDC carries out the following participation required by Government regulations:

- a) Makes the Local Plan and supporting documents specified in the regulations available on the OPDC's website and at City Hall for representations to be made for a minimum period of six weeks.
- b) Sends notification to all those bodies invited to make comments at Stage 1 that the Local Plan and supporting documents are available for inspection and provide details about how to make representations.

In addition, OPDC:

- a) Issues a statutory press notice, advertises in local press, uses the OPDC email newsletter and its social media sites to raise awareness; and
- b) Holds drop-in events / exhibitions in the local area.

Feedback on community involvement

2.15 Alongside the Local Plan, a consultation statement is published setting out: who was consulted in preparing the Local Plan; a summary of the main issues raised by those persons; and how those issues have been addressed in the Local Plan

Stage 3 Examination

2.16 The Local Plan, along with supporting documents and the representations received, is then submitted to the Secretary of State for independent examination by a Planning Inspector.

2.17 At this stage OPDC carries out the following actions required by Government regulations:

- a) Makes the Local Plan and supporting documents specified in the regulations available on OPDC's website and at City Hall;
- b) Sends notification to all those consultation bodies invited to make representations under Regulation 18(1) of the Town and Country Planning (Local Development) Regulations 2012 that the Local Plan and supporting documents are available for inspection; and
- c) Notifies those who requested notification that the Local Plan has been submitted to the Secretary of State.

Stage 4 Adoption

2.18 Provided the Inspector considers the Local Plan meets Government and Mayoral policy and legal requirements, approval will be sought from OPDC Board to adopt the Local Plan as part of OPDC's development plan.

2.19 Following adoption OPDC carries out the following actions required by Government regulations:

- a) Makes the adopted Local Plan, the adoption statement and other supporting documents specified in the regulations available on OPDC's website and at City Hall; and
- b) Sends the adoption statement to those who asked to be notified of the adoption of the Local Plan.

Community involvement in preparing Supplementary Planning Documents

2.20 Supplementary Planning Documents (SPDs) add detail to the policies in the Local Plan. They are only produced when OPDC considers them necessary to provide additional guidance for new developments at specific locations or on particular topics.

Stage 1: Preparation of the draft SPD

OPDC officer compile documents and supporting evidence. There is an optional preliminary consultation.

Stage 2: Consideration on draft SPD

OPDC published the draft SPD for public comments for a minimum of six weeks

Stage 3: Adoption

OPDC considers comments made and makes any necessary changes.

OPDC adopts SPD as a Local Development Document and prepares adoption statement.

Community involvement in producing Supplementary Planning Documents

Stage 1 – Preparation

2.21 OPDC carries out a range of involvement methods during this stage to ensure effective community engagement in preparing the document:

2.22 As required by Government regulations, OPDC consults bodies listed in the relevant regulations as to whether the Supplementary Planning Document are likely to have significant environmental effects. This will assist in determining whether an environmental report should be produced to accompany the draft Supplementary Planning Document. The environmental report addresses the requirements of the

European Union Directive 2001/42/EC on the assessment of the effects of certain plans and programmes on the environment.

2.23 In addition, OPDC:

- a) Emails and writes to members of the Local Plan Consultation Database about opportunities to be involved in preparing the Supplementary Planning Document;
- b) Where appropriate, holds meetings, discussion events or drop-in events / exhibitions; and
- c) Advertises in local press, uses the OPDC email newsletter and its social media sites to raise awareness.

Stage 2 – Consultation on draft Supplementary Planning Document

2.24 Taking into account the results from the community involvement activities during the preparation stage, OPDC finalises and publishes the draft Supplementary Planning Document. At this stage, as required by Government regulations the OPDC makes the draft Supplementary Planning Document available on OPDC's website and at City Hall for representations to be made for a minimum period of six weeks.

2.25 In addition, OPDC:

- a) Emails and writes to members of the Local Plan Consultation Database seeking comments on the draft document;
- b) Advertises in local press, uses the OPDC email newsletter and its social media sites to raise awareness; and
- c) Considers holding meetings, discussion events and drop-in events / exhibitions to discuss the draft and seek feedback.

2.26 A consultation statement is published setting out:

- a) who was consulted when preparing the Supplementary Planning Document
- b) a summary of the main issues raised by those persons; and
- c) how those issues have been addressed in the draft document

Stage 3 – Adoption

2.27 Having regard to the comments received on the draft, the final document will be prepared. It will then be presented for adoption at OPDC Board meeting. Following adoption OPDC carries out the following actions required by Government regulations:

- a) Makes the adopted Supplementary Planning Document and the adoption statement available on OPDC's website and at City Hall; and
- b) Sends the adoption statement to those who asked to be notified of the adoption of the Supplementary Planning Document

Community Involvement in Neighbourhood Planning

OPDC is committed to working closely with and providing support to emerging and established Neighbourhood Forums in the development of their neighbourhood plans. This commitment is set out in Local Plan policy DI3.

Commented [OPDC11]: Comment 8

2.28 Neighbourhood development plans and neighbourhood development orders are prepared by designated neighbourhood planning forums. Preparation includes consultation on a draft plan. Following a successful independent examination and local referendum, neighbourhood development plans are brought into legal force and are 'made' part of the development plan. Their policies are then considered alongside the Local Plan, and other planning policies when OPDC makes decisions on planning applications.

2.29 The preparation of Neighbourhood Plans and developments orders, and community involvement in their preparation, is the responsibility of the neighbourhood planning forums producing the plan.

2.30 The Government's National Planning Practice Guidance expects forums to ensure the wider community is kept fully informed of what is being proposed and has opportunities to be involved in shaping the emerging plan. OPDC will continue to offer advice to forums on how effective involvement can take place and, where resources allow, provide assistance in carrying out the involvement.

2.31 Whilst most community engagement in the preparation of neighbourhood development plans will be led by the neighbourhood planning forum, there are certain stages where OPDC carries out formal consultation:

1. Application to designate a neighbourhood planning area

2.32 In advance of the submission of a neighbourhood planning area application, OPDC will expect interim forums to engage proactively with residents, businesses and emerging or established neighbourhood forums on the proposed boundary of the neighbourhood planning area.

2.33 Once the neighbourhood planning area application has been submitted, OPDC publishes on its website the name and map of the proposed neighbourhood planning area, the name of the relevant body who applied for the designation and details about how to comment. It also notifies and seeks comment from members of the Consultation Database. Following this consultation OPDC publishes on its website the decision to either designate, alter the area or refuse the application (with reasons, if refusing).

2. Application to designate a neighbourhood planning forum

2.34 In advance of the submission of a neighbourhood planning forum application, OPDC will expect interim forums to engage proactively with residents, businesses and emerging or established neighbourhood forums on the proposed membership and constitution of the neighbourhood planning forum.

2.35 Once the neighbourhood forum application has been submitted, OPDC publishes on its website a copy of the application made by the prospective forum and details about how to comment. It also notifies and seeks comment from members of the Consultation Database. If OPDC approves the proposed area and forum it will publish on its website the forum's name, and various details. If OPDC decides to refuse the designation then it will publish reasons for the refusal on its website.

3. Submission of a neighbourhood development plan

2.36 In advance of the submission of a neighbourhood development, OPDC will expect forums to have engaged positively and proactively on a wide range of stakeholders on the plans production, in accordance with the requirements set out in paragraph 2.4530.

Commented [OPDC12]: Comment 34

2.37 Once the neighbourhood planning forum has submitted their finalised neighbourhood development plan following consultation on a draft, OPDC publishes on its website the draft plan and supporting documents, including details on how to make comments. It also notifies and seeks comment from members of the Consultation Database. Copies of these documents are also made available at designated locations within the neighbourhood planning area.

4. Decision on a neighbourhood development plan

2.38 OPDC sends a copy of the submitted draft neighbourhood development plan, the supporting documents and comments received at the submission stage to an appointed Examiner for independent examination. Hearing sessions may or may not be required at the discretion of the Examiner.

2.39 OPDC then publishes the Examiner's report and decision statement on its website and makes it available to view at the designated locations within the neighbourhood planning area. Subject to the Examiner's recommendation, OPDC then proceeds to arrange a referendum within the neighbourhood planning area on the plan.

Modifications to an adopted Neighbourhood Plan

2.40 Neighbourhood Plans may be updated at any time, and should be updated where the policies within the plan have become out of date.

2.41 OPDC can, subject to the agreement of the Neighbourhood Forum, make minor modifications to Neighbourhood Plans where these do not materially affect the policies of the plan.

2.42 Where a Neighbourhood Forum proposes modifications that do materially affect the policies set out in the Neighbourhood Plan, then these will be subject to the same requirements for the preparation of a new Neighbourhood Plan set out in previous

paragraphs, including the requirement for a referendum. Proposed modifications would also be subject to the following additional requirements:

- The Neighbourhood Forum must state at pre-submission publicity and consultation stage, and when the modified plan is submitted to OPDC, whether they believe the modifications are so significant or substantial as to change the nature of the plan and give reasons;
- OPDC will, when sending the modified plan to the independent examiner, state whether it believes that the modifications are so significant or substantial as to change the nature of the plan and give reasons. OPDC will also submit a copy of the original plan to the examiner; and
- The Neighbourhood Forum must decide whether to proceed with the examination after the examiner has decided whether the modifications proposed change the nature of the plan.

Support for those making or amending Neighbourhood Development Plans

2.43 Prospective Neighbourhood Forums are advised to arrange a meeting with OPDC's Planning Policy team at an early stage to discuss the processes and statutory requirements related to Neighbourhood Planning. OPDC will offer appropriate support and assistance to prospective Neighbourhood Forums, and to designated Neighbourhood Forums progressing or amending a Neighbourhood Plan. This may include:

- Providing advice on the legal requirements for Neighbourhood Planning;
- Setting out the relevant Local Plan and London Plan policies which the Neighbourhood Plan should be in general conformity with;
- Reviewing proposals for Neighbourhood Area and Forum applications, and Neighbourhood Plans and Development Orders, before these are formally submitted for consideration;
- Sharing relevant OPDC evidence base documents, or cite other potential references, to support policy formulation;
- Scope potential for joint funding of evidence base studies, or work with forums to identify other potential funding's sources for evidence base production;
- Providing appropriate technical assistance, including the provision of digital base mapping and appropriate datasets, subject to any copyright entitlements;
- Advising on statutory consultation requirements for the various stages of Neighbourhood Plan or Development Order preparation;
- Utilising OPDC's communications and engagement platforms to promote neighbourhood planning consultations, news or events; and
- Exploring potential opportunities to coordinate any OPDC engagement events with potential Neighbourhood Plan consultation events.

Community involvement in Community Infrastructure Levy (CIL)

2.44 The Community Infrastructure Levy (CIL) is a statutory, non-negotiable charge on new development. The levy can be used to help deliver a wide range of infrastructure needed to support the development of the area. At the time of publication, OPDC has

not adopted a CIL charging schedule and so the levy is not charge don permitted schemes in the area.

Stage 1: Preliminary charging schedule (PDCS)

PDCS published with a minimum six week period of consultation

Stage 2: Consultation on Draft charging schedule (DCS)

Draft Charging Schedule published with a minimum six week period of consultation

Stage 3: Examination

OPDC considers comments made on the draft Charging Schedule and makes any necessary changes. OPDC submits to the Secretary of State. A Planning Inspector is appointed. The Charging Schedule is examined by the planning inspector at public examination.

Stage 4: Adoption

OPDC adopts the Charging Schedule and prepares adoption statement.

Stage 1 – Preparation of a Preliminary Draft Charging Schedule (PDCS)

2.45 OPDC carries out a range of involvement methods during this stage to ensure effective community engagement in preparing the document and as required by Government regulations, OPDC consults bodies listed in the relevant regulations to invite them to make representations on the PDCS.

2.46 In addition, OPDC:

- a) Emails and writes to members of the consultation database about consultation on the preliminary draft charging schedule;
- b) Where appropriate, holds meetings, discussion events or drop-in events / exhibitions; and
- c) Advertises in local press, uses the OPDC email newsletter and its social media sites to raise awareness.

Stage 2 - Consultation on draft Charging Schedule

2.47 Taking into account the results from the preliminary draft charging schedule consultation, OPDC finalises and publishes the draft Charging Schedule. At this stage, as required by Government regulations the OPDC makes the draft Charging Schedule available on OPDC's website and at City Hall for representations to be made for a minimum period of six weeks.

2.48 In addition, OPDC:

- a) Emails and writes to members of the Local Plan Consultation Database seeking comments on the draft document;
- b) Advertises in local press, uses the OPDC email newsletter and its social media sites to raise awareness; and

- c) Considers holding meetings, discussion events and drop-in events / exhibitions to discuss the draft and seek feedback.

2.49 Alongside the draft charging schedule, a consultation statement is published setting out:

- a) who was consulted when preparing the Charging Schedule;
- b) a summary of the main issues raised by those persons; and
- c) how those issues have been addressed in the draft document.

Stage 3 - Examination

2.50 The draft Charging Schedule is then submitted to an independent examiner.

2.51 At this stage OPDC carries out the following actions required by Government regulations:

- a) Makes the draft Charging Schedule available on OPDC's website and at City Hall;
- b) Sends notification to all those bodies invited to make comments at Stage 1 and Stage 2 that the draft Charging Schedule is available for inspection;
- c) Notifies those who requested notification that the draft Charging Schedule has been submitted to the Secretary of State; and
- d) Publishes a consultation statement setting out who was consulted when preparing the Charging Schedule; a summary of the main issues raised by those persons; and how those issues have been addressed in the draft document.

Stage 4 - Adoption

2.52 Provided the Examiner considers the draft Charging Schedule to have met Government policy and legal requirements, approval will be sought from OPDC Board to adopt the Charging Schedule.

2.53 Following adoption OPDC carries out the following actions required by Government regulations:

- a) Makes the Charging Schedule and the adoption statement available on OPDC's website; and
- b) Sends the adoption statement to those who asked to be notified of the adoption of the Charging Schedule.

Neighbourhood Portion of CIL

2.54 Should OPDC adopt a CIL charging schedule, then we will engage with the local community to agree with them how best to spend the 'neighbourhood portion' of the levy. The neighbourhood portion is made up of 15% of the overall CIL levy charged on development (capped at £100 per dwelling). However, where a development is granted planning permission within the boundary of a made neighbourhood plan the neighbourhood portion will be 25% of the overall levy.

2.55 The neighbourhood portion of CIL can be spent on a wider range of projects than the remainder of CIL, provided that it is demonstrated that they support the development of the area as set out in Regulation 59 C of the CIL Regulations. This could include the provision, improvement, replacement, operation or maintenance of infrastructure as well as other projects concerned with addressing the demands that development places on an area, such as affordable housing or support for Neighbourhood Plan preparation.

2.56 As the CIL charging authority, OPDC would retain the levy receipt and consult with the local community on what their priorities are for spending the neighbourhood portion. OPDC will work closely with local resident groups and Neighbourhood Forums as part of these consultations and will utilise formal and accessible consultation procedures to seek input from the local community. In addition to priorities for established residential communities in the area, it will also be important to engage the Park Royal business community, as well as new residents and workers of the emerging development at Old Oak, on priorities for their respective areas.

2.57 Where a made Neighbourhood Plan exists, then objectives, strategies and priorities set out in the Plan should will be a key influence in determining local priorities.

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3. Community involvement in shaping planning applications

Proposed Outcomes

- Community involvement in the development management process should result in successful planning applications which address community priorities and help deliver regeneration of Old Oak and Park Royal.
- The community are aware of proposals for major developments before these are formally submitted as planning applications, and are afforded opportunities to comment on proposals and suggest changes.
- Community concerns are clearly highlighted and considered in the decision making process by OPDC officers and OPDC Planning Committee.

Introduction

3.1 This section sets out how OPDC will involve the community in the various stages of the development management process, based on the principles set out in section 1.

Scheme of Delegation

3.2 OPDC is the local planning authority for its administrative area and is therefore responsible for plan making and determining planning applications. OPDC has full responsibilities for plan making across its area but in respect of determining planning applications, Schemes of Delegations have been agreed with the London Boroughs of Ealing [[LINK](#)] and Brent [[LINK](#)]. These Schemes of Delegations delegate some planning applications within the OPDC area to the boroughs to determine on behalf of OPDC.

3.3 In the North Acton area, all applications are delegated to the London Borough of Ealing to determine on behalf of OPDC. Community involvement in the development management process for proposals being brought forward in North Acton is the responsibility of the London Borough Ealing, and will be in accordance with the principles and procedures set out in the Ealing's Statement of Community Involvement [[LINK](#)].

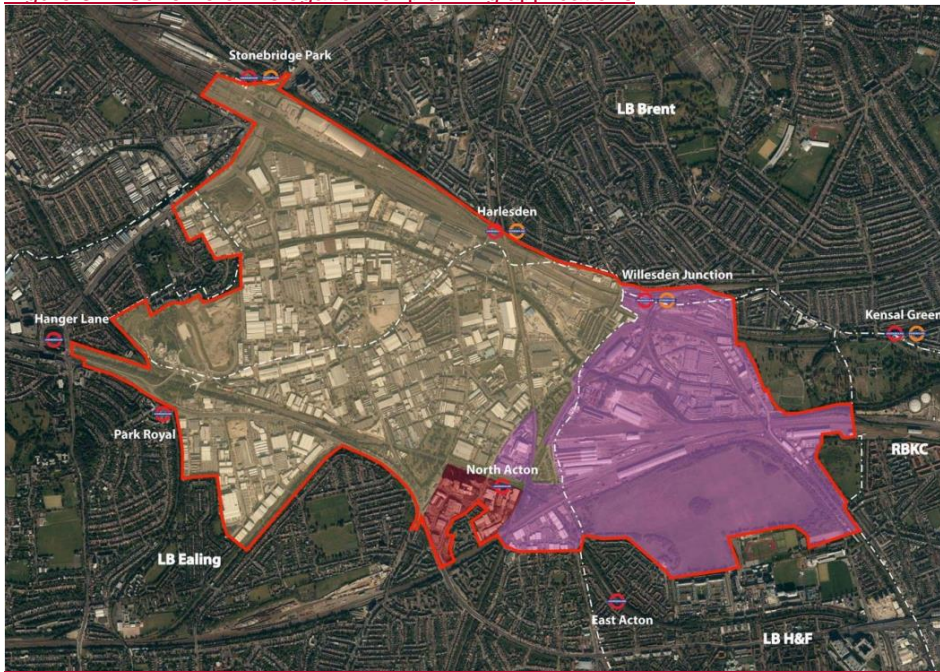
3.4 For areas of Park Royal within the London Borough of Ealing the Scheme of Delegation allows for planning applications for 50 or less homes or 10,000sqm industrial floorspace to be delegated to the borough to determine. For areas of Old Oak within the London Borough of Ealing, the Scheme of Delegation allows for planning applications for less than 10 homes or 10,000sqm industrial floorspace to be delegated to the borough to determine.

3.5 In the London Borough of Brent, the Scheme of Delegation allows for planning applications in Park Royal for less than 5,000 sqm or residential floorspace or 10,000sqm of industrial floorspace to be delegated to the borough to determine. For areas of Old Oak within the London Borough of Brent, the Scheme of Delegation allows

for planning applications for less than 1,000sqm of residential floorspace or 10,000sqm industrial floorspace to be delegated to the borough to determine.

3.6 OPDC does not have a Scheme of Delegation with the London Borough of Hammersmith and Fulham

Figure 3.1: Scheme of Delegation for planning applications



Commented [OPDC13]: Comment 37

3.7 The Government's National Planning Policy Framework (2019) emphasises the importance of community involvement in shaping development proposals. Paragraph 12866 states:

'Design quality should be considered throughout the evolution and assessment of individual proposals. Early discussion between applicants, the local planning authority and local community about the design and style of emerging schemes is important for clarifying expectations and reconciling local and commercial interests. Applicants should work closely with those affected by their proposals to evolve designs that take account of the views of the community. Applications that can demonstrate early, proactive and effective engagement with the community should be looked on more favourably than those that cannot.'

'Applicants will be expected to work closely with those directly affected by their proposals to evolve designs that take account of the views of the community. Proposals

~~that can demonstrate this in developing the design of the new development should be looked on more favourably.~~

Commented [OPDC14]: Comment 39

3.8 The benefits of pre-application engagement by prospective applicants are also made clear in the Government's National Planning Practice Guidance. It sets out how pre-application engagement can improve both the quality of planning applications and the likelihood of success by:

- a) working collaboratively and openly with interested parties at an early stage to identify, understand and seek to resolve issues associated with a proposed development
- b) discussing the possible mitigation of the impact of a proposed development, including any planning conditions
- c) identifying the information required to accompany an application, thus reducing the likelihood of delays in registering the submitted application

3.9 It also recognises that the approach to pre-application engagement needs to be tailored to the nature of the proposed development and the issues to be addressed.

3.10 In line with national guidance, OPDC will strongly encourage applicants to involve local communities at pre-application stage. However, it is recognised that pre-application consultation and engagement are not a statutory requirement and OPDC would not be able to refuse planning permission because of inadequate pre-application consultation.

Main stages in the pre-planning application process

3.11 Before an application is submitted, the applicant and OPDC should undertake the following processes:

1. Decide appropriate involvement – Applicant considers approach to pre-application consultation in discussion with OPDC officers. The approach should be proportionate to the development and should reflect the guidance contained within this Statement of Community Involvement (SCI). For the most significant development proposals, a two-stage approach to pre-application consultation will be encouraged, comprising:
 - i) Initial consultation at an early stage, before issues such as the height and scale of development are fixed, and while there is still potential to influence the form of development. Applicants will be encouraged to present a range of options at this stage; and
 - ii) Further consultation when the plans are more advanced but while there is still an opportunity to influence the final design of the development.

In some circumstances there may be a need for more engagement. Applicants should provide evidence of their engagement strategy including information on

who their target audience will be, dates and times of the consultation events, locations, what format/s of consultation will be used including a copy of their marketing and communications plan.

2. Involvement – The developer should carry out community involvement in line with the engagement strategy and engages with a range of stakeholders and interested parties.

3. Report on result of involvement – for major planning applications, the developer should submit a Statement of Community Involvement Report which reports on the consultation undertaken and how it has influenced the proposed development. This should include evidence of their communications and engagement strategy and clear examples of how feedback from the community was used to influence plans or an explanation of why they were unable to implement suggestions provided by the community. For applications below the major threshold where the proposed development is still significant, developers are strongly encouraged to submit a Statement of Community Involvement Report and provide evidence of where and when they consulted and who their target audience was and what communication and marketing methods were used.

Main stages in the post-submission process

3.12 Following the submission of the planning application, the following processes will be undertaken:

1. Publicity and consultation – OPDC publicises the submission of the planning application (e.g. website, site notice, letter to neighbours and statutory consultees, press advert) and seeks comments for a statutory period of 21 days. For the most significant schemes, officers will consider the merits of hosting a presentation event during the statutory consultation period, which would be chaired by OPDC officers and attended by the applicant, who would present the scheme to stakeholders and interested parties. This would provide an opportunity for the community to find out more about the proposed development and ask questions of the applicant. In order to preserve the integrity of the consultation process and ensure statutory consultation requirements are met, interested parties will still need to submit representations in writing.

2. Officer assessment – an OPDC planning officer will assess the application against development plan policies and all other material planning considerations. As

part of this assessment, the officer will review the applicant's Community Involvement Statement and will take account of representations submitted as part of the statutory consultation process.

3. Recommendation and decision – the Director of Planning will decide, taking account of the Planning Scheme of Delegations, whether the application can be decided at officer level under delegated authority, or whether the application should be referred to OPDC Planning Committee for decision. The most significant and / or particularly sensitive or controversial applications will be decided by Planning Committee. Under these circumstances, the officer's report will make a recommendation to Planning Committee to either approve or refuse the application. The officer's report will be placed on the Planning Committee section of OPDC's website no less than 5 clear working days before the committee meeting. Interested parties who have submitted representations on the application can ask to speak at committee, in accordance with OPDC's Guidance note on Public Speaking at Planning Committee.

4. Appeals – In the event that planning permission is refused, or is not determined by OPDC within the statutory period, an applicant may appeal to the Planning Inspectorate. A Planning Inspector will decide whether to allow (approve) or dismiss (refuse) the appeal. All comments made on the application are sent to the Planning Inspectorate. OPDC also notifies those parties who have commented on the planning application about the appeal and of the opportunity to submit further comments to the Planning Inspectorate. The exception is appeals for householder development, advertisement consent and minor commercial development; for these the Planning Inspectorate will only consider comments made on the application, and no new representations will be considered on the appeal.

Effective pre-application involvement

3.13 OPDC will strongly encourage applicants to take a positive and pro-active approach to engaging the community and applicants in the planning process. This should include engagement with established community network organisations, such as but not limited to local residents' associations, the Grand Union Alliance and Park Royal Business Group, and when appropriate will take place before an application has been submitted, as well as during the formal application process.

3.14 Developers for all major schemes will be encouraged to engage fully with OPDC, residents and businesses to discuss proposals at an early stage before the submission of any planning applications. They will need to submit their engagement and

communications strategies and any supporting evidence of how or when they engaged with the local community and what the outcomes were. Early discussions with all sections of the community can help avoid problem areas and improve the quality and acceptability of a planning application.

3.15 OPDC offers a chargeable pre-application advice service. Pre-application advice is confidential until a planning application is submitted. However, any advice given is without prejudice to future decisions of OPDC. Where appropriate, external consultees may be asked for their comments on proposals at pre-application stage.

3.16 Applicants for all major schemes will be strongly encouraged to engage with the community before submitting a planning application. There are a number of formats applicants can use to engage with local residents. Different formats may be appropriate for different schemes. They include:

Public exhibitions

3.17 These are run by the applicant and typically give residents the opportunity to see and comment on emerging proposals. OPDC will liaise with applicants to determine whether a public exhibition is an appropriate consultation format but it is the responsibility of the applicants to plan and deliver the exhibition. The applicant will also need to ensure that venues, times of day, as well as publicity material, are accessible and inclusive to all.

OPDC Community Review Group

3.18 The Community Review Group, established by OPDC in 2018, brings together local people from a non-planning background to help ensure development proposals reflect priorities of the local community. It has been established to work in parallel with the existing OPDC Place Review Group, an appointed design review panel made up of built environment professionals. The Community Review Group will review and comment on the most significant development proposals across the Old Oak and Park Royal area and provide community advice to the Place Review Group to consider as part of the professional review. The comments of the CRG on planning applications will also be reported to OPDC's Planning Committee as part of officer reports.

3.19 OPDC will encourage applicants of the most significant proposals to refer their schemes to the Community Review Group at an early design stage to ensure that local priorities and concerns can inform the design process. Advice is likely to be most effective before the design of a scheme is developed too far. Early engagement with the Community Review Group will help test and understand the appropriateness of the proposals to the area and the needs of its communities.

Stakeholder workshops

3.20 OPDC may utilise stakeholder workshops at pre application stage for significant development proposals which are of strategic importance. Stakeholder workshops should include representatives from local resident and amenity groups, community network organisations, and ward councillors who are invited to participate in a round table discussion with the applicants. . This will enable local resident groups and others to discuss proposals directly with the applicant, highlight any concerns and to make suggestions about how these concerns could be addressed.

3.21 Stakeholder workshops will be chaired by a representative of OPDC. A summary of the issues raised at the workshop will be included in the report to OPDC's planning committee, including details of how the proposed scheme may have been amended in response to any issues raised.

Involvement when an application is submitted

Publicity and consultation by OPDC

3.22 OPDC wants to involve the community in decision making and will work with residents groups and amenity societies to ensure appropriate forms of consultation are undertaken with the right groups depending on the type and location of the development. Each application is subject to a statutory consultation period of 21 days. In some cases, the consultation period may be extended at the discretion of OPDC's case officer. Where significant amendments to planning applications are made before they are decided, a further round of consultation, usually lasting for 14 days, will be undertaken, to give interested parties an opportunity to comment on the amended scheme.

3.23 The methods of consultation that will be used by OPDC on planning applications include:

- a) Neighbour Notifications - notifications of planning applications will normally be sent to properties that are immediately adjacent to an application site and directly affected by an application;
- b) Site Notices - where required, a site notice will be put up near the site. For the most significant applications, several notices may be placed in the vicinity of the site.
- c) Press Notices - where required a public notice will be placed in the local press. Depending where the application site is located, this will normally be the Brent and Kilburn Times or the Ealing Gazette.
- d) Planning Register – all applications will be made available to view on OPDC's online Planning Register¹.
- e) Consultation letters being sent to local community groups or organisations who work with the local communities
- f) For the most significant schemes, a summary of the application scheme will be placed on the OPDC website, including a link to the application documents on the Planning Register.

¹ <http://planningregister.opdc.london.gov.uk/swift/apas/run/wchvarylogin.display>

3.24 Weekly lists of planning applications received and decided by OPDC are published on the online OPDC Planning Register. The Planning Register also allows interested parties to search for planning applications on a number of criteria including location (street/postcode) date received and date decided.

3.25 OPDC will generally require applicants for strategic development proposals to host post submission information events for the local community. OPDC will liaise with applicants to determine whether a post submission information event is appropriate, but it is the responsibility of the applicants to plan and deliver the event. The applicant will also need to ensure that venues, times of day, as well as publicity material, are accessible and inclusive to all. Where a public exhibition has been undertaken at pre application stage, then the post application information event should highlight changes to the proposed scheme since pre application stage.

Making a decision on the application

3.26 Following the end of the consultation period, OPDC considers the comments received and makes a decision on the planning application having regard to development plan policies and all other relevant planning considerations. Some applications are decided by planning officers under delegated authority from OPDC Planning Committee. The most significant and / or particularly sensitive or controversial development proposals will be decided by OPDC Planning Committee. This is a public meeting with the opportunity for members of the public to speak by prior arrangement.

3.27 Officers' reports setting out delegated decisions or recommendations to OPDC Planning Committee summarise the comments received from consultation on the planning application. For major applications, officers' reports will also summarise consultation undertaken by the applicant and how it has influenced the proposed development.

3.28 Officers' reports and planning decision notices are published on the OPDC Planning Register.

Appeals

3.29 In the event that planning permission is refused, the applicant may appeal to the Planning Inspectorate. When OPDC is notified of an appeal by the Planning Inspectorate, it will notify all interested parties of the appeal and provide a copy of all comments made on an application to the Inspectorate. Interested parties are advised of how they can be involved in the appeal process.

3.30 If an appeal is to be considered at an informal hearing or public inquiry, OPDC will also notify all interested parties of the venue and time of the hearing in line with the Planning Inspectorate's requirements. The venue will be accessible and inclusive.

Post-Occupancy Surveys

3.31 Continual learning and dissemination of acquired knowledge holds the key to shaping the future of projects and practices. To support this, Policy D13 of OPDC's submission draft Local Plan requires developers/management of major developments to undertake post occupancy surveys. The survey will include a questionnaire of the occupiers of the development to understand perspectives on the quality of the internal and external design and function of new developments, to help identify quick wins that can be rectified and to help provide lessons to both OPDC and the developer for further projects.

3.32 OPDC has produced a template for post occupancy surveys, which can be found on the OPDC website², and will also publish a Supplementary Planning Document to provide further guidance.

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² https://www.london.gov.uk/sites/default/files/39_post_occupancy_evaluation_study_2018.pdf

4 Assessment and monitoring of community involvement in planning

4.1 The purpose of this document is to ensure that the most effective techniques are being used to deliver the optimum levels of community involvement and that all groups in the community have the opportunity to get involved in planning policy and planning decisions.

4.2 As such, it will be important for OPDC to assess the effectiveness of the SCI periodically and monitor the success rates of the various methods being used. This will be carried out through the analysis of feedback to consultation on policy and applications requested via feedback forms or other methods which make it easy and quick for participants to give feedback

4.3 The SCI will be reviewed and regularly updated to reflect any changes required as identified through this monitoring as well as through any changes to national legislation. To support this, OPDC will undertake a review of the SCI every two years. Where material changes are made, the SCI will be re-consulted.

4.4 OPDC will undertake this task to maintain its goal of actively involving as much of the community as it can reach in the development of policy and in the assessment of planning applications as well as increasing the quality of engagement through monitoring and surveying of individuals/groups involved.

5. Glossary

CIL: The Community Infrastructure Levy (CIL) is a new power which enables a charge to be levied on the net increase in gross internal area floorspace arising from development in order to fund infrastructure that is needed to support development in the area.

Development Plan: as set out in Section 38(6) of the Act, a London local authority's development plan consists of the London Plan and the Development Plan Documents contained within its Local Plan and neighbourhood plans.

Development Plan Documents: spatial planning documents that are subject to independent examination, and together with the London Plan, will form the development plan for the borough for the purposes of the Act. They can include the Local Plan, Neighbourhood Plans

Development management policies: these will be a suite of criteria-based policies which are required to ensure that all development within the areas meets the spatial vision and spatial objectives set out in the Local Plan. They may be included in any Development Plan Document or may form a standalone document.

Local development document: the collective term for Development Plan Documents and Supplementary Planning Documents.

Local Development Scheme: sets out the programme for preparing Local Development Documents.

Local Plan: The plan for the future development of the local area, drawn up by the local planning authority in consultation with the community. In law this is described as the development plan documents adopted under the Planning and Compulsory Purchase Act 2004.

London Plan: the Spatial Development Strategy for London. The Plan came into effect in February 2004 and set out an integrated social, economic and environmental framework for the development of London for 15-20 years. The most recent iteration was adopted in 2016, which provides the London wide context within which individual boroughs set their local planning policies as part of their Development Plan.

Major development: Development involving any of the following:

- 1) Mineral working and deposits;
- 2) Waste development;
- 3) The provision of dwellings where:
 - > 10 or more dwellings are being provided
 - > if number not given, development on a site of over 0.5 ha
- 4) the creation of more than 1,000sqm of floorspace; or

5) development on a site of 1 or more hectares.

Commented [OPDC15]: Comment 43

Neighbourhood Plan: A Neighbourhood Plan is prepared by a designated Neighbourhood Forum (or parish or town council) for their Neighbourhood Area. It sets out the policies for development and use of land for all or part of the neighbourhood area. Neighbourhood plans are subject to examination and referendum, after which they are adopted as part of the Development Plan for the local area. As such, they must be in general conformity with the strategic policies of OPDC's Local Plan and the London Plan.

Commented [OPDC16]: Comment 15

National Planning Policy Framework:

Published on 27 March 2012, the NPPF sets out the government's planning policy framework for England and how these are expected to be applied. It sets out the government's requirements for the planning system. It provides a framework within which local people and their accountable local planning authorities can produce their own distinctive Local and Neighbourhood Plans, which reflect the needs and priorities of their communities.

OPDC: The Old Oak and Park Royal Development Corporation. This is a Mayoral Development corporation and therefore directly accountable to Londoners through an independent Board. OPDC is a functional body of the Greater London Authority. Launched on 1 April 2015, OPDC's purpose is to secure the maximum benefits for London and Londoners from the transport investment planned for the Old Oak and Park Royal area.

Planning Inspectorate: is a government body whose main work involves processing planning and enforcement appeals and holding examination in public on local plans

Planning Portal: A national website that offers a wide range of services and guidance on the planning system advising on planning permission, online planning applications, planning appeals and how the planning system works (see <http://www.planningportal.gov.uk/>).

Planning Obligations: Legal agreements between a planning authority and a developer, or undertakings offered unilaterally by a developer, that ensure that certain extra works related to a development are undertaken. For example, the provision of highways. Sometimes called "Section 106" agreements or Planning Agreements.

Policies map: the policies map illustrates on a base map all the policies contained in Development Plan Documents. It must be revised as each new Development Plan Document is adopted, and it should always reflect the up-to-date planning strategy for the area.

The Regulations: Town and Country Planning (Local Planning) (England) Regulations 2012.

Strategic development: Development proposals which deliver more than 50 residential units or 5000sqm of non-residential floorspace. Strategic development may also include infrastructure proposals of significant scale and impact.

Commented [OPDC17]: Comment 43

Supplementary Planning Documents: provide supplementary information in respect of the policies in Development Plan Documents and may take the form of design guides, development briefs, master plans or issue based documents that supplement the policies in a DPD. They do not form part of the Development Plan and are not subject to independent examination.

Sustainability Appraisal: tool for appraising policies to ensure they reflect sustainable development objectives (i.e. social, environmental and economic factors) and required in the Act to be undertaken for all Local Plan documents. This can be included within an integrated impact assessment.

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Old Oak and Park Royal Development Corporation

Revised Draft Statement of Community Involvement

Statement of Consultation

October 2019

1. Introduction

OPDC consulted a draft revised Statement of Community Involvement (SCI) from 13th June to the 26th July 2019. Four consultation responses were received on the draft revised Statement of Involvement, providing forty six individual comments.

This document presents all comments provided on the draft revised SCI as part of the consultation, as well as OPDC officers response to these comments. Where a change is proposed in response to specific comments, this is noted in the officer response.

The draft revised SCI was consulted on alongside OPDC's draft Engagement Strategy. The Engagement Strategy has been prepared by OPDC Communicants and Engagement team and relates to OPDC's broader role as a Development Corporation. Consultation responses received relating the Engagement Strategy will be published as part of a separate consultation statement.

2. Comments and Responses

General Comments

R.No.	C.No.	Name	Organisation	Para/ Figure	Comment	OPDC Officer Response
A	1	Simon Talbot-Williams	Raban Management Ltd	-	<p>I write in response to the consultation on the Statement of Community Involvement Update and Engagement which is currently being carried out by OPDC until 26 July.</p> <p>We are the owners of the Former Railway Institute Building and associated land at Goodhall Street (indicated by land parcel 1, edged in red in the plan below).</p> <p>In addition we are in ongoing dialogue with the land owners of the other land parcels 2, 3 & 4. Representations have been made on behalf of Raban Management Limited throughout the OPDC local plan process in terms of the future development potential of this site, and that of the wider land area. Having reviewed the Old Oak and Park Royal Draft Engagement Strategy, fig 1 in the introduction section is entitled 'Map of OPDC area and community clusters' and shows the 6 areas covering the OPDC area.</p> <p>It shows the land area owned by Raban as being within area 3 (Support development of land adjacent to Old Oak Common Station, HS2 work sites and North Acton). It also shows the area comprising sites 2, 3 and 4 as being within an area of green land (although this could just be blue on top of yellow and a colour error). This is different from the green area of zone 6 on the plan (A great public space at Wormwood Scrubs) and is thought to be a drafting error where the blue area has been overlaid on the yellow. The zoomed in image below, whilst not great quality demonstrates the area in question.</p> <p>The Former Railway Institute Building (currently 11 residential units & car parking) and associated land is not considered to be required to 'support development of land adjacent to Old Oak Common Station, HS2 work sites and North Acton'. The site is situated within the Old Lane Conservation Area and is mentioned within the Character Area Appraisal for this area. It is therefore a site which relates to the undesignated area to the South more than any other.</p> <p>Given the context and location of sites 2,3 and 4 it is suggested that they also better relate to the residential land to the south and it is suggested that they are put into the same designation as this land within the updated document prior to adoption.</p> <p>I look forward to receiving an update on this document prior to adoption.</p>	Noted. This issue will be considered as part of any further amendments to the Engagement Strategy prior to consideration by OPDC Board.

Comments relating to Section 1 – Introduction

R.No.	C.No.	Name	Organisation	Para/ Figure	Comment	OPDC Officer Response
B	2	Henry Peterson	Old Oak Neighbourhood Forum	Para 1.3	<p>The timetable for adoption of the OPDC Local Plan shown at paragraph 1.3 is already out of date. Examination sessions in public will not conclude until mid July, and OPDC has accepted in responses to the London Assembly Budget and Performance Committee that adoption before early 2020 is now unlikely. Major modifications to the current Draft Plan will need to go through a further round of public consultation.</p> <p>The OPDC's original SCI followed on from discussions with the Grand Union Alliance and the Old Oak Interim Neighbourhood Forum. The Grand Union Alliance (GUA) had previously organised a well-attended session at which a speaker from Bristol explained the '10 groundrules' for engagement and involvement which local community organisations had negotiated with Bristol City Council as part of that council's SCI preparation.</p> <p>Versions of these groundrules have subsequently been followed in other parts of the country. This background is briefly explained at 1.9. The way in which these groundrules are incorporated into the OPDC SCI remain important to local residents and community groups.</p>	Noted.

R.No.	C.No.	Name	Organisation	Para/ Figure	Comment	OPDC Officer Response
B	3	Henry Peterson	Old Oak Neighbourhood Forum	Para 1.10	<p>Paragraph 1.10c explains that these ground rules (renamed by OPDC as 'principles') apply to the OPDC as well as other parties in the planning process. OPDC SCI principles numbered 6 and 7 cover 'presenting options' and 'choosing between options' and are drafted as relating to applicants. Local community organisations and residents have long had concerns that OPDC in its Local Plan preparation has neither presented nor allowed any choice of options in relation to overall housing targets for Old Oak.</p> <p>The question over whether the targets included in the 2015 FALP and 2016 London Plan have ever been adequately justified and tested as part of the OPDC Local Plan process is a 'potential show-stopping matter' currently being assessed by Inspector Paul Clark as part of his Examination of the Draft Local Plan.</p> <p>Given this history, OPDC principles 6 and 7 need to make clear the OPDC position on consideration of options and 'reasonable alternatives' in the process of formulation Local Plans and Supplementary Planning Documents. It is unhelpful to the public if there is a gap between undertakings and commitments promised in a SCI publication and the reality of OPDC plan-making.</p> <p>Looking back at the Local Plan preparation process, we would not consider the Principle 5 on Early Involvement has been met. This states that This should occur before issues such as the height and scale of development are fixed when significant options are still open and while there is still the potential to make a difference to the plans. There is no evidence that local community views have been able to influence what is planned to emerge in terms of height or scale of development at Old Oak. While major changes have been made to the Draft Plan (particularly at Old Oak South) these have resulted from constraints imposed by HS2 and Network Rail. Local community views have had minimal impact.</p> <p>Hence we find it hard to accept that Principle 10d has been met, or even attempted to be met (this reads In making decisions on planning applications and planning policy documents, OPDC will carefully consider comments made during involvement and consultation on the application or plan).</p> <p>OPDC has taken the position at the EIP that there can be no 'reasonable alternatives' to the spatial strategy and quantum of housing proposed and allocated in the Local Plan, as a result of the need to conform with targets in the 2016 Local Plan. We believe this view to be an unorthodox (and potentially unlawful) view of the plan-making process applying to London. It allows for no testing of the realism and consequences of targets, via the plan-making process. Had this view of the unalterable primacy of the London Plan been expressed in previous versions of the SCI, it likely that it would have been challenged at an earlier stage.</p>	<p>No change proposed. Confirmation that OPDC will identify issues and options and select preferred options is stated within figure 2.1 and paragraph 2.10 as part of Stage 1 Preparation of the Local Plan (Regulation 18).</p> <p>In relation to points regarding targets and reasonable alternatives, please refer to OPDC's IIA Addendum (2019).</p> <p>In relation to the Local Plan consultation process according with Principle 5, OPDC has fulfilled this criteria within the strategic planning framework provided to the Local Plan by the London Plan and Old Oak and Park Royal Opportunity Area Planning Framework. Examples include ensuring development responds appropriately to the setting of sensitive locations, including heritage assets, open spaces and existing residential communities</p>
B	4	Henry Peterson	Old Oak Neighbourhood Forum	Principle 7 (a)	Principle box 7a should be amended to include neighbourhood plans as part of the Development Plan (the Harlesden Neighbourhood Plan having now been 'made').	Changed proposed. Made Neighbourhood Plans will be noted as forming part of OPDC's Development Plan.

R.No.	C.No.	Name	Organisation	Para/ Figure	Comment	OPDC Officer Response	
C	17	Canal and River Trust	Canal and River Trust	Para 1.5	The trust welcomes many of the proposed principles for engagement in the development process in the OPDC area. However, whilst we note the wide definition of community in para 1.5, we consider that many of these principles are drafted with engagement with members of the public or residents / local business groups in mind. We would suggest that developers are also encouraged to undertake formal pre-application engagement with statutory consultees, where relevant, as this may help to ensure that issues are addressed prior to submission of the planning application. In addition to consultation with the Trust, we would also suggest consultation other waterway organisation (such as IWA) and waterway communities on both planning policy and development management matters.	No change proposed. The Statement of Consultation's role is to set out how OPDC involves, and expects applicants to involve, the community in deciding planning applications and preparing planning guidance, rather than all stakeholders which is addressed through legislation. Paragraph 2.11 and 2.22 refer to the regulations requiring OPDC to consult with the relevant stakeholders. This would include the Canal and River Trust.	
D	18	Robin Brown	Grand Union Alliance	Para 1.3	Para 1.3: Local Plan timetable changed.	Change proposed. An updated timeline for Local Plan adoption will be included in the SCI.	
Page 56	D	19	Robin Brown	Grand Union Alliance	Para 1.6	Para 1.6: "hard to reach groups", although commonly used, is an unfortunate phrase to those so viewed. These groups do say that no one has really tried to reach out to them on terms to which they can respond. Principle 1c) also uses the phrase "difficult to engage groups" which is marginally better and could be used for consistency. However, before PPG was recently revised, the Local Plans PPG in para 017 referred to "those not usually engaging" and it is this phrase that the OPDC should consider using.	Change proposed. The final sentence of paragraph 1.6 will be amended as follows: "It includes additional detail on how OPDC may implement the requirements set out in the SCI, including strategies for informing and involving hard to reach groups and/or those not usually engaging in the planning process."
		20	Robin Brown	Grand Union Alliance	Para 1.8	Para 1.8: Clarity on the protocol for affordable housing allocation between boroughs would be useful.	No change proposed. Officers do not consider the SCI an appropriate location to detail affordable housing nominations strategy. This information will be provided in other OPDC documents.
	D	21	Robin Brown	Grand Union Alliance	Para 1.10 c	Para 1.10c): The Principles are for the OPDC in not only preparing planning policy, but also in development management. However, from reading the Explanatory Notes published alongside the Planning & Compulsory Planning Act 2004 on SCIs, a SCI is a statement of the authority's policy on involving interested parties in matters relating to development in their area. This would suggest that it is not simply dealing with planning applications, but other development proposals that are the subject of other consent regimes. Development proposals are also proposed for sites beyond the OPDC boundary and have significant implications for residents, businesses and other stakeholders within the OPDC area. The OPDC should apply the Principles in these instances, perhaps, going beyond the itemised authority functions listed in S18 of the P&CP Act 2004 in the interests of good practice. As stated in the consultation document (para 1.9) these Principles have a sound providence coming from earlier consultations and are well regarded by the GUA and, it is understood, by other Ipas.	No change proposed. The SCI sets how OPDC, as a local planning authority for its area, involves the community in preparing planning policy and in determining planning applications. OPDC cannot set out how the community will be or should be consulted on for proposals outside of the OPDC area.

R.No.	C.No.	Name	Organisation	Para/ Figure	Comment	OPDC Officer Response
D	22	Robin Brown	Grand Union Alliance	Principle 3	Principle 3 Continuity: That the OPDC will seek to work collaboratively with community groups and engage them in the co-creation and co-production of policy and proposals are not explicitly included here.	No change proposed. Chapter 2 sets out the processes for how OPDC will work collaboratively with and involve the community, including the Community Review Group, in preparing planning policy documents to deliver the proposed outcomes set out on page 9.
D	23	Robin Brown	Grand Union Alliance	Principle 5	Principle 5 Early Involvement: The 'Gunning Principles' of what makes for a fair consultation endorsed by the Supreme Court 29 October 2014* specially refers to "proposal is still at the formative stage". "Formative" is a key word that ought to be added so as to read 'Early Formative Involvement'. * http://www.bailii.org/uk/cases/UKSC/2014/56.html	Change proposed. The first sentence of Principle 5 will be amended as follows: "Arrangements should be made for the community involvement process to begin at the early formative stages of a plan or development proposals process."
D	24	Robin Brown	Grand Union Alliance	Principle 7	Principle 7 Choosing Between Options: It is 'development' rather than "redevelopment" that would capture a full range of proposals to be assessed against the development plan. Add in 'Neighbourhood Plan(s)' to what constitutes the development plan for the area.	Change proposed. The text of principle 7 will be amended so that "development" will be included in the text in place of "redevelopment", and Neighbourhood Plans will be highlighted as part of the development plan.
Page 57	25	Robin Brown	Grand Union Alliance	Principle 9	Principle 9 Transparent Records: For viability assessments the onus is on full disclosure and any redacted parts should be fully justified. PPG Viability para 10 says "This National Planning Guidance sets out the government's recommended approach to viability assessment for planning. The approach supports accountability for communities by enabling them to understand the key inputs to and outcomes of viability assessment". It goes on to say more about transparency.	No change proposed. OPDC have recently amended the Local Validation Checklist to align with National Planning Guidance on the transparency of viability assessments. This is set out in Appendix 2 to the Local Validation Checklist available on the OPDC website .
D	26	Robin Brown	Grand Union Alliance	Principle 9	For planning obligations (S106), the draft heads of terms should be disclosed sufficiently early on in the process to allow local communities to influence what is required to mitigate the impact of a development. After all they have the lived experiences of living and/or working, accessing services etc. within the vicinity of a development proposal and understand the prevailing pressures or opportunities. The Town & Country Planning (Development Management Procedures)(England) Order 2015 No.595 Article 40(3)b requires proposed planning obligations be entered into Part 1 of the Planning Register. Simply publishing the Heads of Terms along with the Officer report to the Planning Committee 5 days before meeting is not good enough. For this denies the community being able offer their insights, knowledge and experience at a sufficiently earlier enough stage to be able to influence the outcome.	No change proposed. Wherever possible, OPDC will seek to agree Heads of Terms with applicants during the pre-application process and will encourage applicants to include draft Heads of Terms within the submitted planning statement. However, it is not always possible to fully agree Heads of Terms prior to submission and these can be subject to change as the potential implications of the development and the mitigation required is fully understood through assessment of the planning application.

Comment relating to Section 2 - Involvement in Planning Policy

R.No.	C.No.	Name	Organisation	Para/ Figure	Comment	OPDC Officer Response
B	5	Henry Peterson	Old Oak Neighbourhood Forum	Figure 2.1	<p>In Figure 2.1 the box on Stage 1 Preparation of Local Plan reads Identify and consult on main issues that the Local Plan needs to address and consider alternative policy options. As commented above, this reflects what most people see as the statutory position. But OPDC took the view that even at 'Regulation 18' stage. its Local Plan should proceed with no substantive policy options and on the basis of rigid conformity with targets within the London Plan.</p> <p>Given that the OPDC Local Plan will always be prepared in the context of a London Plan in force at the time (unless the legislative position changes) the Corporation needs to clarify its position on the London Plan/Local Plan relationship.</p> <p>Paragraphs 2.10 and 2.11 also need to be reviewed in the light of the position being taken by OPDC and its legal advisers in relation to consideration of 'reasonable alternatives'.</p> <p>Currently this section of the document does not explain the relationship between the London Plan and Local Plans as prepared by London's LPAs and MDCs. This needs to be summarised in the document, in terms that respect the statutory relationship between these tiers of London's planning system.</p>	<p>Change proposed. Paragraph 2.10 will be amended to include an additional final sentence stating:</p> <p>"Policy options identified can only be those which are 'reasonable' in accordance with Strategic Environmental Assessment legislation."</p>
Page 58	6	Henry Peterson	Old Oak Neighbourhood Forum	Paras 2.20 - 2.27	<p>Paragraphs 2.20 – 2.27 cover Supplementary Planning Documents. The text explains that these provide 'additional guidance' and 'add detail' to the Local Plan. It would be helpful also to make clear that SPDs are non-statutory and cannot be used as a means of introducing new policy to a development plan.</p>	<p>No change proposed. It is not the role of the SCI to define the role and content of planning guidance documents. The role of a Supplementary Planning Document (SPD) is set out in national guidance, the Local Plan and within SPDs themselves.</p>
B	7	Henry Peterson	Old Oak Neighbourhood Forum	Paras 2.20 - 2.27	<p>OPDC has prepared and published four of what it describes as 'Development Framework Principles' documents, as part of the suite of 63 supporting studies to the Local Plan. These have yet to be consulted on, albeit that they feature as evidence base documents in the Examination of the Draft OPDC Local Plan.</p> <p>The introductions to these 'Development Framework Principles' documents do not explain clearly their role and status. The content of some of them (e.g. Old Oak North Development Framework Principles, and its recent Addendum) are contentious. If the OPDC is to continue this vehicle of 'Development Framework Principles' (which is not a standard or recognised term for a Development plan document) their status should be explained in the SCI.</p>	<p>No change proposed. It is not the role of the SCI to define the role and content of Development Framework Principles. Their roles as supporting studies to the Local Plan and Supplementary Planning Documents are set out in the Development Framework Principles documents themselves.</p>

B	8	Henry Peterson	Old Oak Neighbourhood Forum	Paras 2.28 - 2.43	<p>Paragraphs 2.28 to 2.43 of the OPDC's Statement of Community Involvement have been revised and updated to reflect the new information requirements introduced by Parliament in the 2017 Neighbourhood Planning Act. This is a welcome step and the additional text would seem to meet the new statutory requirements. But the updated SCI gives no indication of whether the Corporation actively supports this community-led layer of the English planning system. The introduction to the SCI simply states that OPDC will offer appropriate support and assistance for Neighbourhood Planning. The OPDC does not have to declare a position on this issue. But it is significant that there are London Boroughs which show a more positive approach (e.g. LB Camden) and also those which are explicitly negative towards neighbourhood planning (e.g. Corporation of London). The SCI could usefully make clear where OPDC sits along this spectrum.</p> <p>As a Mayoral Development body, the OPDC needs to appreciate that come election time in 2020, statements made by the current Mayor on wishing to involve all Londoners in the planning process will be judged by the actions and publications of the GLA and its planning authority offshoots (LLDC and OPDC) rather than on warm words alone. To date, successive Mayors and Deputy Mayors since the 2011 Localism Act are seen to have a poor record in support for neighbourhood planning, as compared with Ministers and the Ministry of Housing and Local Government.</p> <p>The new London Plan, in its first published version, failed to recognise that London has had a three tier planning system (and not a two tier system) in the years since the 2011 Localism Act. This error has since been remedied through a 'minor modification'. There are now 13 'made' made neighbourhood plans in London, and over 700 across England. Further neighbourhood plans are reaching referendum stage in London.</p> <p>We accept that it is up to the OPDC Board to decide what position it wishes to take, in terms of its view of neighbourhood planning. But we would ask for clarity on the issue so that any further emerging neighbourhood forums in the OPDC area know where they stand.</p>	<p>Change proposed. OPDC's Local Plan policy DI3 and paragraph 11.36 sets out OPDC's commitment to supporting neighbourhood planning.</p> <p>A new paragraph will be inserted before paragraph 2.28 to reflect this wording as follows:</p> <p>"OPDC is committed to working closely with and providing support to emerging and established Neighbourhood Forums in the development of their neighbourhood plans. This commitment is set out in Local Plan policy DI3."</p>
B	9	Henry Peterson	Old Oak Neighbourhood Forum	Paras 2.44 - 2.57	<p>Community Infrastructure Levy</p> <p>Paragraphs 2.44 to 2.57 of the consultation draft cover this subject. Paragraph 2.44 makes no attempt to explain why OPDC remains one of only a handful of London planning authorities which has chosen not to introduce a CIL regime (despite having undertaken some of the preliminary stages). It would be helpful if the SCI could indicate what future direction OPDC is taking on this issue, now that Government has put in place decisions removing restrictions on pooling of planning obligations and clarifying previous uncertainties.</p> <p>Otherwise there will be a continued feeling amongst local community organisations and residents in the area that OPDC is opting out of a national scheme that is designed to raise funds to mitigate the impact of major developments, for reasons that are neither explained nor justified.</p>	<p>No change proposed. The SCI provides information for how OPDC will undertake consultation and engagement in the development of a Community Infrastructure Levy charging schedule. It is not the role of the SCI to set out OPDC's approach to CIL. This will be defined in other OPDC documents.</p>

B	10	Henry Peterson	Old Oak Neighbourhood Forum	Paras 2.54 - 2.57	Paragraphs 2.54 – 2.57 are a welcome statement of how OPDC would approach the allocation of the 15% or 25% element of Neighbourhood CIL. But this content remains irrelevant until the Corporation chooses to put a CIL regime in place. By contrast LB Brent (part of which Borough falls within the OPDC boundary) has been allocating significant NCIL funds to local community projects in recent years. That council has recently won the Award for Community Led Placemaking at the Planning Awards 2019 for its work on NCIL.	Noted
C	16	Steve Craddock MRTPI	Canal and River Trust	Paras 2.11 /2.22	The trust welcomes the engagement that took place with the OPDC through the preparation of the Local Plan. We believe that this should continue through the preparation of the subsequent relevant planning policy documents and master plans. The Trust is not a specific consultation body for the preparation of local plans but where our waterways are located in an authority area, we consider that the Trust should be seen as a general consultation body, as a landowner and guardian of an important historic, natural and cultural asset. Given the recognised importance of the Grand Union Canal (Paddington Arm) for placemaking within the OPDC area, we suggest there is the case for the Trust to be specifically referenced as a key consultee.	No change proposed. The Statement of Consultation's role is to set out how OPDC involves, and expects applicants to involve, the community in deciding planning applications and preparing planning guidance, rather than all stakeholders which is addressed through legislation. Paragraph 2.11 and 2.22 refer to the regulations requiring OPDC to consult with the relevant stakeholders. This would include the Canal and River Trust.
Page 60	27	Robin Brown	Grand Union Alliance	-	Section 2 and, for example, paras 2.11, 2.12, 2.14, 2.17, 2.19, 2.24, 2.27, 2.47, 2.51a & 2.53: The GUA would encourage the OPDC to declare that it will make best endeavours to go beyond the minima required by Government regulations. For example, documents are not only available on the OPDC website and at City Hall, but also in local libraries and other community locations as appropriate. And in particular, the OPDC should follow the Government's Cabinet Office Consultation Principles 2018 – "G Consultations should take account of the groups being consulted: Consult stakeholders in a way that suits them. Charities may need more time to respond than businesses, for example. When the consultation spans all or part of a holiday period, consider how this may affect consultation and take appropriate mitigating action, such as prior discussion with key interested parties or extension of the consultation deadline beyond the holiday period". See: https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/691383/Consultation_Principles__1_.pdf	Change proposed. OPDC considers that it does make best endeavours to go beyond minimum requirements. This includes locating consultation documents in various local venues, hosting consultation events, and being pragmatic and reasonable in timelines for consultation responses for different groups. Text clarifying OPDC's approach will be included in paragraph 1.9 as follows: "OPDC is committed to achieving a high level of community involvement and will seek to make best endeavours to go beyond statutory requirements where feasible and appropriate."
D	28	Robin Brown	Grand Union Alliance	Para 2.1	Para 2.1: Add in Community Infrastructure Levy (CIL) – see OPDC webpage on the LDS.	Change proposed. Paragraph 2.1 will be amended to include CIL.
D	29	Robin Brown	Grand Union Alliance	Para 2.3	Para 2.3: Typos: 'Requests' rather than "Requested"; "also made by the OPDC's website" is a curious turn of phrase.	Change proposed. Typographic errors will be amended.

D	30	Robin Brown	Grand Union Alliance	Table 2.1	Table: Methods of Engagement: Add to "Press Releases" row, (press) 'advertisements' in order to be consistent with para 2.12d	No change proposed. Press releases as noted in the table are different in their nature and purpose to statutory press notices referenced in para 2.12 (d).
D	31	Robin Brown	Grand Union Alliance	Para 2.8	Para 2.8: For consistency, consider using similar wording to that proposed to be added to Principle 7a) to define the development plan. However, as with Principle 7a), add in 'Neighbourhood Plan(s).	No change proposed. The contents of the Development Plan is defined at Principle 7a) and this has been amended to include Neighbourhood Plans.
D	32	Robin Brown	Grand Union Alliance	Para 2.11 b) and 2.22	<p>Para 2.11b: (And there may be circumstances where some of the following comments apply also to para 2.22 on SPDs and to Neighbourhood Plan-making if there are significant environmental effects involved): The following comments have been sourced from representations made on various plans, including the draft new London Plan, by Just Space.</p> <p>European Commission's guidance accompanying the EU Directive discusses alternatives within plans (e.g. alternative policies) – 'internally'; and different or alternative options in preparing the Plan – 'externally'. It is also relevant to observe that ODPM guidance* (Appendix 6, p69) on developing and assessing alternatives states: "Stakeholders may usefully be involved in the generation and assessment of both strategic and more detailed alternatives through consultation. Demonstrating that there are choices to be made is an effective way of engaging stakeholders in the process." Consequently, the production of 'reasonable alternative options' at this first stage of plan-making should not only be signposted here at para 2.11b), but also the opportunity for community involvement in this.</p> <p>Close reading of still relevant Government Guidance** and the EU Directive for assessments has generated Just Space analysis (see Appendix below) that the required and recommended involvement of the public should occur at the early formative stages. (This is one of the basic requirements for a fair consultation endorsed by the Supreme Court). Public involvement is useful at Stage A, and ought to happen at Stages B and C. The ODPM guidance** on p10 applying EU Directive Article 6.1 & 6.2 explains that the public shall be given an early and effective opportunity.... to express their opinion on the drafts... at both Stages B and D.</p> <p>Appendix: Just Space Analysis of Guidance Involvement of the public at Stage A: Setting the context and objectives, establishing the baseline and deciding on the scope Just Space comment: Stage A identifies other relevant policies, plans, environmental protection objectives and the current state of the environment – baseline information and environmental problems; develops SEA objectives; and consults on the scope of the assessment. Fig 1 – The SEA Directive's Requirements on Consultation At Stage A (scoping stage) • authorities with environmental responsibility, when deciding on the scope and level of detail of the information to be included in the environmental report (Art. 5.4). [p10 ODPM Practical Guide]</p>	<p>Changes proposed. Paragraph 2.10 will be amended to include an additional final sentence stating:</p> <p>"Policy options identified can only be those which are 'reasonable' in accordance with Strategic Environmental Assessment legislation."</p> <p>The first sentence of Principle 5 will be amended as follows:</p> <p>"Arrangements should be made for the community involvement process to begin at the early formative stages of a plan or development proposals process."</p> <p>This would be carried out in light of reasonable alternatives available, including considering the planning framework provided during the generation of policy options.</p> <p>No change is proposed in relation to community involvement in identifying reasonable alternatives. Planning Practice Guidance Paragraph: 018 Reference ID: 11-018-20140306 states that "Reasonable alternatives are the different realistic options considered by the plan-maker in developing the policies in the plan."</p>

But see also para 5.A.2
 Responsible Authorities need to consider what information they already have and what more they will need. They may already hold useful information, for example from environmental assessments of previous plans or programmes. It may be useful to consult the public at this stage to seek additional information and initial opinions. [[p26 ODPM Practical Guide]

And Appendix 3

- Other consultees, including representative bodies and members of the public, who often have a wealth of knowledge and understanding of the strategy or plan area, e.g. local conservation groups.

Involvement of the public at Stage B: developing and refining alternatives and assessing effects

Just Space comment: Stage B tests the plan's objectives against the SEA objectives; develops strategic options including reasonable alternatives, predicts/evaluates the effects of the plan and alternatives, considers mitigating and maximising beneficial effects; and proposes monitoring measures.

Fig 1 – The SEA Directive's Requirements on Consultation

At Stages B, D

- authorities with environmental responsibility and the public shall be given an early and effective opportunity within appropriate time frames to express their opinion on the draft plan or programme and the accompanying environmental report before the adoption of the plan or programme (Art. 6.1, 6.2).

[p10 ODPM Practical Guide]

Appendix 6 developing and assessing alternatives

"Stakeholders may usefully be involved in the generation and assessment of both strategic and more detailed alternatives through consultation. Demonstrating that there are choices to be made is an effective way of engaging stakeholders in the process. The alternatives considered throughout the process must be documented and reasons given on why they are or are not taken forward." [p69 ODPM Practical Guide]

D	33	Robin Brown	Grand Union Alliance	Para 2.14	After para 2.14: There should be a similar paragraph to that at 2.12 here setting out additional actions that the OPDC commits to in following the Principle 3 Continuity. That involvement is a continuous process and is of a constant consistency and scale as “continuity” implies. Rather than repetition, perhaps, this can be abbreviated. Note that para 2.12’s use of Local Plan’s preparation clearly only refers to Stage 1 Preparation of the Local Plan.	Changed proposed. The following paragraph will be inserted following paragraph 2.14. "In addition, OPDC: a) Issues a statutory press notice, advertises in local press, uses the OPDC email newsletter and its social media sites to raise awareness; and b) Holds drop-in events / exhibitions in the local area"
D	34	Robin Brown	Grand Union Alliance	Para 2.36	Para 2.36: This refers to para 2.45 which is part of the CIL Section. Perhaps, it should reference para 2.30.	Changed proposed. Paragraph reference will be corrected.
D	35	Robin Brown	Grand Union Alliance	Para 2.56	Para 2.56: The Old Oak Neighbourhood Forum has referred to the award winning LB Brent’s arrangements of working with local communities in determining priorities. Whilst not yet studied by the GUA, you may well be advised to consider whether its procedures should be adopted by the OPDC.	Noted.

Comments relating to Section 3 - Involvement in Planning Applications

R.No.	C.No.	Name	Organisation	Para/ Figure	Comment	OPDC Officer Response
B	11	Henry Peterson	Old Oak Neighbourhood Forum	Paras 3.3 - 3.6	<p>Paragraph 3.3. explains that all applications in the North Acton area delegated to the London Borough of Ealing to determine on behalf of OPDC. There is no explanation of why this delegation arrangement was put in place in 2015, or whether it will continue indefinitely?</p> <p>Since 2015, new developments in North Acton granted planning permission by LB Ealing have had a much greater impact on the ground than those in the eastern half of the OPDC area (where Oaklands remains the only sizable development under construction). The new towers in North Acton, and the predominance of student and 'build-to-rent' studios and small units are widely viewed by local people as reflecting some of the worst examples of urban renewal in London. The public realm remains unattractive, dominated by roads and with narrow and windswept gaps between tall buildings.</p> <p>The current delegation arrangement, and lack of public confidence in the planning decisions of LB Ealing, are adding to comment and questions as to 'what is the OPDC for, and is it delivering any added value?'</p> <p>There is also much confusion amongst residents (understandably) as to which body is making which decisions and why? At the very least, the updated SCI should offer some rationale to explain why LB Ealing continues to be responsible for development in North Acton and whether this arrangement is expected to continue into future decades?</p> <p>Paragraph 3.6 does not explain why OPDC does not have a Scheme of Delegation with the London Borough of Hammersmith and Fulham and what are the implications of this different arrangement from those with LB Brent and LB Ealing.</p>	No change proposed. While the SCI sets out details of the scheme of delegation for information purposes, it is not the role of the SCI to set out the rationale for this, or the circumstances in which it may be revisited.
B	12	Henry Peterson	Old Oak Neighbourhood Forum	Paras 3.11 - 3.12	<p>The advice given to applicants in 3.11 and 3.12 on how to engage with the public at pre-application stage is fairly standard. As acknowledged, the OPDC cannot require a deeper level of engagement by developers.</p> <p>As compared with an earlier version of this revised SCI, as considered by the OPDC Planning Committee in February 2019, a paragraph has been added on 'Stakeholder Workshops'. This replaces a section of the previously adopted SCI (at paragraph 3.12) on 'Planning Forums'. The deletion of this aspect of pre-application consultation was commented on at the Planning Committee, and the reinstatement of material on this subject is welcomed.</p> <p>While the Community Review Group may prove an effective means of ensuring resident input at pre-application stage there is also a strong case for tripartite dialogue at an early stage of planned developments, involving applicant, OPDC planners, and local resident and amenity groups. This can avoid abortive work all round, as those London Boroughs which operate such arrangements have found.</p>	No change proposed. OPDC considers the comprehensive consultation and engagement processes to shape development proposals to provide appropriate community input.

R.No.	C.No.	Name	Organisation	Para/ Figure	Comment	OPDC Officer Response
B	13	Henry Peterson	Old Oak Neighbourhood Forum	Para 3.23	On paragraph 3.23, the OPDC's current online Planning Register is far from user friendly and does not compare well with systems used by most Boroughs. It is understood that a new OPDC website is in preparation, including an improved online planning sub-system.	Noted.
B	14	Henry Peterson	Old Oak Neighbourhood Forum	-	OPDC is one of a minority of London planning authorities which redacts the name and address of those submitting representations on planning applications. Each is labelled on the online planning file as a 'neighbour response'. OPDC argue that this practice is required by GDPR. Many other London LPAs continue to publish names and addresses, while publishing privacy notices and warnings to the public that this is the case. There is an obvious argument that publishing at least the postcode and street name of those making representations on planning applications aids transparency and is in the public interest. How else are the public at large to know from what geographic location a comment has been submitted, and how this relates to the applicant site? While there still appears to be a lack of definitive advice from the Information Commissioner or Local Government Association on this aspect of GDPR implementation, we urge OPDC to look again at reviewing its present redaction policy.	No change proposed. OPDC does not publish the full name or contact information of those making representations on planning applications. OPDC does, however, note the street name of respondents which indicates the geographic location of respondents in relation to applications.
Page 65	36	Robin Brown	Grand Union Alliance	-	Section 3: The GUA would encourage the OPDC to declare that it will make best endeavours to go beyond the minima required by Government regulations. In any event, NPPG Consultation & Pre-decision Matters para 032 Reference ID: 15-032-20180615 sets out additional days for when public holidays fall within the minimum statutory periods.	Change proposed. OPDC considers that it does make best endeavours to go beyond minimum requirements. This includes locating consultation documents in various local venues, hosting consultation events, and being pragmatic and reasonable in timelines for consultation responses for different groups. Text clarifying OPDC's approach will be included in paragraph 1.9 as follows: "OPDC is committed to achieving a high level of community involvement and will seek to make best endeavours to go beyond statutory requirements where feasible and appropriate."
D	37	Robin Brown	Grand Union Alliance	Para 3.5	After Para 3.5: No map of the Schemes of Delegation appear in the Consultation document although it was indicated in the Tracked Changes version presented to the Planning Committee in March 2019.	Change proposed. The map outlining the scheme of delegations will be included.
D	38	Robin Brown	Grand Union Alliance	Para 3.6	There is still confusion among the public about different types of planning applications and which lpa is dealing with them. Bringing to bear clarity and an explanation of the rationale behind the Schemes of Delegation would be helpful.	No change proposed. It is not the role of the SCI to define the role and content of Development Framework Principles. Their roles as supporting studies to the Local Plan and Supplementary Planning Documents are set out in the Development Framework Principles documents themselves.

R.No.	C.No.	Name	Organisation	Para/ Figure	Comment	OPDC Officer Response
D	39	Robin Brown	Grand Union Alliance	Para 3.7	Para 3.7: The relevant NPPF 2019 paragraph is no longer para 66. Certainly there is more explicit focus on the process of scheme design, particularly in terms of local engagement, and can be usefully quoted.	Change proposed. Text will be amended to reference the following text from paragraph 128 of the 2019 NPPF: "Design quality should be considered throughout the evolution and assessment of individual proposals. Early discussion between applicants, the local planning authority and local community about the design and style of emerging schemes is important for clarifying expectations and reconciling local and commercial interests. Applicants should work closely with those affected by their proposals to evolve designs that take account of the views of the community. Applications that can demonstrate early, proactive and effective engagement with the community should be looked on more favourably than those that cannot.
D Page 66	40	Robin Brown	Grand Union Alliance	Para 3.8	Para 3.8: The relevant NPPG quotations have yet to be check against a recent flood of updated guidance, but para 3.8 does set out convincing principal points which should be retained more or less as stated.	Noted.
	41	Robin Brown	Grand Union Alliance	Para 3.11	Para 3.11 – 1: It is noted that the last sentence of the current SCI is to be deleted. But the re-expression of the current paragraph in paras 3.20 & 3.21 "Stakeholder Workshops" is welcomed.	Noted.
D	42	Robin Brown	Grand Union Alliance	Para 3.23	Para 3.23: A more generic reference to the Gazette would embrace the editions for boroughs of Kensington & Chelsea and Hammersmith & Fulham.	No change proposed. OPDC will normally use the two stated publications for press notices, but this does not exclude of other publications if this is deemed appropriate.
D	43	Robin Brown	Grand Union Alliance	Para 3.25	Para 3.25: It is noted that this refers to strategic (rather than major) developments as does para 3.20 ("significant development proposals which are of strategic importance"). Whereas paras 3.14 & 3.16 refer to major schemes. Distinguishing between these terms may well be deliberate so that the scale and degree of involvement varies. But please double check wording for consistency and clarity.	Change proposed. Definitions of major and strategic development will be included within the glossary for clarity.
D	44	Robin Brown	Grand Union Alliance	Paras 3.31 - 3.32	Paras 3.31 & 3.32: The GUA expressed support in principle at the EiP for the relevant draft policies DI3 and EU9 (and also texts to EU3 & D6), albeit that some reordering be brought to bear (monitoring biodiversity is missed out). It trusts that there will be a 'policy hook' in any adopted Local Plan as planning neglects to do thorough research into 'what actually works/what does not work' and such surveys will help correct this.	Noted.

Comments relating to Section 4 - Assessment and Monitoring

R.No.	C.No.	Name	Organisation	Para/ Figure	Comment	OPDC Officer Response
D	45	Robin Brown	Grand Union Alliance	-	Section 4: Although in response to earlier consultations on the SCI the GUA has requested annual tracking of views and experiences of a representative survey group of residents, community groups and businesses, it seems that it is of the Engagement Strategy that this request should now be made.	Noted. No change proposed. OPDC will be undertaking quantitative tracking surveys to assess local views. The Engagement Strategy contains further detail on how feedback from the local community will be garnered on an ongoing basis.

Comments relating to Section 5 – Glossary

R.No.	C.No.	Name	Organisation	Para/ Figure	Comment	OPDC Officer Response
B	15	Henry Peterson	Old Oak Neighbourhood Forum	-	The glossary entry for Neighbourhood Plan includes a final sentence As such, they much be in conformity with OPDC’s Local Plan. Apart from the typo of ‘much’ for ‘must’ the legal requirement is that neighbourhood plan policies must be in general conformity with the strategic policies in a Local Plan. The qualifications ‘general’ and ‘strategic’ are legally important, in that they allow for NP policies to vary and depart from Local Plan policies that are ‘non-strategic’ and within limits seen as ensuring ‘general’ alignment. The current wording in the Glossary is legally inaccurate, and (whether by accident or design) is discouraging to those considering embarking on a neighbourhood plan.	Change proposed. The definition for neighbourhood plans will be amended as follows: " As such, they must be in conformity with the strategic policies of OPDC’s Local Plan and the London Plan."
D	46	Robin Brown	Grand Union Alliance	-	Section 5 Glossary: The Consultation document does not appear to have been updated as per the Tracked Changes document presented to the Planning Committee March 2019. For example, ‘Documents’ should appear after the phrase “Supplementary Planning”. Comments on the updated version in the Tracked Changes document are as follows: Development Plan – state the Act from whence comes the Section quoted; DPDs – add West London Waste Plan; LDS – add CIL; NPPF – reference the 2019 version; SA – specify the Act NP – ‘must’ rather than “much”.	Change proposed. The changes to the glossary shown in the tracked change version of the draft SCI will be made to the final version of the document.

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Old Oak and Park Royal Development Corporation**Equalities Impact Assessment****Draft Revised Statement of Community Involvement (SCI)****October 2019**

1. Aims and objectives of strategy

The Old Oak and Park Royal Development Corporation (OPDC) was established on 1st April 2015 as London's second Mayoral Development Corporation and the Mayor's fifth functional body. OPDC is the statutory Local Planning Authority for the area, but also has responsibilities for coordinating delivery and ensuring that the wider area benefits from regeneration.

The Statement of Community Involvement (SCI) explains how OPDC involves the community in deciding planning applications and preparing planning policy and sets out how it will effectively access the rich wealth of knowledge that the existing communities have, in and around the OPDC area. The SCI is a statutory planning document, and its production is a requirement for all local planning authorities under the Planning and Compulsory Purchase Act (2004).

Community refers to residents, businesses, community and interest groups, neighbourhood planning forums, landowners, developers, London Boroughs within and neighbouring the OPDC area, government agencies and any other individuals, groups and organisations interested in, and affected by, the development and use of land at Old Oak and Park Royal.

The SCI was first adopted by OPDC in 2015 and updated in 2017. As a change to exiting policy, it is considered that the draft revised SCI triggers the requirement for an Equalities Impact Assessment as required under the Public Sector Equality Duty. As no assessment was carried out on earlier versions of the SCI, this assessment covers the revised SCI as a whole rather than just the proposed revisions from the previous version of the document.

2. Expected outcomes

The SCI sets out a series of expected outcomes for successful implementation of the document:

- Key community priorities are appropriately reflected in OPDC's planning policy documents.
- There is strong community awareness of different planning policy documents, including neighbourhood plans, and the crucial role they play in guiding the regeneration of the OPDC area.
- Community issues are raised at early stages in the production of planning policy documents where they can be effectively addressed.
- There is transparency and clarity for all parties on how issues raised through the consultation process have been considered by OPDC.
- Community involvement in the development management process should result in successful planning applications which address community priorities and help deliver regeneration of Old Oak and Park Royal.

- The community are aware of proposals for major developments before these are formally submitted as planning applications, and are afforded opportunities to comment on proposals and suggest changes.
- Community concerns are clearly highlighted and considered in the decision making process by OPDC officers and OPDC Planning Committee.

3. Groups with protected characteristics the Strategy is intended to benefit

The SCI aims to ensure all members of community are better engaged in the planning process. It is therefore intended that all groups with protected characteristics will benefit from the implementation of the SCI.

4. Evidence used to inform the Assessment

OPDC has prepared a [Socio Economic Baseline Study](#) in 2015 which provides a baseline of socio-economic and demographic indicators against which to measure the impacts of the Old Oak and Park Royal regeneration project over time. The study provides evidence on the demographic make up of the OPDC area and wider OPDC region for some of the protected characteristics, including race, age and disability.

51% of wider OPDC region are from Black, Asian and Minority Ethnic (BAME) communities, which is 11% higher than the average across London.

The population of the OPDC Area is generally younger than the overall London population, with younger people comprising a noticeably bigger share of the usual residents, offset primarily by a lower share of people aged 60 years or older.

The health of the community in the OPDC region is below London average levels, with high rates of disability, long-term health problems and childhood obesity, alongside lower than average life expectancy.

5. Analysis of Impact on Groups with Protected Characteristics

Protected Characteristic	Impact	Justification
Age	Positive	<p>Research indicates that those aged 65 plus are less likely to be IT literate or have access to social media or email. The SCI's commitment to postal notifications, leaflet drops and newspaper adverts, helps to ensure groups who are less likely to have access to online communications are involved in the planning process.</p> <p>The SCI commits OPDC and those submitting planning applications to hold local consultation / information events in accessible premises in the local area. This will help to ensure that events are accessible to elderly people with potential mobility difficulties.</p> <p>The SCI's commitment to using social media platforms and other online formats to promote community involvement in the planning process will help to ensure better access to younger age groups, which evidence suggests are less likely to engage in planning matters.</p>
Disability	Positive	<p>The SCI commits OPDC to using a variety of methods to engage with the all sections of the community. This includes making use of social media or other online engagement platforms, e-bulletins and community newsletters, as well traditional approaches such as placing adverts in local newspapers and posting letters and leaflets to individual households in the local community. This approach, in particular the use of digital platforms, will provide opportunities for involvement for those with disabilities.</p> <p>The SCI commits to hosting local consultation / information events in accessible premises in the local area. This will help to ensure that events are accessible to those with physical disabilities.</p>
Gender reassignment	No Impact	<p>The SCI is inclusive of all gender groups, and it is not considered that the strategy will have a disproportionate impact on any particular gender group, including the transgender community.</p>

Protected Characteristic	Impact	Justification
Pregnancy and maternity	Positive	<p>Women who are heavily pregnant may have particular difficulty in attending certain engagement events, as may single parents or parents of young children. The SCI's commitment to utilising a variety of engagement platforms will have a positive impact by providing more opportunities to gather information and provide comments on planning policy documents or development proposals.</p> <p>The SCI commits OPDC and those submitting planning applications to hold local consultation / information events in accessible premises in the local area. This will help to ensure that events are accessible to those that are pregnant of who have very young children and require access with a pram/buggy.</p>
Race	Positive	<p>OPDC's Socio Economic Baseline Study identifies that 51% of wider OPDC region are from Black, Asian and Minority Ethnic (BAME) communities, which is 11% higher than the average across London. It is recognised that there can be challenges in engaging all minority groups due to language barriers or other cultural differences. To help address this, Principle 2 of the SCI recognises that it may be necessary to undertake additional activities to cater for difficult to engage groups.</p>
Religion or belief	Negative	<p>The SCI is inclusive of all religions and belief groups, and it is not considered that the strategy will have a disproportionate impact on any particular religion or belief group.</p> <p>There is the potential for negative impacts on some groups with regards to consultation events, where these events may be held in venues affiliated to specific religious organisations, or where events may clash with religious feast days.</p> <p>To address this potential negative impact, the SCI should require that OPDC and applicants for planning permission, where feasible, use best endeavours to make use of venues which are not affiliated to a specific religion and thus remove any potential impediment to those from other religions of belief groups. Dates and times for consultation events should also consider dates of importance to specific religions.</p>

Protected Characteristic	Impact	Justification
Sex	No Impact	The SCI is inclusive of all gender groups, and it is not considered that the strategy will have a disproportionate impact on particular gender group.
Sexual orientation	No Impact	The SCI is inclusive of all groups regardless of sexual orientation, and it is not considered the strategy will have a disproportionate impact on LGBTQ+ communities.
Marriage or civil partnership	No Impact	It is not considered that the SCI has a disproportionate impact on individual of any specific marital status.

6. Mitigation for negative impacts identified

Religion or beliefs: To address potential negative impact on groups with this protected characteristic, the SCI should require that OPDC and applicants for planning permission, where feasible, use best endeavours to make use of venues which are not affiliated to a specific religion. It should also require that dates and times for consultation events consider dates of importance for particular religions.

No other negative impacts have been identified.

7. Duty to eliminate discrimination

The SCI aims to improve community involvement in the planning process from all sector of the community. By enabling involvement by all sectors of the community in the planning process, this ensures they can directly influence the how their local area develops with the result that regeneration of the area removes barriers for all sectors of the community.

8. Advancing equality of opportunity

The draft revised SCI promotes a variety of communication methods and platforms in order to reach out to different groups. This approach ensures an equality of opportunity to partake in the planning process. The ability to influence the planning process enables communities to influence regeneration of the local area, and the opportunities that will be created as a result of this.

9. Fostering good relations

The SCI helps to foster good relations by ensuring that OPDC is open about how it will engage with the community in the delivery of its planning function, thus removing barriers to participation in the planning process.

In the preparation of planning policy and planning applications, the SCI requires public consultation events, drop in sessions or information sessions to be held in the local area. Events such as these further promote good relations across different groups and help to reduce barriers.

In addition to the SCI, OPDC has also produced an Engagement Strategy. While the SCI relates to OPDC's role as local planning authority, the Engagement Strategy relates to OPDC's broader role and responsibilities as development corporation, including a potential delivery agent. The Engagement Strategy contains more detail on how OPDC will engage different group on wider regeneration of the area, including strategies for fostering good relationship within the local community.

10. Action Planning

The assessment has identified no negative impacts resulting from the SCI. No further action is required.

11. Review and Monitoring

Section 4 of the SCI (Assessment and Monitoring) sets out how OPDC will assess the effectiveness of the SCI. This will be carried out through the analysis of feedback to consultation on policy and applications requested via feedback forms or other methods which make it easy and quick for participants to give feedback.

The SCI will be reviewed and regularly updated to reflect any changes required as identified through this monitoring as well as through any changes to national legislation. To support this, OPDC will undertake a review of the SCI every two years. Where material changes are made, the SCI will be re-consulted on an Equalities Impact Assessment will be undertaken on the revised document.



Subject: OPDC Local Heritage Listings Adoption
Meeting date: 14 October 2019
Report to: Planning Committee
Report of: Tom Cardis, Interim Assistant Director of Planning

For recommendation

This report will be considered in public

1 Summary

- 1.1 In February 2018 OPDC consulted on the draft Local Heritage Listings report, draft selection criteria and requested nominations to the final Local Heritage Listings. OPDC officers have reviewed the consultation responses to inform the final Local Heritage Listings and the selection criteria.
- 1.2 This report invites OPDC Planning Committee to recommend that OPDC Board agree to adopt the Local Heritage Listings and agree the selection criteria. If agreed by OPDC Board, the Local Heritage Listings will be published, any relevant heritage information sources will be updated accordingly, and notifications will be sent out to stakeholders.

2 Recommendations

The Planning Committee is asked to:

- 2.1 **Note the Statement of Consultation (Appendix A) and assessment of nominations (Appendix B);**
- 2.2 **Recommend that OPDC Board agree to adopt the Local Heritage Listings (Appendix C) and agree the selection criteria (contained within Appendix C); and**
- 2.3 **Agree to delegate to the Assistant Interim Director of Planning the making of minor edits to text and images, and desk top publishing of the Local Heritage Listings in advance of formal publication and notification.**

3 Background

What are OPDC's Local Heritage Listings?

- 3.1. OPDC's Local Heritage Listings comprise the Local List and the list of buildings of local heritage interest as recommended by OPDC's Heritage Strategy (2017) and informed by public consultation.

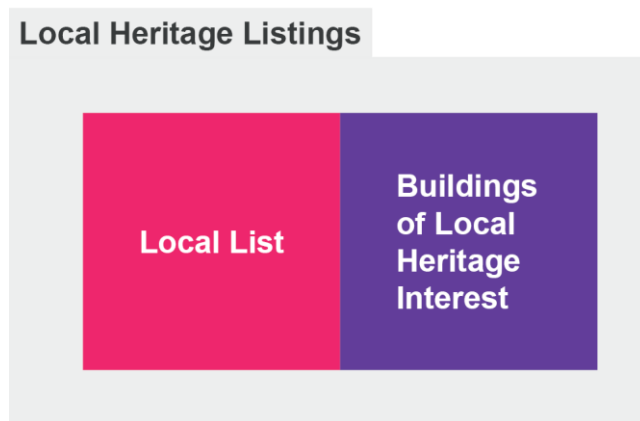


Figure 1: Components of Local Heritage Listings

- 3.2. The National Planning Practice Guidance (NPPG) (Paragraph: 040 Reference ID: 18a-040-20190723) is clear that local heritage listings are non-designated heritage assets. The National Planning Policy Framework (NPPF) (2019) paragraph 197 provides guidance for taking account of the effect of development proposals on non-designated heritage assets, which includes buildings that have been locally listed by local planning authorities.
- 3.3. The Local List and the list of buildings of local heritage interest do not provide policies or guidance. As non-designated heritage assets they are a material consideration in the determination of planning applications. Policies and guidance for managing local heritage assets are currently provided in the [NPPF](#), [NPPG](#), [London Plan](#) and in [OPDC's Draft Local Plan \(Policy D8\)](#).

What is a Local List?

- 3.4. A Local List is one of the tools used to conserve and enhance the historic environment. It sits alongside conservation areas and [Historic England's National Heritage List](#) for England. Assets on the Local List can be buildings, structures or features. Assets on the Local List are non-designated heritage assets. The Local List sets out information about each of the assets and helps to provide clarity in considering the impact of development proposals on these assets. The Local List is separate to the list of buildings of local heritage interest.

What is a building of local heritage interest?

- 3.5. The list of buildings of local heritage interest was proposed in OPDC's Heritage Strategy (2017). This defines them as being of lesser heritage interest, or which have been extensively altered, but are part of the Old Oak and Park Royal story. As such, they are considered to be less significant in heritage terms than assets on the Local List. Buildings of local heritage interest are non-designated assets.

What are the implications for a building being identified in the Local Heritage Listings?

- 3.6. Locally listing a building or identifying it as a building of local heritage interest does not provide statutory protection from demolition and does not guarantee its retention in areas of redevelopment.
- 3.7. However, locally listing a building or identifying it as a building of local heritage interest defines it as a non-designated asset for the purposes of the NPPF, NPPG and OPDC's Draft Local Plan (Policy D8). If defined as a non-designated asset, NPPF paragraph 197 identifies that the conservation of an asset is a material consideration when determining the outcome of a planning application. This helps to inform the management of the asset and inform the balanced judgement with regard to the scale of any harm or loss of the significance of the heritage asset.
- 3.8. Even when the loss of a non-designated heritage asset be justified, its inclusion on the Local List or identification as a building of local heritage interest can assist in ensuring its significance can inform the character of the new development. This in turn supports the Mayor of London's aspirations for [Good Growth By Design](#) and [Healthy Streets](#), by celebrating local character. Historic England's [Translating Good Growth for London's Historic Environment](#) publication identifies that heritage is fundamental to achieving good growth through its role in local identity and delivering economic benefits. These heritage related economic benefits are also echoed in the Department for Culture, Media and Sport's (DCMS) publication [The role of culture, sport and heritage in place shaping](#). This identifies that creative industries' choice of location and turnover is positively and significantly associated with the density of heritage assets.

What are the benefits of Local Heritage Listings?

- 3.9. The adoption of Local Heritage Listings will secure the benefits of:
- protecting and/or enhancing heritage assets to inform the character of new development and wider placemaking;

- assisting OPDC in managing development while preserving and/or enhancing the character of Old Oak and Park Royal; and
- generating economic benefits through retention and re-use of heritage assets.

4 Consultation on the draft Local Heritage Listings

Consultation overview

4.1 A 6-week public consultation took place between 8 February and 22 March 2018. The consultation sought comments on the following components:

- [Draft Local Heritage Listings](#) – the proposed assets to be included in the listings
- [Draft Selection Criteria](#) – the selection criteria used to identify the proposed assets
- [Nominations to the Local Heritage Listings](#) – opportunity to nominate assets for consideration

4.2 The consultation was carried out in accordance with OPDC’s Statement of Community Involvement and included:

- A public consultation event;
- Provision of information on OPDC’s webpages;
- Notification of land owners, tenants and interested parties by email or letter;
- Public notices in local newspaper publications; and
- Publication on social media (Facebook and Twitter).

Summary of consultation responses

4.3 27 respondents provided responses to the consultation. These comprised:

- Local authorities: London Borough of Brent, London Borough of Ealing, London Borough of Hammersmith and Fulham and the Royal Borough of Kensington and Chelsea;

- Residents and historic interest groups: Wells House Road Residents' Association, West Twyford Residents' Association, Hammersmith Society, Hammersmith Historic Buildings Group, Regents Network and local residents;
- Old Oak Neighbourhood Forum;
- Historic England;
- Transport for London;
- The Canal and River Trust;
- Raban Goodhall Ltd;
- Vale Europe; and
- Citrus Group.

4.4 227 individual comments were provided. These comprised nominations of new Local Heritage Listings, comments supporting and/or objecting proposed Local Heritage Listings, additional information for proposed Local Heritage Listings and supporting comments on the selection criteria. Key points of summary include:

Selection criteria comments	<ul style="list-style-type: none"> • 4 comments on selection criteria were received from the London Borough of Ealing, London Borough of Brent, the Royal Borough of Kensington and Chelsea and Historic England. These comments were generally supportive with Historic England recommending a minor amendment which was carried out but did not result in amendments to the criteria being undertaken or impact on the selection of assets. The final selection criteria are set out in Appendix C.
Nominations	<ul style="list-style-type: none"> • 88 nominations were received. 32 of these referred to assets already proposed for the Local Heritage Listings. 56 nominations were seeking new designations or upgrading of existing status of assets. • Officers assessed the proposed nominations against the selection criteria. This assessment is set out in Appendix B (Assessment of nominations). • The assessment identified 5 nominations which were successful in meeting the selection criteria for listing as buildings of local heritage interest and which have been added to the Local Heritage Listings. These comprise: <ul style="list-style-type: none"> ○ 12-14 Chase Road (front office portion), Former Bottling Works; ○ 25-29 Chase Road (front office portion), Former

	<ul style="list-style-type: none"> Radio works; <ul style="list-style-type: none"> ○ 44 Minerva Road, Former J Lyons factory (front office portion); ○ Acton Wells Junction Signal Box; and ○ 1 to 5 Station Road, Former Coal Merchants' offices.
General support	General support was shown for proposed Local Heritage Listings and support for new listings were provided by residents, community groups and public sector bodies.
Objections to proposed listings	<p>Objections were received by land owners or developers on the following proposed listings:</p> <ul style="list-style-type: none"> ● Citrus Group: L28 Castle Public House; ● Vale Europe: L21 Former Metal Refinery; and ● Raban Goodhall Ltd: L37 Former Railway Institute. <p>Officers considered the points raised in the objections to the inclusion of these assets against the selection criteria. However, having considered the assertions, officers do not consider the historic significance of the assets to be diminished and officers propose to continue to retain their Local Heritage Listing designation.</p>
Other comments	<p>Other comments were made to inform the general content of the Local Heritage Listings. These amendments have been made. Key examples include:</p> <ul style="list-style-type: none"> ● Provision of additional supplementary heritage information; ● Correction of minor errors; ● Provision of monitoring and review process information; and ● Identification of the relevant borough for each asset.

5 Final Local Heritage Listings

5.1 The final Local Heritage Listings proposed for adoption are set out in Appendix C. In total there are 64 Local Heritage Listings comprised of:

- a) 41 Locally Listed buildings; and
- b) 23 Buildings of local heritage interest

5.2 These include the 5 additional listings for buildings of local heritage interest and recognise the loss of the following 3 buildings on the Local List:

- a) Elizabeth Arden Factory – lost to facilitate mixed uses development in North Acton;

- b) Plantagenet House – lost to facilitate HS2 construction works; and
- c) Europa Studios – lost to facilitate HS2 construction works.

6 Next steps and monitoring

- 6.1 Following consideration by the Planning Committee, the Board will decide whether to adopt the Local Heritage Listings. If adopted, these will be published on OPDC's website and used to update any relevant heritage information sources such as the Historic Environment Record. Landowners and tenants will be informed via email and/or letter.
- 6.2 The Local Heritage Listings will be reviewed as and when appropriate. It will also be monitored through OPDC's Authority Monitoring Report on an annual basis.

7 Equality Comments

- 7.1 The public-sector equality duty requires the identification and evaluation of the likely potential impacts, both positive and negative, of the decision on those with protected characteristics (age, disability, gender reassignment, pregnancy and maternity, race, gender, religion or belief, sexual orientation).
- 7.2 Consultation on the draft Local Heritage Listings was carried in accordance with OPDC's Statement of Community Consultation (SCI). The SCI seeks to engage a range of stakeholders, including those with protected characteristics and consultation provided an open opportunity for comments and/or suggested nominations. The consultation responses have been taken into account in drawing up the Local Heritage Listings recommended for adoption (see Appendix B).

8 Financial implications

- 8.1 There are no direct financial implications arising from this report. Receipt of income and expenditure of budgets are subject to the Corporation's decisions making process.

9 Legal implications

- 9.1 No legal implications arise from this report and it is consistent with the Corporation's legal framework.

Appendices

Appendix A – Statement of Consultation

Appendix B – Assessment of nominations

Appendix C – Final Local Heritage Listings and selection criteria

Background Papers

None

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Appendix A

Old Oak and Park Royal Development Corporation

Local Heritage Listings

Statement of Consultation

October 2019

1. Introduction

OPDC consulted the proposed Local Heritage Listings from 8 February and 22 March 2018. Twenty-seven consultation responses were received providing two-hundred and twenty-seven individual comments.

This document presents all comments provided on the proposed Local Heritage Listings as part of the consultation, as well as OPDC officers response to these comments. Where a change is proposed in response to specific comments, this is noted in the officer response.

This statement should be read alongside the Assessment of Nominations to the Local Heritage Listings.

2. Comments and Responses

Com ment ref	Respondent	Comment	OPDC Officer Response
1	West Twyford Residents' Association	1. Some building entries are in a very poor physical condition and in need of extensive work to make them presentable in a 21st century industrial estate.	Noted.
2	West Twyford Residents' Association	2. No suggestions are made as to possible alternative uses - which may / would be acceptable to the owners and planners - and fit into the Master Plan.	Noted. This is beyond the scope of a Local Heritage Listing.
3	West Twyford Residents' Association	3. I assume the list will be published in and shown in the Master Plan.	Noted. The Local Heritage Listings will be published separately to the Old Oak North Development Framework Principles.
4 Page 85	West Twyford Residents' Association	4. How enforceable are the listings as they are not National Planning Listings Grade 1 or 2 - which are enforceable by Planning Authorities. Commercial owners of existing properties may be surprised to find out their building is on a new local Heritage listing.	Noted. Heritage assets that are locally listed or identified as buildings of interest do not benefit from statutory protection from demolition. However, identification will inform OPDC's planning decisions when considering development proposals. OPDC's Local Plan, the London Plan and national policy will be used to manage these assets.
5	West Twyford Residents' Association	5. It is interesting that the Perfume factory is on the list as two developers are currently working on schemes for this site and one has been submitted for Planning. (I know it has been rejected by ealing Planners but the developer has spent a lot of time and money).	Change proposed. Since the Local Heritage Listings consultation was undertaken the Perfume Factory has been demolished and will be removed from the Local Heritage Listings document.
6	West Twyford Residents' Association	6. Some of the buildings listed in Evelyn Road, Ealing NW10 are related to food production. They are smelly, unsightly, and adjacent to residential areas and they back onto the Grand Union Canal. Not what you want next to residential areas or on a canal side / cycle route in a future tourist area. (It should also be noted that Brent's proposed housing corridor along the North side of the Grand Union Canal from Alperton to Stonebridge is earmarked for future housing and will look onto these premises.)	No change proposed. These buildings are located within Park Royal Strategic Industrial Location (SIL). Local Plan policy P1 requires that industrial uses are protected. However, should the site be developed for industrial uses, policy EU4 will be implemented which requires development to deliver a positive contribution to air quality.

7	West Twyford Residents' Association	7. Why is only half the length of the Grand Union Canal (within OPDC), shown as a Conservation Area?	Noted. The designation shown on the map reflects the existing designations of two separate conservation areas by LB Hammersmith & Fulham and LB Ealing. OPDC will be progressing the designation of a new conservation area for the whole of the Grand Union Canal within the OPDC area in due course.
8	West Twyford Residents' Association	8. Publicly Accessible Open Space is not divided into public and private ownership. As an example the open spaces shown in the First Central Development is Privately owned and access has been limited since the first OPCD plans were published.	Noted. Local Plan Policy D2 provides guidance to deliver public access to privately owned public realm.
9	West Twyford Residents' Association	9. Cemeteries are open spaces but not recreational spaces. There is a big difference in the use of a park and a cemetery.	Noted.
10	West Twyford Residents' Association	10. Why are no Accessible Open Spaces on the Local Heritage Listings? All parks should be listed as they are integral to the communities they serve. Two I am particularly interested in are the Harold Wesley Park next to the Wesley housing estate and the Bodium Field Park on the NW corner of First Central Development. With the exception of Wormwood Scrubs these are the only two good sized parks where a child can kick a ball any distance. There are no future football pitches proposed in the OPDC development area.	No change proposed. The Local Heritage Listings designations reflect the historic significance of assets following a comprehensive assessment. The protection of existing open spaces is detailed in Policy EU1 of OPDC's Local Plan.
11	Ealing Council	General comment: We have no objections in principle to the objectives of the document. The document is set out clearly and in a methodical manner and incorporates good graphical information.	Noted.
12	Ealing Council	Comment on listings criteria: 1. The criteria that is set out is generally quite standard in nature. The only thing we would question is the fact that you are distinguishing between two sets of designation: one is the more traditional 'local list' but the other refers to less important assets of 'heritage interest'. Whilst this approach is not new, it is not something specifically advocated by Heritage England's Advice Note (no. 7). We are not sure what added value this secondary designation brings and, if anything, could confuse matters in terms of what weight/value to apportion to assets in this category as part of the planning process. This will to some extent depend on any supporting policy that is adopted in relation to this, but we note that this is not something that you are consulting on	Noted. The development of two designations was recommended within OPDC's Heritage Strategy. Section 1.2 of the Local Heritage Listings sets out the role of the Local List in accordance with Historic England's guidance. Section 1.3 of the Local Heritage Listings document identifies that Buildings of Local Heritage Interest have lesser heritage interest but are part of the Old Oak and Park Royal story. OPDC considers that this two tier approach provides additional clarification to stakeholders on the heritage significance to inform development proposals.

		at the moment.	
13	Ealing Council	<p>Comment on listings criteria:</p> <p>2. The selection of assets for a local list is often done as part of, or linked to, a conservation area appraisal. No new conservation areas are proposed, but it is worth reiterating that the selection of locally important assets should have full regard to the existing conservation areas in the area- notably Old Oak and the Canalside (north-western) Conservation Areas. Ealing is in the process of carrying out a strategic review of all 29 of its conservation areas. This will include Old Oak and Canalside over coming months.</p>	No change proposed. The Local Heritage Listings identify where an existing conservation area and it's setting relate to the listing. On the establishment of OPDC on 1 April 2015, the responsibilities for conservation areas within Old Oak and Park Royal became responsibility of OPDC. OPDC will be undertaking a review of existing conservation areas it has inherited from the boroughs in due course.
14	Ealing Council	<p>Comment on proposed heritage list:</p> <p>1. We note that the descriptions provided with assets (including within the separate appendix) lack detail in some cases. It would be useful to have more detailed descriptions setting out more clearly how the selection of the assets relate to the specific selection criteria.</p>	No change proposed. This is set out in summary of draft Local Heritage Listings on page 85 and onwards within the Local Heritage Listings document.
15	Ealing Council	<p>2. L37- Former Railway Institute – proposed for local list. Our CA Appraisal identifies this as a key building of local interest based on its architectural form and social function/history. As such there is no objection in principle to the proposed local listing.</p>	Noted.
16	Ealing Council	<p>3. L38- Fisherman's Arms PH- proposed for local list. Again our CA Appraisal proposed adding this to 'buildings of local merit'. As such there is no objection in principle to the proposed local listing.</p>	Noted.

17	Ealing Council	4. B15- Railway Cottages- proposed to add all the cottages within the conservation area to list of Local Heritage Interest. Our CA appraisal specifically only mentions 22-49 Old Oak Lane as being locally listed at that time (2008). These are currently identified as 'Positive Contributors' to the CA. In terms of the remaining cottages, our own CA appraisal states that it would be difficult to separate any of these in terms of value. However in terms of whether they should all be included on the list of Heritage Interest, we would like to reserve judgement on this until we have carried out our own strategic review of the area.	No change proposed. The Local Heritage Listings identify where an existing conservation area and it's setting relate to the listing. On the establishment of OPDC on 1 April 2015, the responsibilities for conservation areas within Old Oak and Park Royal became responsibility of OPDC. OPDC will be undertaking a review of existing conservation areas it has inherited from the boroughs in due course.
18	Ealing Council	5. L39- Stoke Place – proposed for local list. Our CA Appraisal indicates that there was potential to add these to the local list as being of comparable quality/condition to 22-49 Old Oak Lane. Again, we would like to reserve judgment on these until we have carried out our own strategic review of this area.	No change proposed. The Local Heritage Listings identify where an existing conservation area and it's setting relate to the listing. On the establishment of OPDC on 1 April 2015, the responsibilities for conservation areas within Old Oak and Park Royal became responsibility of OPDC. OPDC will be undertaking a review of existing conservation areas it has inherited from the boroughs in due course.
Page 88	Ealing Council	6. Within or close to Grand Union Canalside Conservation Area (sub area 11-North Acton), a number of bridges are identified:• L8 Mitre Bridge (Local List) • L7 Scrubs Lane Overbridge (Local List)• L9 West London Line Overbridge (Local List)• L10 Kew Curve GUC Rail Bridge (Local List)• B2 - Acton Lane Road Bridge (Historic Interest) Our own CA appraisal notes the contribution of historic bridges to the area. Again, (together with L6- Lenghman's Cottage) we would like to reserve judgement on these until we have carried out our own strategic review of the area.	No change proposed. The Local Heritage Listings identify where an existing conservation area and it's setting relate to the listing. On the establishment of OPDC on 1 April 2015, the responsibilities for conservation areas within Old Oak and Park Royal became responsibility of OPDC. OPDC will be undertaking a review of existing conservation areas it has inherited from the boroughs in due course.

20	Ealing Council	<p>7. Other areas: Within North Acton, we have some reservations about the proposed local listing of North Acton Station (L29). This is described as an attractive example of an Edwardian Great Western Railway London suburban station but notes the waiting room has been demolished and only parts of the platform canopies survive. Whilst an attractive building, these stations are not untypical of similar stations in other parts of London. As such, we would query whether this building should be included, particularly within the context of delivering any proposed redevelopment plans and transport improvements to this area in future.</p>	<p>No change proposed. A key role of Local Listings is to identify heritage assets with local significance. Local significance relates to the local planning authority area. North Acton Station is locally significant within the OPDC area reflecting its historic and architectural significance.</p>
21	Ealing Council	<p>Nominations: 1. There are no additional assets we would wish to see nominated at this stage. However, we may well wish to comment further on this once we have carried out our own strategic review of the conservation area.</p>	<p>Noted. The Local Heritage Listings identify where an existing conservation area and its setting relate to the listing. On the establishment of OPDC on 1 April 2015, the responsibilities for conservation areas within Old Oak and Park Royal became responsibility of OPDC. OPDC will be undertaking a review of existing conservation areas it has inherited from the boroughs in due course.</p>
Page 89	Ealing Council	<p>Other matters: It would be useful if you could set out the procedure for adding/removing assets in future as part of any monitoring/review process.</p>	<p>Change proposed. The monitoring and review process will be included within the Local Heritage Listings document.</p>
23	Old Oak Neighbourhood Forum and Wells House Road Residents Association	<p>Comments on the proposed list: P1 Old Oak South: 1. We understand that the H&F Historic Buildings Group succeeded in getting the GWR-era Churchward Engine Lifting Shed registered as an item of interest.</p>	<p>No change proposed. This building has been demolished for the Elizabeth Line Depot.</p>

24	Old Oak Neighbourhood Forum and Wells House Road Residents Association	<p>P2 Old Oak North:</p> <ol style="list-style-type: none"> 1. The Rolls Royce Factory – because of its 20th century Art Deco facades under the unimpressive later cladding and the building’s central role in the area’s industrial development 2. Former Engineering Works, 44 Hythe Road (L4) adjoining the Grand Union Canal - as an example of early 20th century architecture and as a symbol of the Rolls-Royce cars site 3. The Former engineering works, 17-19 Hythe Road because it’s an example of late 19th century / early 20th century architecture and the small businesses of ArtWest and other creative groups are located there. 	Noted.
25	Old Oak Neighbourhood Forum and Wells House Road Residents Association	P3 Grand Union Canal:1. As part of the canal is a conservation area, we hope to see this status extended to all the canal in the OPDC zone	Noted. The designation shown on the map reflects the existing designations of two separate conservation areas by LB Hammersmith & Fulham and LB Ealing. OPDC will be progressing the designation of a new conservation area for the whole of the Grand Union Canal within the OPDC area in due course.
Page 90	Old Oak Neighbourhood Forum and Wells House Road Residents Association	<ol style="list-style-type: none"> 2. The Acton Lane Bridge – since it was once known locally as the ‘red bridge’ can it be re-vived? 3. Canal bridges over the canal including Railway Bridge Number 8B (L11) because it highlights the area’s railway heritage and has architectural merit and Bridge L6 4. The Lengthman’s Cottage – because it’s an example of canal buildings and highlights the area’s heritage 5. Cast iron bridge next to the A4000 Old Oak Lane road bridge as an example of Victorian railway engineering 6. Mary Seacole Memorial Garden on the canalside by Scrubs Lane – because it is a memorial to a Victorian heroine and an under-used green space in an industrial area by the canal. It deserves restoration and further development 	<ol style="list-style-type: none"> 2. to 5. Noted. 6. No change proposed. OPDC recognises that Mary Seacole Gardens is a valued local open space. OPDC has assessed the space against the selection criteria. This assessment is published alongside these consultation responses and does not meet the criteria for inclusion in the Local Heritage Listings. However, Local Plan policies EU1 and P10C4 will be used to enhance Mary Seacole Gardens.

27	Old Oak Neighbourhood Forum and Wells House Road Residents Association	7. Our forum supports the Regents Network’s proposal that canal-related footways are listed, mapped and footways restored, to boost pedestrian access and future leisure use. We deplore the loss of footways to private sites like Powerday and hope that commercial enterprises will support such restoration work in the future.	No change proposed. OPDC recognises that the canal-related footways relate to the historic canalside character. However, officers consider that their historic significance is best conserved and enhanced through inclusion with the future Grand Union Canal Conservation Area.
28	Old Oak Neighbourhood Forum and Wells House Road Residents Association	<p>P4 Park Royal West:</p> <ol style="list-style-type: none"> 1. The Acton Wharf signal box - because it’s a key reminder of the area’s heritage and there are few signal boxes left in London 2. The Wesley Estate because it was the original Park Royal residential community provided by the paper manufacturing company for its workforce. It is arguably one of the few workers’ housing developments left in London. The estate’s community facilities have been eroded over the decades, so that the community’s influence in the area has been undermined. 3. The Elveden Road group of building because they show how far the 1930s designs were developed. 4. Grand Junction Arms pub since it’s a local landmark and it has a distinctive façade 5. The former Radio Times print works (L18) on Abbey road 	Noted.
29	Old Oak Neighbourhood Forum and Wells House Road Residents Association	<p>P5 Old Park Royal:</p> <ol style="list-style-type: none"> 1. The Torpedo Factory because it is a very distinctive building, it references the area’s heritage and it’s a local landmark. 2. Wimpole House, Bashley Street (B10) – as an example of an early 20th century saw tooth’ industrial site 3. Numbers 51, 47-49, 39-43 Park Royal Road (B12) - as examples of 20th century brick-built industrial sites 4. Compton Organ Works, Chase Road, (L20) as a surviving example of a 20th century factory building which was rebuilt after Second World War bomb damage. 5. The Rotax Building on Chandos Road (L23), because it is a surviving example of an aircraft engines factory and part of Park Royal’s contribution to the development of UK aviation. 	Noted.

30	Old Oak Neighbourhood Forum and Wells House Road Residents Association	P6 Park Royal Centre: 1. The Old Refectory of the Middlesex Hospital because it is the last surviving part of the old 19th century workhouse on this site.	Noted.
31	Old Oak Neighbourhood Forum and Wells House Road Residents Association	<p>P7 North Acton and Acton Wells:</p> <ol style="list-style-type: none"> 1. Europa Studios on Victoria Road as an example of 20th century office building architecture 2. Castle Pub on Victoria Road as 1) an example of a 20th century hostelry and 2) famed as where actors drank after rehearsing shows at the BBC's warehouse studios. 3. Gothic-style Anglican and Nonconformist chapels and the War Memorial, at North Acton Cemetery as examples of late 19th and 20th century architecture. 4. Brett's Villas, Park Royal Road as an example of late 19th century architecture 5. North Acton Station because it is an example of early 20th century railway architecture. 	Noted.
32	Old Oak Neighbourhood Forum and Wells House Road Residents Association	<p>P8 Old Oak Lane and Old Oak Common:</p> <ol style="list-style-type: none"> 1. Victorian workers' houses at 2-8 Victoria Road, south of the Old Oak Lane Conservation Area – as an example of late 19th century architecture. 	Noted.
33	Old Oak Neighbourhood Forum and Wells House Road Residents Association	<ol style="list-style-type: none"> 2. All the Railway Cottages of the Old Oak Conservation Area – Note: the consultation does not include conservation areas but appears to have included the Old Oak Lane Conservation Area 	Noted. The conservation area is depicted for reference. Text will be included to clarify the different roles of Local Heritage Listings and conservation areas.

34	Old Oak Neighbourhood Forum and Wells House Road Residents Association	3. The Railway Institute – because it was the railwaymen’s social club from the 19th century and it is still used in films and videos shot in the Old Oak Lane Conservation Area. As above we note that, confusingly, the listing documentation says conservation areas are not to be included.	Noted. The conservation area is depicted for reference. Text will be included to clarify the different roles of Local Heritage Listings and conservation areas.
Page 93	Old Oak Neighbourhood Forum and Wells House Road Residents Association	<p>4. Fisherman’s Arms should be included because it is a big part of the area’s heritage; the pub was added to the railway cottages in the early 20th century and it has been used in film location shoots, notably for a Denzel Washington film in the 1980s as well as other local films and TV shows</p> <p>5. Wells House Road houses because they are Edwardian housing development for railway personnel of which few examples remain</p> <p>6. Midland Terrace houses because they are late Victorian housing of which few such developments remain</p> <p>7. Brunel Road office building (L36) as an example of 1930s-style office building.</p> <p>8. Farley Road building (a former furniture works) because it’s a rare local example of an Art Deco building in the development area</p> <p>9. B17 electricity substation building – could this building and its land be restored and re-purposed?</p>	Noted.
36	Old Oak Neighbourhood Forum and Wells House Road Residents Association	10. We also request consideration for the return of the lighthouse on the corner of Wells House Road	Noted. Unfortunately, it is not within the remit of the Local Heritage Listings to require the re-delivery of a lost heritage asset.
37	Old Oak Neighbourhood Forum and Wells House Road Residents Association	<p>P9 Channel Gate:</p> <p>1. Plantagenet House with its early 20th façade with Art Deco elements - despite HS2’s intention to remove it.</p>	Noted.

38	Old Oak Neighbourhood Forum and Wells House Road Residents Association	<p>P10 Scrubs Lane:</p> <ol style="list-style-type: none"> 1. Chandelier Building – representing 20th century industrial buildings from c. 1900 onwards. 2. 26-30 Scrubs Lane because they are Victorian shop units with inlaid brick plaque 	Noted.
39	Old Oak Neighbourhood Forum and Wells House Road Residents Association	<p>P11 Willesden Junction station:</p> <ol style="list-style-type: none"> 1. Willesden Junction electricity substation (L42) as an example of the development of railway infrastructure and early 20th century electrification of the LNWR's lines. 2. Willesden Junction Station Bakerloo and Euston-Watford low-level platform canopies (L43) as examples of late 19th century and early 20th century station architecture. 3. East bridge as an example of railway architecture. 4. Willesden Junction Station former ticket office (Harrow Road entrance) (L44) as an example of early 20th century railway architecture 	Noted.
Page 94	Old Oak Neighbourhood Forum and Wells House Road Residents Association	<p>Nominations:</p> <ol style="list-style-type: none"> 1. The North Circular Aqueduct (P3 Grand Union Canal)– as an example of 1930s architecture and because it is an area of unusual calm, it offers scope for seating / planting to increase leisure use 	No change proposed. OPDC has assessed this nomination against the selection criteria. This assessment is published alongside these consultation responses. This nominated asset does not meet the criteria for inclusion in the Local Heritage Listings.
41	Old Oak Neighbourhood Forum and Wells House Road Residents Association	<ol style="list-style-type: none"> 2. The Retaining Wall at the Scrubs Lane/Mitre Bridge/North Pole depot (P3 Grand Union Canal)- should be included because it is an example of late 19th century canal architecture and because its presence hints at how much the area has changed – it was built into the hillside which was later excavated for the main line railway cutting 	No change proposed. OPDC recognises that the canal retaining wall is a component part of the historic environment. However, OPDC considers that this would be best conserved and enhanced through identification within the future Grand Union Canal Conservation Area. This will be developed in due course.

42	Old Oak Neighbourhood Forum and Wells House Road Residents Association	3. The Brent Feeder water course and surrounding banks at Acton Lane (P3 Grand Union Canal)- could be improved and turned into a nature reserve	No change proposed. OPDC has assessed this nomination against the selection criteria. This assessment is published alongside these consultation responses. This nominated asset does not meet the criteria for inclusion in the Local Heritage Listings. However, Local Plan policies EU2 and P3 will be used to enhance this element.
43	Old Oak Neighbourhood Forum and Wells House Road Residents Association	4. Cast iron milestone on the cycle ramp by the Old Oak Lane / A4000 road bridge (P3 Grand Union Canal) – this and other milestones and parish boundaries should be listed and restored	No change proposed. OPDC recognises that cast iron milestones contribute positively to the canal environment. However, OPDC considers that these would be best conserved and enhanced through identification as a positive element of character within the future Grand Union Canal Conservation Area. This will be developed in due course.
44	Old Oak Neighbourhood Forum and Wells House Road Residents Association	5. The site of the former Heinz manufacturing site by the canal at Abbey Road (P3 Grand Union Canal)- should be remembered by any artefacts discovered perhaps being built into future uses of the site	Noted. This suggestion will be forwarded on to 'In the Making' officers.
45	Old Oak Neighbourhood Forum and Wells House Road Residents Association	6. Canal stop gates next to the canal bridge (P3 Grand Union Canal)– these were added as a defensive measure during World War 2 and represent part of the area’s as-yet undeveloped heritage	No change proposed. OPDC recognises that the canal stop gates contribute positively to the canal environment. However, OPDC considers that these would be best conserved and enhanced through identification as a positive element of character within the future Grand Union Canal Conservation Area. This will be developed in due course.
46	Old Oak Neighbourhood Forum and Wells House Road Residents Association	7. A selection of Alnat buildings for which facades can be retained at shop level and to which floors can be added (P5 Old Park Royal)	No change proposed. Insufficient provision of information has been provided for this nomination to determine strength of heritage significance and to determine inclusion in the Local Heritage Listings.

47	Old Oak Neighbourhood Forum and Wells House Road Residents Association	8. Monarch House (P7 North Acton and Acton Wells)- in the Victoria Road Industrial Estate because it is an example of 1960s brutalist architecture	No change proposed. OPDC has assessed this nomination against the selection criteria. This assessment is published alongside these consultation responses. This nominated asset does not meet the criteria for inclusion in the Local Heritage Listings.
48	Old Oak Neighbourhood Forum and Wells House Road Residents Association	9. Cumberland Park Factory Buildings, 69-71 Scrubs Lane (P10 Scrubs Lane)- because they highlight the area's industrial heritage and they would add some character to the redeveloped lane.	No change proposed. In light of the greater protection offered by the Cumberland Park Factory Conservation Area designation and the detail of the forthcoming management guidelines the Cumberland Park Factory buildings do not require inclusion within the Local Heritage Listings.
49	Old Oak Neighbourhood Forum and Wells House Road Residents Association	10. Railway engine water tank by A404 Harrow Bridge at Willesden Junction (P11 Willesden Junction Station)– as it is one of the few identifiable 'steam era' railway structures.	Noted
50	Old Oak Neighbourhood Forum and Wells House Road Residents Association	General comments: 1. Please can the OPDC consider for retention, the buildings that were photographed and recorded on the Old Oak Park Royal community Facebook Page.	Noted. Officers have assessed the nominations depicted on the Old Oak Park Royal community Facebook page. This assessment is appended to these comments and responses.
51	Old Oak Neighbourhood Forum and Wells House Road Residents Association	2. In addition, can the OPDC continue the tradition of naming local streets and byways after industrial sites but to expand this to commemorate the area's wider commercial heritage as well as the central role that railways and canals played in west London's development.	Noted. OPDC is developing a place and street naming strategy which will be informed by heritage names.

52	Old Oak Neighbourhood Forum and Wells House Road Residents Association	3. As stated above, our forum supports the Regents Network's proposal that canal-related footways are listed, mapped and footways restored, to enhance the canal's heritage, as well as boosting future pedestrian access and leisure uses.	No change proposed. OPDC recognises that the canal-related footways relate to the historic canalside character. However, officers consider that their historic significance is best conserved and enhanced through inclusion with the future Grand Union Canal Conservation Area.
53	Thomas Dyton, Ewa Cwirko-Godycka and Amanda Souter	General comments: 1. The listing for both Midland Terrace and Wells House Road is incorrect. They are both listed as 1800 late Victoria when in fact they are both Edwardian, which is rare in Park Royal. Wells House Road has a date on the building when entering the street in huge numbers which states 1908 and Midland Terrace was started at an even earlier time and I believe finished after the First WW.	Change proposed. Information supporting Midland Terrace and Wells House Road will be updated to refer to their Edwardian period of construction.
54	Thomas Dyton, Ewa Cwirko-Godycka and Amanda Souter	2. History of Wells House Road: In the past the Opportunity Area has represented a place of work but it has never been a residential area in any real sense, and most local workers travelled in from neighbouring districts. Old Oak Common, enclosed in the early 1860s, was low-lying and poorly drained land, and this, together with the proximity of the railways, cemeteries and early industry may have deterred prospective housing developers and residents alike. What little housing was built on the fringes of the railway and industrial land tended to be piecemeal and fragmentary in character, often developed by companies for their own workers. Typical examples are the railway cottages at Old Oak Lane of 1889, Midland Terrace and the Wells House Road triangle of c.1908.	Noted.
55	John and Rebecca Appiah	General comment: I would like to support the listings included, especially all the residential pockets	Noted.
56	Ewa Gwirko-Godycka	General comment: Just writing in support of the listings within the strategy, especially those that refer to the existing residential enclaves.	Noted.
57	Marek Bregowski	General comment: I would like to support the existing listings. Special consideration should be given to all the residential enclaves within the area mentioned.	Noted.

58	London Borough of Hammersmith & Fulham	<p>General comment:</p> <p>1. We support the principle of identifying non-designated heritage assets within the OPDC area and establishing draft Local Heritage Listings. This recognises the importance of identifying the significance of the historic environment and will enable better appreciation of the area's locally important buildings and structures.</p> <p>2. We note the extensive survey of the OPDC area that has been carried out and the great efforts that have been made to identify buildings and structures of local architectural and historic interest in conjunction with local amenity groups.</p>	Noted.
59	London Borough of Hammersmith & Fulham	<p>3. There are some minor typos in some of the descriptions of the proposed entries, which we would like to draw your attention to:</p> <ul style="list-style-type: none"> • L1 – Former engineering works, 17-19 Hythe Road amend 'west' to 'east'. • L24 – 5 Bashley Road amend to 'component of'. 	Change proposed. These typos will be corrected.
60	London Borough of Hammersmith & Fulham	<p>Comments on proposed list: 1. L3 – Former Rolls Royce Factory, Hythe Road – contribution of original windows and doors to architectural interest could be included.</p>	Change proposed. This information will be included in the supporting information.
61	London Borough of Hammersmith & Fulham	<p>2. L41 – 26-30 Scrubs Lane – contribution of 'Cumberland Park' stone plaque in announcing and celebrating the name of the local area could be included in historic and townscape interest.</p>	Change proposed. This information will be included in the supporting information.
62	London Borough of Hammersmith & Fulham	<p>3. L42 – Willesden Junction electricity substation – townscape interest is less clear, it is not particularly visible in the public realm at present.</p>	No change proposed. This asset is viewable from the walking route from Willesden Junction Station to Harrow Road.
63	London Borough of Hammersmith & Fulham	<p>4. B2 – Acton Lane road bridge - historic interest could be included – not clear why it has not been.</p>	No change proposed. OPDC officers consider that the information provided is sufficient.
64	London Borough of Hammersmith & Fulham	<p>5. B5 – 65 North Acton Road – historic interest could be included – not clear why it has not been.</p>	No change proposed. OPDC officers do not consider that the building's historical significance is sufficiently strong to inform the rationale for its designation.

65	London Borough of Hammersmith & Fulham	6. B9 – Wendover Court – historical interest could be included – not clear why it has not been.	No change proposed. OPDC officers do not consider that the building's historical significance is sufficiently strong to inform the rationale for its designation.
66	London Borough of Hammersmith & Fulham	7. B13 – Brett's Villas – historical interest could be included – not clear why it has not been.	No change proposed. OPDC officers do not consider that the building's historical significance is sufficiently strong to inform the rationale for its designation.
67	London Borough of Hammersmith & Fulham	8. B18 - Chandelier Building, Scrubs Lane – we query whether it is of sufficient historic and architectural interest to be worthy of inclusion as a Building of Local Heritage Interest.	No change proposed. OPDC officers consider that the asset demonstrates sufficient architectural and historical significance to be identified as a Building of Local Heritage Interest.
68	London Borough of Hammersmith & Fulham	9. Clarification is required on whether public houses and shopping parades have historic significance arising from the residential heritage or industrial heritage of the area, or both. The two public houses are included for their contribution to residential heritage, but may also have significance as a social space for employees in nearby industry.	Change proposed. Officers have given further consideration to whether the referred to public houses have historic association with employees. Officers consider this would be appropriate to include within the supporting text to the listings.
Page 66 of 99	London Borough of Hammersmith & Fulham	10. The shopping parade at 26-30 Scrubs Lane is included for its contribution to industrial heritage but it may also have been the focal point of the local community and therefore contribute to residential heritage. The shopping parade also contains flats above the retail units, so would have had its own residents.	Change proposed. Officers have given further consideration to whether 26-30 Scrubs Lane has a historic association with employees. Officers consider this would be appropriate to include within the supporting text to the listing.
70	Transport for London	Comments on proposed list: 1. To manage stakeholder expectations TfL requests that the local listing description text on North Acton station (L29) and Willesden Junction Station (L43 and L44) should acknowledge that these are assets which could be lost or changed in the future (subject to feasibility and design work on potential major station upgrade works and the availability of funding)	Change proposed. OPDC officers consider it is appropriate to clarify that the significance of North Acton Station and Willesden Junction Station may be lost or changed in the future to support improved public transport access.

71	Transport for London	<p>Suggested text: North Acton Station (L29)The existing station configuration has a number of constraints which limit its capacity and accessibility. As a result TfL, in partnership with other stakeholders including London Borough of Ealing and OPDC, is developing station upgrade proposals to provide step-free access, additional passenger capacity and an enhanced passenger experience. A feasibility study is currently being undertaken and it is likely that to deliver improvements a comprehensive redevelopment of the station may be required that includes demolition of the existing station building or at the least major alterations and extensions.</p>	<p>Change proposed. OPDC officers consider it is appropriate to clarify that the signifiacnce of North Acton Station and Willesden Junction Station may be lost or changed in the future to support improved public transport access.</p>
72	Transport for London	<p>Suggested text: Willesden Junction Station (L43 and L44) The existing station configuration has a number of constraints which limit its capacity and accessibility. As a result TfL, in partnership with other stakeholders including Network Rail, London Borough of Brent and OPDC, is developing station upgrade proposals to provide step-free access, additional passenger capacity and an enhanced passenger experience. An initial feasibility study (GRIP2) has been completed and further feasibility and design work is planned. It is likely that to deliver these important passenger improvements a comprehensive redevelopment of the station may be required that includes demolition of the existing lower level platform canopies, east bridge and the former ticket office or at the least major alterations and extensions.</p>	<p>Change proposed. OPDC officers consider it is appropriate to clarify that the signifiacnce of North Acton Station and Willesden Junction Station may be lost or changed in the future to support improved public transport access.</p>
73	Canal and River Trust	<p>General comment: 1. We would welcome further discussions with you about the designation of a canal conservation area through the OPDC area. This would enable more robust protection for the canal's precise alignment, the route and constant grade of the towpath, which contribute towards its character.</p>	<p>Noted.</p>

74	Canal and River Trust	Comments on proposed list: 1. Lengthman's Cottage: We support this being protected with at least a local listing. It is part of the vernacular of the Paddington Arm, stylistically linked to the Toll House at Little Venice and the Junction House at the start of the Regent's Canal, which are Grade II listed.	Noted.
75	Canal and River Trust	2. Former Rolls Royce Factory: This building is a key historical hub of the area and plays an important role in helping to explain its past functional use. We understand that the canal facing elevation is likely to have architectural merit and the potential to contribute to the canal setting once the modern cladding is removed.	Noted.
76	Canal and River Trust	3. Former Rolls Royce Factory: Whilst not directly visible from the canal, we also support the protection of the grand north elevation and the integrity of the internal structure where this survives.	Noted.
77	Canal and River Trust	4. Scrubs Lane, Mitre Bridge, West London Line Overbridge, Kew Curve Bridge: We agree with the assessment that these contribute significantly to the identity of the area and are part of a group of bridges with different designs along this small section of the Grand Union Canal. The different designs reflect the succession of different infrastructure developments and the layering of history that tells the story of the evolution of the place as an important centre for transport. We support the designations.	Noted.
78	Canal and River Trust	5. Railway Bridge Number 8B: We support the listing as an example of high quality Victorian brickwork, particularly in the underside of the brick arches. It is a significant positive contributor to the identity of the local area and the experience of the canal from the towpath. It is a Network Rail owned structure, which we suggest would benefit from vegetation removal to protect its historic fabric and reveal its form.	Noted.
79	Canal and River Trust	6. Acton Lane Bridge: We query why the bridge has not been proposed for local listing, given that the consultation document recognises that it has group value with the Grand Junction Arms. It also forms part of the typology of road and rail bridges over the canal, which is recognised as an important heritage feature of the area elsewhere in the document. We suggest that it may qualify as locally distinctive, consistent with 1a.	No change proposed. Officers consider Acton Lane Bridge's designation as a Building of Local Heritage Interest appropriately reflects the asset's historic significance.

80	Canal and River Trust	7. Grand Junction Arms Public House: We support at least the local listing of the building and perhaps consideration of full listing subject to a full assessment of significance. The pub has a strong historic canal association, reflected in its name. Its status and its grandiose appearance allow it to fulfil the role of a landmark, raising awareness to users of the highway of the less conspicuous waterway below.	Noted. Statutory Listing is determined by Historic England.
81	Canal and River Trust	Nomination comment: 1. ARP stop gates: Dating from WWII, these gates were introduced into the Paddington Arm to contain breaches caused by enemy bombing. They are subtle features contained within the waterway wall but form a tangible link with an important episode in the history of London's waterways. They are found along the length of the Paddington Arm. We would be happy to provide a comprehensive map of the gates in the OPDC area. They warrant designation under criterion 2a as evidence of a particular period in political history and as part of a group value, which should be recognised under criterion 3. We would also welcome discussions with you about the functional benefits of restoring these features to working condition.	No change proposed. OPDC recognises that the canal stop gates contribute positively to the canal environment. However, OPDC considers that these would be best conserved and enhanced through identification as a positive element of character within the future Grand Union Canal Conservation Area. This will be developed in due course.
Page 102	Canal and River Trust	2. Grand Junction Canal Boundary Marker: Located adjacent to the wing wall of the Old Oak Lane Bridge. This warrants designation in accordance with criterion 2b as an asset associated with a locally or nationally important company / industry. We also suggest that small items such as boundary markers of historic merit in general have a group value with the waterway, consistent with criterion 3. They date from the original construction of the canal and delineate the land take for the towpath.	No change proposed. OPDC recognises that cast iron milestones contribute positively to the canal environment. However, OPDC considers that these would be best conserved and enhanced through identification as a positive element of character within the future Grand Union Canal Conservation Area. This will be developed in due course.
83	Vale Europe Ltd.	Comments on proposed list: 1. We wish to object to the inclusion of buildings associated with the Metal Refinery at Bashley Road in the proposed Local Heritage Listings (Ref: L21). This follows recent discussions with the Development Corporation regarding proposals to redevelop land in Vale Europe's ownership, where there is a need to allow for flexibility to achieve the optimum amount of floor space in order to maximise future job creation opportunities.	No change proposed. OPDC recognises the need to support industrial intensification. However, the Metal Refinery demonstrates sufficient significance to warrant its inclusion on the Local List. The Local Heritage Listings paragraph 2.1 recognises that listing does not offer statutory protection from demolition; however, Local Plan policy D8 will be used to manage the harm or loss of the asset.

84	Vale Europe Ltd.	Evaluation of L21 against OPDC selection criteria: 1. Architectural significance: The building is described as having a 'loosely classical style'. It was clearly designed to accommodate an industrial function similar to a large number of similar buildings constructed in the Inter-War period. It is not attributed to a well-known architect, and features including roofing and fenestration have been substantially altered.	No change proposed. While not designed by a well-known architect, its architecture is locally distinct within the OPDC area.
85	Vale Europe Ltd.	2. Historical significance: The building has no particular historical significance.	No change proposed. The Metal refinery demonstrates a strong representation of local industrial heritage reflecting its original use.
86	Vale Europe Ltd.	3. Townscape significance: It does not 'play a key part' in contributing to any locally distinctive character, and as a private building surrounded by security fencing does not contribute to the public realm.	No change proposed. The building shows distinctive character when compared to adjacent locations. Although behind fencing, the building continues to contribute to the streetscape of the street.
87	Vale Europe Ltd.	4. Social/ cultural significance: The building does not have any distinctive communal, commemorative, symbolic or spiritual significance or is associated with a cultural or artistic movement.	Noted.
Page 103	Vale Europe Ltd.	Evaluation of L21 against Historic England Advice Note 7: 1. Age: The building is of 1920's construction but is not associated with that particular period, as would for example, an arc deco style building.	No change proposed. The criteria listed in Historic England's Advice Note 7 are identified within the note to be examples. The note also identifies that "location-specific criteria may also be important in order to identify the heritage assets which are valued locally." In light of this, OPDC's Local Heritage Listings criteria have been informed by Historic England's Advice Note 7 as well as best practice examples, local borough criteria and recommendations from Transport for London's Heritage Advisor. Please refer to the responses to the comments on the OPDC criteria.

89	Vale Europe Ltd.	2. Rarity: The neo classical design is not particularly rare, and in any event is not a good example given the alterations which have taken place.	No change proposed. The criteria listed in Historic England's Advice Note 7 are identified within the note to be examples. The note also identifies that "location-specific criteria may also be important in order to identify the heritage assets which are valued locally." In light of this, OPDC's Local Heritage Listings criteria have been informed by Historic England's Advice Note 7 as well as best practice examples, local borough criteria and recommendations from Transport for London's Heritage Advisor. Please refer to the responses to the comments on the OPDC criteria.
90	Vale Europe Ltd.	3. Aesthetic interest: Materials are not distinctive and are largely artificial, including the stone lintels. The alterations to the building, including ducting projecting through the roof, detract significantly from its appearance.	No change proposed. The criteria listed in Historic England's Advice Note 7 are identified within the note to be examples. The note also identifies that "location-specific criteria may also be important in order to identify the heritage assets which are valued locally." In light of this, OPDC's Local Heritage Listings criteria have been informed by Historic England's Advice Note 7 as well as best practice examples, local borough criteria and recommendations from Transport for London's Heritage Advisor. Please refer to the responses to the comments on the OPDC criteria.
91	Vale Europe Ltd.	4. Group value: Other buildings in the vicinity which have been identified through the exercise are more interesting from an architectural and heritage perspective. The building does not form a major contribution to their context or setting.	No change proposed. The criteria listed in Historic England's Advice Note 7 are identified within the note to be examples. The note also identifies that "location-specific criteria may also be important in order to identify the heritage assets which are valued locally." In light of this, OPDC's Local Heritage Listings criteria have been informed by Historic England's Advice Note 7 as well as best practice examples, local borough criteria and recommendations from Transport for London's Heritage Advisor. Please refer to the responses to the comments on the OPDC criteria.

92	Vale Europe Ltd.	5. Archaeological interest: There is no known archaeological interest.	No change proposed. The criteria listed in Historic England's Advice Note 7 are identified within the note to be examples. The note also identifies that "location-specific criteria may also be important in order to identify the heritage assets which are valued locally." In light of this, OPDC's Local Heritage Listings criteria have been informed by Historic England's Advice Note 7 as well as best practice examples, local borough criteria and recommendations from Transport for London's Heritage Advisor. Please refer to the responses to the comments on the OPDC criteria.
93	Vale Europe Ltd.	6. Archival interest: The building forms part of the evolving functional role of the large industrial estate in which it is sited. It was built to accommodate offices and therefore has no importance in terms of linkages with industrial processes or innovation.	No change proposed. The criteria listed in Historic England's Advice Note 7 are identified within the note to be examples. The note also identifies that "location-specific criteria may also be important in order to identify the heritage assets which are valued locally." In light of this, OPDC's Local Heritage Listings criteria have been informed by Historic England's Advice Note 7 as well as best practice examples, local borough criteria and recommendations from Transport for London's Heritage Advisor. Please refer to the responses to the comments on the OPDC criteria.
94	Vale Europe Ltd.	7. Historical association: There are no known historical linkages either in terms of events or personalities associated with the site.	No change proposed. The criteria listed in Historic England's Advice Note 7 are identified within the note to be examples. The note also identifies that "location-specific criteria may also be important in order to identify the heritage assets which are valued locally." In light of this, OPDC's Local Heritage Listings criteria have been informed by Historic England's Advice Note 7 as well as best practice examples, local borough criteria and recommendations from Transport for London's Heritage Advisor. Please refer to the responses to the comments on the OPDC criteria.

95	Vale Europe Ltd.	8. Designated landscape interest: This is not relevant in the context of the building in question.	No change proposed. The criteria listed in Historic England's Advice Note 7 are identified within the note to be examples. The note also identifies that "location-specific criteria may also be important in order to identify the heritage assets which are valued locally." In light of this, OPDC's Local Heritage Listings criteria have been informed by Historic England's Advice Note 7 as well as best practice examples, local borough criteria and recommendations from Transport for London's Heritage Advisor. Please refer to the responses to the comments on the OPDC criteria.
96	Vale Europe Ltd.	9. Landmark status: The building is not visible from a wide area or situated on a junction.	No change proposed. The criteria listed in Historic England's Advice Note 7 are identified within the note to be examples. The note also identifies that "location-specific criteria may also be important in order to identify the heritage assets which are valued locally." In light of this, OPDC's Local Heritage Listings criteria have been informed by Historic England's Advice Note 7 as well as best practice examples, local borough criteria and recommendations from Transport for London's Heritage Advisor. Please refer to the responses to the comments on the OPDC criteria.
96	Vale Europe Ltd.	10. Social and communal value: The building is not accessible to the general public and has no social or community role.	No change proposed. The criteria listed in Historic England's Advice Note 7 are identified within the note to be examples. The note also identifies that "location-specific criteria may also be important in order to identify the heritage assets which are valued locally." In light of this, OPDC's Local Heritage Listings criteria have been informed by Historic England's Advice Note 7 as well as best practice examples, local borough criteria and recommendations from Transport for London's Heritage Advisor. Please refer to the responses to the comments on the OPDC criteria.

98	Ravan Goodhall Ltd.	<p>Comment on proposed list:</p> <p>1. Using the OPDC's assessment criteria, and Historic England's Local Listing Guidance document this assessment concludes that the buildings on the site do not warrant local listing. Notwithstanding this, if the Council are still minded to locally list the building we would strongly argue that it is the principal façade of the building that fronts onto Goodhall Street that should be covered by the designation rather than any of the buildings to the rear.</p>	<p>No changed proposed. The whole building of the Former Railway Institute demonstrates strong historical, townscape and social / culture significance supporting. This supports designation of the whole building on the Local List and not solely the façade.</p>
99	Ravan Goodhall Ltd.	<p>Evaluation against OPDC's listing criteria:</p> <p>1. Architectural significance: The building was constructed in the 1880s, during the High Victorian period, an era characterised by the mass manufacture of materials and architectural features. The building has not been identified as being constructed by any architect or engineer of note, nor does it possess any architectural elements unique to itself. The employment of stock brick and red brick are ubiquitous elements applicable to large swathes of London during the period and therefore not specific to this locality. There are countless buildings of far greater architectural interest and in a similar architectural idiom to the Former Railway Institute to be found across London and further afield, such as the Oldfield Road School, Stoke Newington, Yerbury Road School, Holloway, and the Elizabeth Garrett Anderson and Obstetric Hospital, Fitzrovia.</p> <p>As such, the building is considered to be of limited architectural significance, and would therefore have a weaker strength of significance.</p>	<p>Noted. OPDC's assessment of architectural significance demonstrates a weaker strength of significance.</p>

100	Ravan Goodhall Ltd.	<p>2. Historical significance: The building has lost much of its historic fabric, as can be seen in the 2009/2010 photographs, when it was a mere shell. Similarly, the original structure, 'Building A', has undergone extensive external changes, including the loss of almost its entire rear elevation through later additions and alterations. Much of its historic character has also been lost through the removal of all its original windows and doors, for uPVC replacements and single panel doors. The building is associated with a nationally important company, the London and North Western Railway, but this is not considered sufficient in itself for the building to be considered of historic significance.</p> <p>As such the building is considered to be of limited historical significance and would therefore have a weaker strength of significance</p>	<p>No change proposed. Sufficient elements of the original structure remain alongside the potential for reinstatement of lost features such as windows which better reflect the original window design. These elements of significance alongside its association with the London and North Western Railway demonstrate a stronger historical significance.</p>
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<p style="writing-mode: vertical-rl; transform: rotate(180deg);">Page 109</p>	<p>Ravan Goodhall Ltd.</p>	<p>3. Townscape significance: The building is clearly a distinctive and noticeable structure within the townscape due to it being much larger than its surrounding neighbours whilst still incorporating uniform materials. Notwithstanding this, the site as a whole, contains a number of elements of lesser/no townscape merit, and it is therefore important to assess the site</p> <p>Building A: The eastern elevation and roofscape of Building A are considered to have clear townscape merit being a prominent structure when viewed from the surrounding streets. As such this element of the building is considered to have some townscape significance and therefore a stronger strength of significance.</p> <p>Building B: The buildings are not visible from the immediate public realm, and when seen from within the site have been significantly compromised through the removal of original features including windows, doors, gable ends and roofs, and the insertion of poor quality uPVC windows. As such this element of the building is considered to have limited townscape significance and therefore a weaker strength of significance.</p> <p>Building C: a later 21st century addition that blocks much of the rear façade of the building and detracts from its interest. The building is not constructed in a similar fashion to any of the historic buildings within area and as such is considered to have no townscape significance.</p> <p>Building D: The building is slightly later than most of the historic buildings in the surrounding townscape. It is also unusual in the materials it employs, being constructed of extruded red bricks with smooth fireskins. It is not considered to form part of the wider collective identity for this reason, and is not considered a landmark. The building is therefore considered to have limited townscape significance and has a weaker strength of significance.</p>	<p>No change proposed. Overall the Former Railway Institute demonstrates stronger townscape significance. A response to the individual assessment is set out below:</p> <p>Building A: OPDC agrees this substantive building demonstrates a stronger townscape significance.</p> <p>Building B: OPDC notes that this building is not visible from the immediate public realm, with the exception of the most western portion of the building.</p> <p>Building C: OPDC considers this building has some limited townscape significance reflecting the retention of the original ground storey.</p> <p>Building D: OPDC considers this building has a positive contribution to the street and is broadly contemporary with the surrounding railway cottages of the Old Oak Lane Conservation Area. This demonstrates a stronger townscape significance.</p>
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102	Ravan Goodhall Ltd.	<p>4. Social/ cultural significance: The building would have once held some social/communal significance for the local residents of the terrace houses to the south, being a focal meeting point. The building has not been used for this purpose for many decades and can no longer be, due to its conversion to a House in Multiple Occupation use. The building has also lost many of its original features and much of its fabric, especially to the rear which has now been obscured by later changes. Notwithstanding these considerations, there is some symbolic and communal interest in the building, as it clearly once formed part of the wider functioning of the railway cottages development. Overall therefore the building is considered to have limited social/cultural significance and therefore is considered to have a weaker strength of significance.</p>	<p>No change proposed. Sufficient elements of the original structure remain alongside the potential for reinstatement of lost features such as windows which better reflect the original window design to demonstrate a strong social / cultural significance which reflects the local railway residential heritage.</p>
103	Ravan Goodhall Ltd.	<p>Evaluation against Historic England's Advice Note 7: 1. Age: Much of the surrounding area was developed in the late Victorian period with the coming of the railways. Building A was constructed circa 1886, with the other buildings all coming later, it is not therefore not of any particular significance due to its age.</p>	<p>No change proposed. The criteria listed in Historic England's Advice Note 7 are identified within the note to be examples. The note also identifies that "location-specific criteria may also be important in order to identify the heritage assets which are valued locally." In light of this, OPDC's Local Heritage Listings criteria have been informed by Historic England's Advice Note 7 as well as best practice examples, local borough criteria and recommendations from Transport for London's Heritage Advisor. Please refer to the responses to the comments on the OPDC criteria.</p>
104	Ravan Goodhall Ltd.	<p>2. Rarity: Whilst railway institutes in this area are not common, this architectural form and the materials employed for its construction were part of a mass manufacturing movement of the late 19th century and countless examples of similar and/or better structures can be found across London and further afield.</p>	<p>No change proposed. The criteria listed in Historic England's Advice Note 7 are identified within the note to be examples. The note also identifies that "location-specific criteria may also be important in order to identify the heritage assets which are valued locally." In light of this, OPDC's Local Heritage Listings criteria have been informed by Historic England's Advice Note 7 as well as best practice examples, local borough criteria and recommendations from Transport for London's Heritage Advisor. Please refer to the responses to the comments on the OPDC criteria.</p>

105	Ravan Goodhall Ltd.	3. Aesthetic Interest: The building is considered to be of very limited aesthetic interest, whilst it is unique in the conservation area, it is relatively plain and uninspiring in architectural terms, employing mass manufactured details and suffering from extensive alterations. The style and materials employed reflect this, which can be seen in countless similar structures across the surrounding area and further afield.	No change proposed. The criteria listed in Historic England's Advice Note 7 are identified within the note to be examples. The note also identifies that "location-specific criteria may also be important in order to identify the heritage assets which are valued locally." In light of this, OPDC's Local Heritage Listings criteria have been informed by Historic England's Advice Note 7 as well as best practice examples, local borough criteria and recommendations from Transport for London's Heritage Advisor. Please refer to the responses to the comments on the OPDC criteria.
106	Ravan Goodhall Ltd.	4. Group Value: It is acknowledged that the building does form part of the wider Old Oak Lane Conservation Area and the materials it employs are clearly like those of other terraces in the surrounding area. The building is therefore considered to have some group value.	No change proposed. The criteria listed in Historic England's Advice Note 7 are identified within the note to be examples. The note also identifies that "location-specific criteria may also be important in order to identify the heritage assets which are valued locally." In light of this, OPDC's Local Heritage Listings criteria have been informed by Historic England's Advice Note 7 as well as best practice examples, local borough criteria and recommendations from Transport for London's Heritage Advisor. Please refer to the responses to the comments on the OPDC criteria.
107	Ravan Goodhall Ltd.	5. Archaeological interest: The building is of no archaeological interest, having been reduced to a shell in circa 2010.	No change proposed. The criteria listed in Historic England's Advice Note 7 are identified within the note to be examples. The note also identifies that "location-specific criteria may also be important in order to identify the heritage assets which are valued locally." In light of this, OPDC's Local Heritage Listings criteria have been informed by Historic England's Advice Note 7 as well as best practice examples, local borough criteria and recommendations from Transport for London's Heritage Advisor. Please refer to the responses to the comments on the OPDC criteria.

108	Ravan Goodhall Ltd.	6. Archival interest: Local archival research has not revealed any significance contemporary of historic written records relating to the buildings on the site.	No change proposed. The criteria listed in Historic England's Advice Note 7 are identified within the note to be examples. The note also identifies that "location-specific criteria may also be important in order to identify the heritage assets which are valued locally." In light of this, OPDC's Local Heritage Listings criteria have been informed by Historic England's Advice Note 7 as well as best practice examples, local borough criteria and recommendations from Transport for London's Heritage Advisor. Please refer to the responses to the comments on the OPDC criteria.
109	Ravan Goodhall Ltd.	7. Historical association: There are no know significant historical associations of local or national note.	No change proposed. The criteria listed in Historic England's Advice Note 7 are identified within the note to be examples. The note also identifies that "location-specific criteria may also be important in order to identify the heritage assets which are valued locally." In light of this, OPDC's Local Heritage Listings criteria have been informed by Historic England's Advice Note 7 as well as best practice examples, local borough criteria and recommendations from Transport for London's Heritage Advisor. Please refer to the responses to the comments on the OPDC criteria.
110	Ravan Goodhall Ltd.	8. Designed Landscape Interest: The area has no landscape interest.	No change proposed. The criteria listed in Historic England's Advice Note 7 are identified within the note to be examples. The note also identifies that "location-specific criteria may also be important in order to identify the heritage assets which are valued locally." In light of this, OPDC's Local Heritage Listings criteria have been informed by Historic England's Advice Note 7 as well as best practice examples, local borough criteria and recommendations from Transport for London's Heritage Advisor. Please refer to the responses to the comments on the OPDC criteria.

111	Ravan Goodhall Ltd.	9. Landmark Status: The building has limited aesthetic value, being relatively restrained and plain in its architectural language. This, coupled with the extensive changes that have been undertaken to its historic fabric and later additions, result in the building not being considered eligible for landmark status.	No change proposed. The criteria listed in Historic England's Advice Note 7 are identified within the note to be examples. The note also identifies that "location-specific criteria may also be important in order to identify the heritage assets which are valued locally." In light of this, OPDC's Local Heritage Listings criteria have been informed by Historic England's Advice Note 7 as well as best practice examples, local borough criteria and recommendations from Transport for London's Heritage Advisor. Please refer to the responses to the comments on the OPDC criteria.
112	Ravan Goodhall Ltd.	10. Social and Communal Value: The Social/Communal value is assessed as per the assessment under the OPDC section	No change proposed. The criteria listed in Historic England's Advice Note 7 are identified within the note to be examples. The note also identifies that "location-specific criteria may also be important in order to identify the heritage assets which are valued locally." In light of this, OPDC's Local Heritage Listings criteria have been informed by Historic England's Advice Note 7 as well as best practice examples, local borough criteria and recommendations from Transport for London's Heritage Advisor. Please refer to the responses to the comments on the OPDC criteria.
113	Royal Borough of Kensington & Chelsea	General comments: 1. This is a comprehensive, well evidenced, accessible and interactive as a document which will be a valuable resource in the development process	Noted.
114	Royal Borough of Kensington & Chelsea	2. Would suggest it might be useful you have a very clear glossary or definition for a local list building and a building of local heritage interest and keep language to plain English	Noted. This is provided in sections 1.2 and 1.3.
115	Royal Borough of Kensington & Chelsea	3. Given the lack of statutory protection for local list buildings and buildings of heritage interest the value of these classifications lies in enlightening developers to the opportunities heritage assets can provide as a catalyst for regeneration and a readymade context and character. This could be reinforced.	Noted. This role is set out in sections 1.6. and 2.2

116	Royal Borough of Kensington & Chelsea	Comments on proposed list: 1. Page 19 – Grand Union Canal – the brick abutments are referred to in terms of the bridges L7, L8, L9, L10, L11 and B2 but has the enclosure to the Grand Union Canal tow path been assessed for historic and industrial interest? There are a variety of enclosures along the Canal but there may be some historic brick wall sections which are important to the Canal’s character and setting. For examples L6 Lengthman’s Cottage one of the oldest buildings identified in heritage report has a brick boundary wall to the canalside part of which is covered by vegetation. It may be worth investigating and if of interest then referencing in the description if it also appears to date from 1830s.	No change proposed. OPDC recognises that built enclosures to the tow path can be a component part of the historic environment. However, OPDC considers that this would be best conserved and enhanced through identification within the future Grand Union Canal Conservation Area. This will be developed in due course.
117	Royal Borough of Kensington & Chelsea	Comments on draft selection criteria: 1. This is well founded and based on current Historic England guidance and central government guidance 2. The distinction between stronger and weaker significance and attributes is clear and defines local list or buildings of local heritage interest classification	Noted.
Page 114	Helen Backhouse	Please preserve as much of the past as possible. I prefer Victoriana/Edwardian architecture, but in your fascinating document, I see that even sixties buildings have their merits and nostalgia. Our local landmarks will make the transition to the new ‘town’ easier for many of us if we can still see them and use them, some in new ways, perhaps. Please think of all the elderly people who have some affiliation through work, family or leisure to these sites and do your best to preserve their memories and the buildings’ facades.	Noted. The potential to reflect local cultural and social heritage has been embedded within the selection criteria.
119	Citrus Group	Comments on the proposed list: 1. Our client strongly objects to the proposed local listing of The Castle public house and we set out below an assessment of the case for local listing which concludes that The Castle does not meet the criteria for locally listing as set out in guidance by Historic England (Advice Note 7 - 2012).	No change proposed. OPDC’s Heritage Strategy undertook an assessment of the OPDC area to identify potential heritage assets. The Strategy considered that The Castle Pub exhibited sufficient local heritage significance to warrant its proposed designation as a non-designated heritage asset on OPDC’s Local Heritage Listings. The assessment of The Castle Pub for inclusion on the Local List has identified that the asset demonstrates strong historic, townscape, architectural and social significance. Therefore, it is considered to be appropriate for inclusion on the Local Heritage List.

120	Citrus Group	<p>Historic England's survey on interwar pubs: Historic England recently carried out a survey in order to establish the significance of inter-war pubs and to suggest them for statutory and local listing. Within this survey, conducted by Emily Cole (2015), significant features were determined as: the status of the pub; the quality and high rate of survival of the pub's exterior; its interior plan and internal fixtures and fittings; and its role in typifying a particular architectural style and its contribution to the local streetscape.</p>	Noted.
121	Citrus Group	<p>Response to survey: 1. The Castle is neither a high quality example of its architectural style nor has it survived fully intact and therefore does not meet Historic England's criteria for inter-war public houses which are suitable for listing. On the contrary, to warrant national listing or indeed local listing a building or use should possess a special architectural quality or historic significance. Examples of listed public houses do possess these unique special qualities. For example, The Stag's Head in Hoxton, London, has good quality panelling and other original features which remain completely intact. Similarly, The Royal Oak in Hoxton, London, has good quality fittings and features displaying craftsmanship, such as inlaid panelling and a Vitrolite ceiling. A further example is The Gatehouse in Norwich, Norfolk, which has particular architectural interest, as an interesting example of a Neo-Tudor style and retains its original interior plan and many good quality original fittings. When comparing The Castle to other inter-war pubs which have recently gained listing status we do not consider that it matches these buildings in terms of architectural or historic interest. This is because, unlike The Castle, all of these pubs are very much intact, display high levels of craftsmanship and are good examples of their architectural style.</p>	<p>No change proposed. OPDC notes that the 2015 report produced by Dr Emily Cole for Historic England proposes a series of inter-war pubs which are "worthy of consideration for statutory listing". It does not set out information relating to the selection of non-designated heritage assets for inclusion on a local heritage list. OPDC notes that there is a distinction between more stringent criteria for assets proposed for a statutory national listing by Historic England, in light of the associated protection and guidance for the assets, and the local criteria for local heritage assets designated by local planning authorities. The relevant Historic England guidance for defining selection criteria for local heritage assets is set out in Historic England's Advice Note 7. This provides example criteria, a number of other suggestions and confirms the opportunity for local planning authorities to define their own selection criteria for local heritage listings. In light of this, OPDC's Local Heritage Listings criteria have been informed by Historic England's Advice Note 7 as well as best practice examples, local borough criteria and recommendations from Transport for London's Heritage Advisor. Having assessed The Castle Pub against OPDC's selection criteria, officers have identified that it demonstrates strong historic, townscape, architectural and social significance. This is set out in the Local Heritage Listings report. Therefore it is considered to be appropriate for inclusion on the Local Heritage List.</p>

122	Citrus Group	<p>Evaluation against Historic England's Advice Note 7:</p> <p>1. Age – Built in 1938, The Castle is not old enough to have gained any special historic value on the basis of age alone. It is a typical pub of many built in this era.</p>	<p>No change proposed. Historic England guidance for defining selection criteria for local heritage assets is set out in Historic England's Advice Note 7. This provides example criteria, a number of other suggestions and confirms the opportunity for local planning authorities to define their own selection criteria for local heritage listings. In light of this, OPDC's Local Heritage Listings criteria have been informed by Historic England's Advice Note 7 as well as best practice examples, local borough criteria and recommendations from Transport for London's Heritage Advisor.</p> <p>Having assessed The Castle Pub against OPDC's selection criteria, officers have identified that it demonstrates strong historic, townscape, architectural and social significance. This is set out in the Local Heritage Listings report. Therefore it is considered to be appropriate for inclusion on the Local Heritage List.</p>
123 Page 116	Citrus Group	<p>2. Rarity – The building is rare within the local context but not in the wider context of inter-war pubs in Ealing. Such as The Forester on Leighton Road in West Ealing (Grade II), which is a high quality example of an open plan pub from the inter-war period, constructed in a neo-Georgian and Tudor style.</p>	<p>No change proposed. Historic England guidance for defining selection criteria for local heritage assets is set out in Historic England's Advice Note 7. This provides example criteria, a number of other suggestions and confirms the opportunity for local planning authorities to define their own selection criteria for local heritage listings. In light of this, OPDC's Local Heritage Listings criteria have been informed by Historic England's Advice Note 7 as well as best practice examples, local borough criteria and recommendations from Transport for London's Heritage Advisor. Having assessed The Castle Pub against OPDC's selection criteria, officers have identified that it demonstrates strong historic, townscape, architectural and social significance. This is set out in the Local Heritage Listings report. Therefore it is considered to be appropriate for inclusion on the Local Heritage List.</p>

124	Citrus Group	<p>3. Aesthetic Interest – As an example of the Tudorbethan style, the building does have some limited aesthetic interest. However it is not a high quality example of the style, and is a typical unremarkable example of a pub of this era of which there are many examples.</p>	<p>No change proposed. Historic England guidance for defining selection criteria for local heritage assets is set out in Historic England's Advice Note 7. This provides example criteria, a number of other suggestions and confirms the opportunity for local planning authorities to define their own selection criteria for local heritage listings. In light of this, OPDC's Local Heritage Listings criteria have been informed by Historic England's Advice Note 7 as well as best practice examples, local borough criteria and recommendations from Transport for London's Heritage Advisor.</p> <p>Having assessed The Castle Pub against OPDC's selection criteria, officers have identified that it demonstrates strong historic, townscape, architectural and social significance. This is set out in the Local Heritage Listings report. Therefore it is considered to be appropriate for inclusion on the Local Heritage List.</p>
125 Page 117	Citrus Group	<p>4. Group Value – There are no other buildings of this architectural style within the visual setting of the pub and so it cannot be considered as part of a group. There is one contemporary building adjacent to the pub, but they do not have a visual or historical dialogue with one another.</p>	<p>No change proposed. Historic England guidance for defining selection criteria for local heritage assets is set out in Historic England's Advice Note 7. This provides example criteria, a number of other suggestions and confirms the opportunity for local planning authorities to define their own selection criteria for local heritage listings. In light of this, OPDC's Local Heritage Listings criteria have been informed by Historic England's Advice Note 7 as well as best practice examples, local borough criteria and recommendations from Transport for London's Heritage Advisor.</p> <p>Having assessed The Castle Pub against OPDC's selection criteria, officers have identified that it demonstrates strong historic, townscape, architectural and social significance. This is set out in the Local Heritage Listings report. Therefore it is considered to be appropriate for inclusion on the Local Heritage List.</p>

126	Citrus Group	5. Archaeological Interest – There is no evidence that suggests that the site may be of archaeological interest.	<p>No change proposed. Historic England guidance for defining selection criteria for local heritage assets is set out in Historic England's Advice Note 7. This provides example criteria, a number of other suggestions and confirms the opportunity for local planning authorities to define their own selection criteria for local heritage listings. In light of this, OPDC's Local Heritage Listings criteria have been informed by Historic England's Advice Note 7 as well as best practice examples, local borough criteria and recommendations from Transport for London's Heritage Advisor. Having assessed The Castle Pub against OPDC's selection criteria, officers have identified that it demonstrates strong historic, townscape, architectural and social significance. This is set out in the Local Heritage Listings report. Therefore it is considered to be appropriate for inclusion on the Local Heritage List.</p>
127 Page 118	Citrus Group	6. Archival Interest – There are no written records associated with building.	<p>No change proposed. Historic England guidance for defining selection criteria for local heritage assets is set out in Historic England's Advice Note 7. This provides example criteria, a number of other suggestions and confirms the opportunity for local planning authorities to define their own selection criteria for local heritage listings. In light of this, OPDC's Local Heritage Listings criteria have been informed by Historic England's Advice Note 7 as well as best practice examples, local borough criteria and recommendations from Transport for London's Heritage Advisor.</p> <p>Having assessed The Castle Pub against OPDC's selection criteria, officers have identified that it demonstrates strong historic, townscape, architectural and social significance. This is set out in the Local Heritage Listings report. Therefore it is considered to be appropriate for inclusion on the Local Heritage List.</p>

128	Citrus Group	<p>7. Historical Association – The Castle is not connected with any important local figures and so has no associative value. It has been recorded as a popular drinking destination for actors using the nearby BBC rehearsal rooms and so may have some historic links to a number of public figures including the ownership of the Fuller brewery. However there is no evidence of this within the building itself. That it may or may not have been used by unknown BBC employees in the past is not sufficient justification to warrant a local listing.</p>	<p>No change proposed. Historic England guidance for defining selection criteria for local heritage assets is set out in Historic England's Advice Note 7. This provides example criteria, a number of other suggestions and confirms the opportunity for local planning authorities to define their own selection criteria for local heritage listings. In light of this, OPDC's Local Heritage Listings criteria have been informed by Historic England's Advice Note 7 as well as best practice examples, local borough criteria and recommendations from Transport for London's Heritage Advisor.</p> <p>Having assessed The Castle Pub against OPDC's selection criteria, officers have identified that it demonstrates strong historic, townscape, architectural and social significance. This is set out in the Local Heritage Listings report. Therefore it is considered to be appropriate for inclusion on the Local Heritage List.</p>
129 Page 119	Citrus Group	<p>8. Landmark Status – the building may be considered to be a local feature as it is a “missing tooth” in the area, an anomaly, which is not necessarily positive. Its context has changed significantly since it was built as a pub for factory workers in the late 1920s, and has changed and been eroded over time. This takes away from any heritage value it may have exhibited due to this context</p>	<p>No change proposed. Historic England guidance for defining selection criteria for local heritage assets is set out in Historic England's Advice Note 7. This provides example criteria, a number of other suggestions and confirms the opportunity for local planning authorities to define their own selection criteria for local heritage listings. In light of this, OPDC's Local Heritage Listings criteria have been informed by Historic England's Advice Note 7 as well as best practice examples, local borough criteria and recommendations from Transport for London's Heritage Advisor. Having assessed The Castle Pub against OPDC's selection criteria, officers have identified that it demonstrates strong historic, townscape, architectural and social significance. This is set out in the Local Heritage Listings report. Therefore it is considered to be appropriate for inclusion on the Local Heritage List.</p>

130	Citrus Group	<p>9. Social and communal value – As the building is architecturally isolated it is unlikely to act as a source of local identity. It does however have social value and communal value in common with all pubs by virtue of their very nature and their use. Many public houses are not listed or locally listed, as its use by a local community (its sole purpose) is not enough on its own to justify this This value has changed and has diminished as the local area has been regenerated, and there is no evidence in the pub relating to the BBC rehearsal studios and the activities which took place there (a reason used by the Council to justify its local listing)</p>	<p>No change proposed. Historic England guidance for defining selection criteria for local heritage assets is set out in Historic England's Advice Note 7. This provides example criteria, a number of other suggestions and confirms the opportunity for local planning authorities to define their own selection criteria for local heritage listings. In light of this, OPDC's Local Heritage Listings criteria have been informed by Historic England's Advice Note 7 as well as best practice examples, local borough criteria and recommendations from Transport for London's Heritage Advisor.</p> <p>Having assessed The Castle Pub against OPDC's selection criteria, officers have identified that it demonstrates strong historic, townscape, architectural and social significance. This is set out in the Local Heritage Listings report. Therefore it is considered to be appropriate for inclusion on the Local Heritage List.</p>
131	Citrus Group	<p>Response to recent and projected development of North Acton: 1. Beyond the previously locally listed Elizabeth Arden Factory, no other buildings in North Acton have previously been considered to be worthy of designation as a locally listed building by the Ealing Council; nothing has changed in the interim to suggest a different conclusion in respect of this building;</p>	<p>No change proposed. Since the development of the London Borough of Ealing's Local List in 2013, the local context to The Castle Pub has significantly changed with new mixed-use development. OPDC in 2015 also become the local planning authority for the area. In accordance with the NPPF and PPG is developing its Local Heritage Listings to provide clarity for the identification of non-designated local heritage assets.</p>
132	Citrus Group	<p>2. In the determination of the various recent applications for new developments in North Acton, no heritage assets (aside from the Elizabeth Arden Factory) were identified by the Council or constituted a material consideration</p>	<p>Noted. Although OPDC is the local planning authority for North Acton, the London Borough of Ealing continue to determine planning applications within North Acton. The adoption of the Local Heritage Listings will help to inform any determination of future planning applications by Ealing.</p>

133	Citrus Group	<p>3. The setting of North Acton has changed from what used to be a historic industrial area to one which is now dominated by tall residential/student accommodation blocks and modern light industrial units. Consequently it is considered that The Castle is now completely out of scale and context with the developments around it and represents inefficient use of land within a designated Opportunity Area. That the area has changed and other buildings in the vicinity may have been lost over the years does not affect the historic significance (or lack thereof) of The Castle. What has happened elsewhere should have little or no bearing on an assessment of the merits of locally listing this specific building, which is unremarkable and where there are many other examples of buildings typical of this era.</p>	<p>No change proposed. OPDC notes the change in character and scale of the surrounding area to The Castle Pub and also notes that this does not directly impact the significance of the heritage asset. Selection of this asset for the Local List has been based on the assessment the building against the selection criteria. The change of the surrounding area has not been used in the selection of this asset for the Local List. However, outside of the Local Heritage Listing process, OPDC's Local Plan recognises that heritage assets can help to inform the design and character of development.</p>
134	Citrus Group	<p>5. The Castle Pub is somewhat dilapidated and requires significant investment. Externally it is a physically unremarkable building and now sits in an area which has undergone – and continues to undergo – rapid change. A large amount of The Castle's current trade came from Carphone Warehouse employees but their office has planning permission and is expected to be redeveloped for residential uses. The area is changing both physically and demographically. New developments planned in the area are incorporating a range of commercial uses at ground level including A3/A4 units (i.e. planned within the 'Perfume Factory' development which is located directly opposite the site). There will be no shortage of such uses in this newly forming neighbourhood and the quality of the commercial accommodation proposed will be designed to meet the needs of occupiers and satisfy the demands of the changing demographic client base in the area.</p>	<p>No change proposed. OPDC notes the change in character and scale of the surrounding area to The Castle Pub and also notes that this does not directly impact the significance of the heritage asset. Selection of this asset for the Local List has been based on the assessment the building against the selection criteria. The change of the surrounding area has not been used in the selection of this asset for the Local List.</p>
135	London Borough of Brent	<p>General comments: 1. Brent Council considers the selection criteria that OPDC is using to be clear and robust. The criteria broadly reflects the criteria contained in Historic England's Advice Note 7 (page 7) but condensed. We note OPDC's use of 'strength of significance' and that it is defined by the components of significance exhibited by each asset and measured using the 'stronger' or 'weaker' rating. These criteria should provide a sound evidence base of local heritage significance which merits consideration in planning decisions.</p>	<p>Noted.</p>

136	London Borough of Brent	2. Within the consultation document the Local Heritage Listing description layout appears well set out and clear. The images, archival information and maps are especially helpful.	Noted.
137	London Borough of Brent	3. Brent Council would, however, suggest that OPDC includes which local authority the heritage asset is located for ease of reference (layout).	Change proposed. References to relevant boroughs will be made within the information supporting each asset and the summary.
138	London Borough of Brent	4. We would also advise that some of the list descriptions are a little limited and it would be helpful to elaborate more on significance including architectural detail, date, architect and significance. (layout)	Noted. List descriptions are considered to provide appropriate level of information suitable for Local Heritage Listings.
139	London Borough of Brent	Comments on proposed list: 1. Agree with listing; This building is already on Brent's Local List. We question the date of 1830 and suggest the cottage is Victorian c1850.	Noted. Having further reviewed background information, the Lengthman's Cottage is noted to have been built in 1821. The date will be updated accordingly.
140	London Borough of Brent	2. Agree with listing; Include within the description the distinctive finials to the hipped roof.	Noted.
141	London Borough of Brent	3. Add to Buildings of Local Heritage Interest not Local List; The original McVities & Price Factory had architectural and historic interest. But this is only a fragment and not part of the original Edwardian factory. Further, it does not have much architectural merit in its own right. Granted it has historic interest therefore better suited as a Building of Local Heritage Interest.	No change proposed. Based on OPDC's assessment, the McVities Building has strong architectural, historical and townscape significance warranting designation on the Local List.
142	London Borough of Brent	4. Agree with listing; We support the view that it is only the brick frontage block rather than the rear that has architectural significance. Dates from 1940-50.	Noted.
143	London Borough of Brent	5. Agree with listing; Include within the description: the elaborate green glazed blocks forming ground floor; central gabled dormer rising from the façade and features pretty cartouches and columns.	Change proposed. This information will be included in the supporting information.
144	London Borough of Brent	6. Agree with listing; The Council has ambitions for development adjacent to and above Willesden Junction station. This designation should not prejudice that ambition and should help enhance the built character of any proposed development.	Noted. Section 2 provides information for how Local Heritage Listings may inform future development.

145	London Borough of Brent	<p>7. Agree with listing; Include within the description that: the station was extended in 1912 to serve the new electric suburban services. The spacious platforms (which included two bay platforms for terminating trains from Broad Street) have Edwardian wooden canopies with attractive saw-tooth fretwork valancing. The eastern footbridge and elegant timber-clad platform building date from this period and are an attractive ensemble.</p> <p>The Council has ambitions for development adjacent to and above Willesden Junction station. This designation should not prejudice that ambition and should help enhance the built character of any proposed development.</p>	Change proposed. This information will be included in the supporting information.
146	London Borough of Brent	<p>8. Agree with listing; Include within the description: York Stone banding, tall paired windows with top lights and a small bracketed canopy. Has group value with eastern footbridge.</p> <p>The Council supports ambitions for development adjacent to and above Willesden Junction station. This designation should not prejudice that ambition and should enhance the built character of any proposed development.</p>	Change proposed. This information will be included in the supporting information.
147	London Borough of Brent	<p>9. Agree with listing; A more accurate description and acknowledged significance should be provided. The bridge appears to have Bath stone dressings and dates from 1915.</p>	Change proposed. This information will be included in the supporting information.
148	London Borough of Brent	<p>10. Agree with listing; It is considered that this building is only marginally eligible. It would be helpful to have more history of the building in order to justify its inclusion.</p>	Noted. List descriptions are considered to provide appropriate level of information suitable for Local Heritage Listings.
149	Resa	<p>1. I am worried about this area and how to protect various parts and buildings. The Perfume Factory was a listed building and part of it was due to remain. It was all knocked down in January. No accountability. And now no planning permission. Shameful to knock down a listed building without planning permission in place.</p>	Noted. Locally listing a building or identifying it as a Building of Local Heritage Interest does not provide statutory protection from demolition. The scale of development at Old Oak and the need to intensify Park Royal may result in harm to assets or their loss. In some instances, OPDC's Local Plan's Place Policies identify where assets will likely be lost. In these instances, Policy D8 (Heritage) will be implemented to require development to demonstrate how the heritage significance of a lost asset will inform the character of new development. Existing housing that is identified on the Local Heritage Listings will be protected through OPDC Local Plan Policy H5.

150	Resa	2. Most local iconic buildings have been knocked down and unaffordable/student/private hotel style apartments are going up and renamed 'the designer, ' or the studio as if the name /design protects the heritage. London has become blocks of housing and estate agents and its character is being destroyed.	Noted. Locally listing a building or identifying it as a Building of Local Heritage Interest does not provide statutory protection from demolition. The scale of development at Old Oak and the need to intensify Park Royal may result in harm to assets or their loss. In some instances, OPDC's Local Plan's Place Policies identify where assets will likely be lost. In these instances, Policy D8 (Heritage) will be implemented to require development to demonstrate how the heritage significance of a lost asset will inform the character of new development. Existing housing that is identified on the Local Heritage Listings will be protected through OPDC Local Plan Policy H5.
151	Resa	3. The Victorians visited this part of Acton as it was a spa that produced natural 'epsom' salts. That was all built over. Does the salt still exist?	Noted. Acton Wells refers to the Georgian spa house which was located to the west of Wells House Road. The buildings do not remain but OPDC's Local Plan refers to the area north of North Acton as Acton Wells to reflect this heritage.
152	Resa	4. The canal needs to be addressed as a wonderful resource but I would never venture along it on my own. Could be a real help with the infrastructure.	Noted. OPDC is looking to designate the full length of the Grand Union Canal within it's area as a conservation area.
153	Resa	5. This area needs to be protected as there are lots of hidden gems in the midst of the industrial site. It needs to be protected and people have to be accountable for their decisions.	Noted. OPDC's Heritage Strategy, Local Heritage Listings and conservation area seek to appropriately conserve and enhance heritage assets and the wider historic environment.
154	Historic England	General comments: 1. We are pleased to note on page 9 the engagement that OPDC has had with a wide range of civic, amenity and local resident groups. We hope that these groups continue to engage with the OPDC as measures to manage the historic environment continue to be devised, and as part of the wider place-making aspirations for the development corporation.	Noted.
155	Historic England	2. We also particularly welcome the reference to our guidance, and the acknowledgement that heritage has a key role to play in delivering Good Growth	Noted.
156	Historic England	3. We suggest rewording p.4 column 1 paragraph 4 to "will inform planning decisions when considering proposals that might cause harm to, or result in the loss of, an asset. It also highlights important and distinctive local characteristics that could be used to inform the design of new development in the vicinity."	Noted. Page 4 will be deleted from the final version of the Local Heritage Listings.

157	Historic England	4. In relation to the Selection Criteria on p.9, we suggest that the final sentence be reworded to 'historic components continue to be visible' or 'components continue to make some positive contribution to the sense of place.'	Change proposed. The final sentence on page 9 will be amended to refer to components continue to make some positive contribution to the sense of place.
158	Historic England	5. Finally, in relation to the Summary of the draft Local Heritage Listings (pp.85-97), we would encourage you to explore the social /cultural significance of the area to see if there are any buildings that have particular historic interest in relation to industrial history. For example, where particular products have been invented (see Hackney Wick with plastics); social movements/historic events took place (see Bryant and May match factory in Bow); or there is a particular link with a person/community that represents a page in their history that merits celebration (local legends relating to Mary Seacole).	Noted. This assessment was carried out during the development of OPDC's Heritage Strategy which informed the Local Heritage Listings. As further projects are developed and greater detail identified, this information will be used to inform the Local Heritage Listings.
159	Historic England	Comments on proposed listings: 1. It is not entirely clear which building is being highlighted on p.50 (B10).	No change proposed. The outlined building is sufficiently clear.
160	Historic England	2. we are unclear why the Chandelier Building (B18) has been included, and would suggest that at present there does not appear to be enough information on its significance to justify its entry. Having a robust justification is particularly important for more modern buildings, where they are potentially being highlighted for architectural rather than evident historic interest. In the interest of the integrity of the list we would encourage you to either remove this example or include more justification.	Change proposed. OPDC recognises the need for provide a robust justification for the inclusion of buildings within the Local Heritage Listings. Further information is provided within the summary. OPDC will ensure the supporting information to the asset will be expanded.
161	Historic England	3. Despite the reference in paragraph 1.5 that 'Local Heritage Listings can be located within conservations (sic) areas', we note that the Cumberland Park Factory buildings have not been included on either the Local List, or Buildings of Local Heritage Interest. In our view the buildings within the conservation area are all of equivalent or greater interest than many of the buildings included in this document.	No change proposed. In light of the greater protection offered by the Cumberland Park Factory Conservation Area designation and the detail of the forthcoming management guidelines the Cumberland Park Factory buildings do not require inclusion within the Local Heritage Listings.
162	Historic England	4. We note that there are pieces of street furniture such as Royal Mail post boxes (see Hythe Road) that have not been included in the current list, but make a contribution to the local street scene. We would encourage you to review both before adopting this document.	No change proposed. The retention of smaller elements of local heritage will be managed through conservation area guidance and thematic and spatial SPDs.

163	Kevin Kelleher	<p>Might find enclose link useful to your heritage inquiry? Could offer some source searches and collective information relating to the inquires terms of reference?</p> <p>'Final Draft Guidance on Selection Criteria V8' pdf</p> <p>https://historicengland.org.uk/images-books/publications/local-heritage-listing-advice-note-7/ https://historicengland.org.uk/listing/the-list/results?q=London&searchtype=nhle</p> <p>London Boroughs https://www.hounslow.gov.uk/info/20010/planning_and_building/1707/local_heritage_list_nominations/2 Refer attached https://www.cityoflondon.gov.uk/services/environment-and-planning/planning/heritage-and-design/listed-buildings/Pages/default.aspx https://www.towerhamlets.gov.uk/lgnl/planning_and_building_control/conservation_and_urban_design/listed_buildings.aspx</p> <p>Maps https://londonist.com/2011/06/all-listed-buildings-in-london-on-one-map</p> <p>http://heritageoflondon.org</p> <p>https://www.google.co.uk/search?q=london+local+heritage+listings,+maps&dcr=0&prmd=mnsiv&source=lnms&tbm=isch&sa=X&ved=0ahUKEwj4yM2iqJTZAhVGB8AKHT1_Bec4ChD8BQgLKAQ&biw=320&bih=406#isa=y</p> <p>Should press release include</p> <p>https://www.eventbrite.co.uk/e/old-oak-park-royal-local-heritage-listings-tickets-42784004108?aff=es2</p> <p>https://www.london.gov.uk/about-us/organisations-we-work/old-oak-</p>	Noted.
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and-park-royal-development-corporation-opdc/planning-old-oak-and-park-royal/heritage-opdc/conservation-areas-and-areas-local-character

London local heritage listings, maps source search

<https://www.gov.uk/government/publications/homes-england-historical-grant-and-constitutional-changes-notifications>

164	Regents Network and Wells House Road Residents Association	<p>Comments on proposed listing: 1. It would be appreciated if you would seriously consider designating that OPDC stretch of GU Canal as a heritage asset (as the NPPF indicates) as although the conservation area is a good move and will protect the canal, it does not raise its profile and standing. It is about time people (i.e. developers etc) had a bit of respect for London's waterways. The GU Canal is supported as a heritage item in the NPPF (Paras 129, 131 and 137 etc): <u>A public asset</u> Parliament has designated the nation's canals as a public asset (Transfer of Functions Order 2012), and the canals are held for the nation in perpetuity. This clearly identifies the canals as a particular entity, and as such they are specifically defined, which enables the OPDC section of the canal to be designated as a heritage item in the OPDC area. The Paddington Arm of the Grand Union Canal is over 200 years old, and is the very earliest and most historic heritage item in the OPDC Area as the canal infrastructure was constructed in open countryside and pre-dates any other important heritage items. <u>Definition</u> The curtilage of the Paddington Arm is defined by its cross section construction, and is described in broad terms as "from the rear of the towpath to the bank opposite, or the rear of the wall(s) on the off-side". Note: this can include walls of buildings constructed on the off-side of the canal.</p>	No change proposed. The Grand Union Canal is a conservation area within the London Boroughs of Brent and Hammersmith and Fulham parts of the OPDC area. OPDC is planning on designating the length of the Grand Union Canal within the OPDC area as a conservation area in due course.
165	Regents Network and Wells House Road Residents Association	<p>2. A huge and impressive heritage item is the 120 year old brick retaining wall beside the GU Canal above the railway lines and the extensive North Pole railway depot. The canal was originally dug into the hillside along that stretch, but with the advent of the railways decades later, the hillside was cut away below the canal to provide space for the development of the tracks and rail infrastructure, and the massive retaining brick wall was built to contain the canal uninterrupted. It is a prominent construction, and an important half mile feature.</p>	No change proposed. OPDC recognises that the canal retaining wall is a component part of the historic environment. However, OPDC considers that this would be best conserved and enhanced through identification within the future Grand Union Canal Conservation Area. This will be developed in due course.

166	Regents Network and Wells House Road Residents Association	3. The old railway bridge at Old Oak Lane seems to be hardly (if ever) used. It is an interesting feature, just as all the other rail bridges along the stretch of the canal, and there is no reason to exclude it from being noted as a heritage item in the draft Heritage Assets. It may need some attention to maintain its condition, and to extend its potential useful life.	No change proposed. This bridge is proposed for local listing (L10).
167	Regents Network and Wells House Road Residents Association	<p>4. At Old Oak Lane can be seen pairs of steel gates in the canal just below the water surface, which when closed were intended prevent extensive flooding in the event of the canal being breached above the railway lines and depot, and were installed during the Second World War. A breach would result in a significant flow of water which would draw the gates together and seal the leakage of the huge amount of water in the many miles of the Paddington Arm. There was another set of stop gates at Kensal Green, and possibly also at Scrubs Lane.</p> <p>The stop gates are situated below the waterline in the narrow section of the canal just beyond the railway bridge. They are neglected and are in urgent need of repair and restoration.</p>	No change proposed. OPDC recognises that the canal stop gates contribute positively to the canal environment. However, OPDC considers that these would be best conserved and enhanced through identification as a positive element of character within the future Grand Union Canal Conservation Area. This will be developed in due course.
168	Regents Network and Wells House Road Residents Association	5. This is an important heritage memorial to a very famous and highly admired Jamaican nurse and heroine from the Crimean War 1854, who is buried (1881) in St Marys Catholic Cemetery, Kensal Green, near by. Sadly the garden is neglected, and threatened with being reduced in size, which would demote the memorial. It is important to ensure than the memorial garden is enlarged and enhanced to a respectful extent which would be an enormous improvement, and this could be achieved by Conditions on neighbouring planning applications. The first statue in this country of Mary Seacole has been unveiled at St Thomas Hospital (above), and a similar memorial would be suitable to upgrade this important heritage site. It could be a canalside focal point for visitors when this area is developed, rather than a side-lined embarrassment.	No change proposed. OPDC recognises that Mary Seacole Gardens contribute positively to the canal environment. However, OPDC considers that it would be best conserved and enhanced through identification as a positive element of character within the future Grand Union Canal Conservation Area. This will be developed in due course. Local Plan policies P10, P10C4 and EU1 provide guidance to protect and enhance this open space.

169	Regents Network and Wells House Road Residents Association	<p>6. A number of interesting features remain along the canal, especially the remnants of the coal wharves where the coal was unloaded from fleets of narrowboats when the power station was in operation. There was also a railway link for coal trains from the Midlands. An information board would be welcome on the towpath opposite, although it may prove difficult to explain details of an interpretation of the busy heritage canal scene, that is all but deserted.</p>	Noted. This information will be used to inform guidance for the Grand Union Canal Conservation Area.
170	Regents Network and Wells House Road Residents Association	<p>7. There are a number of milestones and Parish Boundary Stones along the GU Canal, mainly hidden in the grass and undergrowth. There is a cast iron milestone that has been relocated from the canalside to beside the Old Oak Lane bridge pedestrian ramp where it is sits being quietly ignored (photo right). It is important that other milestones removed in the 50s are tracked down in the waterway storage warehouses and replaced by Canal and River Trust Ltd.</p>	No change proposed. OPDC recognises that cast iron milestones contribute positively to the canal environment. However, OPDC considers that these would be best conserved and enhanced through identification as a positive element of character within the future Grand Union Canal Conservation Area. This will be developed in due course.
171 Page 130	Regents Network and Wells House Road Residents Association	<p>8. The wide open mouth of the water supply channel to the canal network can be seen on the north side of the GU Canal 100 yards west of Acton Lane, as it disappears under factories and the railway.</p> <p>The feeder is supplied from the Brent Reservoir (the Welsh Harp) and was formed by a dam across the River Brent in the 1830s, installed by the Regents Canal Company. It was intended that the water feed would flow through the GU Canal to supply the Regents Canal at Little Venice, but the supply did not meet the needs of the canal. Various alternative water supplies were then contrived to try to relieve the Regents Canal of its serious water shortage during its first 50 years, including a pumping station at Chelsea supplying water from the Thames.</p> <p>The feeder still maintains a reasonable flow and upper stretches of the feeder channel are restored and maintained, and are designated as a nature reserve, unlike the mouth of the Brent Feeder on the Grand Union Canal that is neglected and should be tended and maintained, along with the soft bank running towards Acton Lane (see below).</p>	Noted. This information will be used to inform guidance for the Grand Union Canal Conservation Area.

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Regents
Network and
Wells House
Road
Residents
Association

9. The sides of the canals were originally sloping banks of earth, although they were soon reinforced and strengthened along the towpath where the horses travelled, especially in the early years of the Paddington Arm with horses towing the daily 'Paddington Packet' to Uxbridge, with a pair of horses at a trot. Most of the banks on both sides of the Grand Union Canal in the OPDC area have been reinforced and strengthened with sheet piling, or the concrete piling wall from the 1940-50s when the GU Canal was being upgraded to the 100 ton standard (the upgrading reached Berkhamstead on the canal mainline before the grants were withdrawn). However, there is still a strip of untouched canalside along the north canal bank for about 100m between Acton Lane Bridge and the Brent Feeder, which until recently was a wide area of grass and scrubland between the canal and Waxlow Road, and which was protected as a nature reserve. It appears that the land was sold off by British Waterways even though it had a certain amount of protection and appreciation as a natural area and open space, and was unregistered land. Large warehouses have now been constructed on the site, leaving only a narrow strip of the original canalside (which should still be in public ownership) and which could continue to be protected as a natural area. However, it is in a very poor unkempt state with some of the self-sown trees cut down to the base, and it requires more attention and management. It is important that it should be rescued and restored as a heritage feature of the original soft banks of the canal built over 200 years ago.

Noted. This information will be used to inform guidance for the Grand Union Canal Conservation Area.

173	Regents Network and Wells House Road Residents Association	<p>10. This is one of the few remaining railway steam engine water points that still survive, and which were located at frequent intervals along the tracks to refill the engine boilers. It should be restored and appreciated, as very few of these steam engine water towers remain.</p> <p>It is basically a large covered tank on stilts, but nevertheless it is an iconic structure. The water was flushed through a large pipe that swung across to feed the steam engine boilers.</p> <p>There are two maker's plates on the side of the tank that may give more details of the history of this interesting tank.</p> <p>It obviously needs attention, and there is some missing pipework. It might be practical to relocate the structure to a more accessible site.</p> <p>Note: It could be considered appropriate to have some sort of historic railway display or small museum in recognition of the dominance in the area of rail – and the dominance in the future with the addition of Crossrail and HS2.</p> <p>Note: Perhaps the same consideration could be given to the GU museum as the canal runs right through the centre of the development site.</p>	No change proposed. OPDC has assessed this nomination against the selection criteria. This assessment is published alongside these consultation responses. This nominated asset does not meet the criteria for inclusion in the Local Heritage Listings.
174	Regents Network and Wells House Road Residents Association	<p>11. There still exist the canalside landing platforms with cast iron gates as an entrance to Kensal Green Cemetery, opposite Tesco, where coffins arrived by narrowboat for burial, although the gates cannot be easily spotted as they are hidden behind the multitude of moored boats in the area. This form of funeral ceremony is still practiced these days from time to time.</p>	Noted. These elements are located outside of the OPDC area.

175	Regents Network and Wells House Road Residents Association	<p>12. McVities Biscuits was established over 100 years ago in 1902, with their factory in Waxlow Road off Acton Lane. It fronted on to the Grand Union Canal with a large green (conservation) open space (recently built on with warehouses!). Some parts of the original buildings remain, and the factory still manufactures several million chocolate digestive biscuits every day.</p> <p>It is not clear how this historic industry can be celebrated. Perhaps McVities can be persuaded to contribute to the heritage portfolio.</p>	Noted. OPDC is working with McVities to celebrate their local heritage.
176	Regents Network and Wells House Road Residents Association	<p>13. This group of brick buildings rises up from the waters edge of the canal (at 44 Hythe Road). The original 19th century buildings were sited by the canal to take advantage of the transport opportunities offered, and they were set back so that a landing area was provided beside the canal. This was a normal canal style, rather than having warehouses up to the water's edge (as on the Thames in the Pool of London).</p> <p>The buildings along the waterside are later additions that turned their backs to the canal as road transport was developing, and there were no longer canal loading points required.</p> <p>Many examples of 'back-turning' can be seen along the canal, and in this case it could be considered to be practical for the later 50s waterside buildings to be demolished to reveal and feature the heritage buildings, with a large open area along the canal frontage.</p>	Noted.
177	Regents Network and Wells House Road Residents Association	<p>14. To the west of the engineering works and also in Hythe Road is a double fronted warehouse that is set back from the canal, and a wide loading bay can be seen.</p> <p>This is a more typical arrangement with a wharf area for canal transport, and the modern fence is added along the waterside for privacy.</p> <p>Whether this frontage can be incorporated into a new building remains to be seen.</p>	Noted. This information will be used to inform guidance for the Grand Union Canal Conservation Area.

<p>178</p> <p style="writing-mode: vertical-rl; transform: rotate(180deg);">Page 134</p>	<p>Regents Network and Wells House Road Residents Association</p>	<p>15. The memories are still fresh of the extensive 50 acre 1920s Heinz factory at Abbey Road , which mass produced 100,000 tons of food annually, so that Heinz Tomato Soup became readily available and was no longer exclusive to Fortnum & Masons in Piccadilly. There was a covered loading wharf beside the canal with great cast iron gates. Raw materials were delivered by canal (brined vegetables from the docks in the photo), as well as live beef cattle transported from up country by barge and herded from the barges into the factory to become soup. In the 60s one million cans of baked beans were produced every day, although for economic reasons the factory closed in 2,000 and was demolished. Heinz was the biggest employer in the area for decades with thousands of employees, which reduced to 450 when it closed in 2000. There is now a row of standard warehouses along the canalside, and the new buildings turn their backs to the Grand Union Canal and ignore it. Would Heinz want to be remembered in the area and be associated with the heritage and history of the area to balance the over-dominance of the new developments? You have to know where you have come from before you know where you are going. Does Heinz have any artefacts or items that would respond to the heritage of being a centrepiece of the area for so many years? Is there a local Heinz heritage collection held by the local authority? Or even one connected with the canal transport? Is Heinz ever mentioned in names of places and buildings in the area?</p>	<p>Noted. This information will be used to inform the design of development through the OPDC Heritage Strategy industrial theme.</p>
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<p style="writing-mode: vertical-rl; transform: rotate(180deg);">Page 135</p>	<p>179 Regents Network and Wells House Road Residents Association</p>	<p>16. The famous aqueduct was built in the 1930s when the new North Circular was constructed from scratch to skirt around the urban suburbs. To bypass the Grand Union Canal the road had to drop down a good way to get below it. The historic tug in the photo has been identified as 'Tug 330' which transported Westminster's waste from Paddington Basin to the Brent Refuse Centre. The tug is still around, well cared for and brightly painted, in the Midlands and renamed 'White Heather'. Soon after it was opened two IRA bombs were dropped into the North Circular Aqueduct, one at each end, but not a lot of damage was done although it had to be drained for repairs. About 20 years later there were problems with leaking and the North Circular was closed for four days in 1962, and after that as shown in the photo the leaks become a bit larger and the Fire Brigade were often there pumping the water into the River Brent which runs beside the road. I remember that. In the end in the 1990s plans were made to replace the aqueduct and it has now been enlarged to span the six-lane highway plus a slip road. It is well worth a visit to the towpath to enjoy the peace and calm of the canal as it passes over the mayhem and gridlock of the A406. Note: The aqueduct may be just outside the OPDC area, however it is closely associated with the Grand Union Canal – which being a transport route does not recognise red dotted lines on maps.</p>	<p>No change proposed. OPDC has assessed this nomination against the selection criteria. This assessment is published alongside these consultation responses. This nominated asset does not meet the criteria for inclusion in the Local Heritage Listings.</p>
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180	Regents Network and Wells House Road Residents Association	<p>17. When the GU Canal was built over 200 years ago, there were the sources in the Old Oak area of two tributaries of the Thames, Stamford Brook in the region of Willesden Junction, and Counters Creek running through Little Wormwood Scrubs.</p> <p>The opportunity is there to bring these two lost rivers to the surface in the OPDC area, and Stamford Brook would be a great feature around Hythe Road and then through the west end of Wormwood Scrubs. The continuation of the rivers down to the Thames may not resurface as they flow in culverts under the streets and houses, and are unfortunately connected to the sewers, although because they discharge into the Thames, sewerage or contamination should be separated.</p> <p>Unlock the potential . . .</p>	Noted.
181 Page 136	Regents Network and Wells House Road Residents Association	<p>18. This fine building needs very special attention, after the modern cladding is removed. Hopefully it will remain without additional stories piled on top. However, it is the potential canal connection that should also be investigated.</p> <p>The canal frontage was once very busy (pre Rolls Royce) and there is evidence of industrial use. Most importantly, there used to be a basin at that location which would provide a useful and interesting heritage feature if it was dug out. The basin ran in the same direction as the canal and inset several feet (see 1923 aerial photo of Wells House Road, top left, Heritage Strategy Part 2).</p>	Noted. The Rolls Royce Building is proposed to be a Locally Listed asset and is specifically referenced in the Local Plan. Any reveal of the lost basin would be subject to a detailed feasibility analysis. Currently the Rolls Royce Yard, a publicly accessible open space, is identified for the area between the the Rolls Royce Building and the canal making use of the greater width of the canal at this location.
182	Regents Network and Wells House Road Residents Association	<p>19. There were a number of cobbled horse ramps along the canal for the horses to leave and enter the canal and towpath, and a few if any examples remain. Unfortunately a fine example of the ramp to Scrubs Lane at Mitre Bridge was recently demolished and replaced with new steps.</p>	Noted. This information will be used to inform guidance for the Grand Union Canal Conservation Area.
183	Regents Network and Wells House Road Residents	<p>20. A historic footpath and right of way across the railway lines runs from Old Oak Lane and across the front of the Powerday Wharf. It is no longer accessible, and has been displaced by the wharf. It is one of our numerous lost footpaths, and forgotten rights of way. Is there a record of the rights of way and footpaths in the OPDC area to identify if any</p>	Noted. This information will be used to inform guidance for the Grand Union Canal Conservation Area.

	Association	other footpaths are at risk?	
184	Regents Network and Wells House Road Residents Association	<p>21. The information board on the towpath near Scrubs Lane about 'better towpaths' along the Grand Union Canal does not live up to expectations. Not only are the towpaths neglected and unkempt, but the canal itself is in a poor state and there is a lot of floating rubbish.</p> <p>Visitors to the canal should be able to enjoy a well maintained and rubbish-free environment, which also shows greater respect to the canal's long and active existence, and its important contribution to London's economy and development. It deserves to be celebrated.</p> <p>The canal maintenance as well as rubbish clearing needs to be better organised, but there is insufficient management from Canal and River Trust Limited. A bit of management assistance 'volunteered' by the Mayor and the local authorities would be appropriate as our canals are in the 'public domain.'</p>	Noted. OPDC is working with the Canal and River Trust, TfL, local community groups and the boroughs to improve the towpath.
185	Hammersmith Society, Hammersmith & Fulham Historic Buildings Group and Wells House Road Residents Association	<p>Comment on proposed listings:</p> <p>1. We welcome these buildings being proposed for the Local List. There are also reasons under your Criteria 4 (social/cultural significance) that they should be retained due to their long-established use as artists' studios once they ceased to be in industrial use.</p>	No change proposed. OPDC recognises that the role of artists in contributing to the vibrancy, identity and placemaking of an area. Local Plan policies TCC5, E2 and E3 will be used to support the retention of existing and provision of new artists studios.

186	Hammersmith Society, Hammersmith & Fulham Historic Buildings Group and Wells House Road Residents Association	We welcome the fact that these canalside buildings have been proposed for the Local List. We attach a revised photograph which further demonstrates this importance. It should be emphasised in the Local Listing supporting statement that if the whole building cannot be retained for reuse, the frontage to the canal should at least be kept. It further retains some features connected with the loading and unloading of goods from canal boats.	No change proposed. Section 2 of the Local Heritage Listings documents confirms that assets identified on the list do not benefit from protection from demolition. The NPPF identifies that the conservation of a non-designated asset is a material consideration when determining the outcome of a planning application. This helps to inform the management of the asset and inform the balanced judgement with regard to the scale of any harm or loss. Should the loss of a non-designated heritage asset be justified, its inclusion on the Local List or identification as a Building of Local Heritage Interest will assist in ensuring its significance informs the character of the new development. This may include retaining elements of the building or retention of, or use of similar materials and features.
187	Hammersmith Society, Hammersmith & Fulham Historic Buildings Group and Wells House Road Residents Association	This is the most important heritage building in the OPDC area. We further support the Regents Canal Network's view, and its retention and reuse should be treated with respect. Also, it is interesting to note that there used to be a canal basin at the location which would provide an interesting heritage feature if it were reinstated to provide a welcome amenity space.	Noted. The Rolls Royce Building is proposed to be a Locally Listed asset and is specifically referenced in the Local Plan. Any reveal of the lost basin would be subject to a detailed feasibility analysis. Currently the Rolls Royce Yard, a publicly accessible open space, is identified for the area between the Rolls Royce Building and the canal making use of the greater width of the canal at this location.
188	Hammersmith Society, Hammersmith & Fulham Historic Buildings Group and Wells House Road Residents Association	While we supported the inclusion of these buildings in the proposed Cumberland Park Conservation Area, we would wish to see these buildings also added to the Local List, to strengthen their protection due to their importance to the Scrubs Lane streetscape.	No change proposed. In light of the greater protection offered by the Cumberland Park Factory Conservation Area designation and the detail of the forthcoming management guidelines the Cumberland Park Factory buildings do not require inclusion within the Local Heritage Listings.

189	Hammersmith Society, Hammersmith & Fulham Historic Buildings Group and Wells House Road Residents Association	We regret that it is not possible for us to give greater detail as to their location, due to lack of public access. We would like to see these industrial buildings added to the Local List due to their importance and interest, particularly in relation to their loading canopies (photograph overleaf).	No change proposed. OPDC has assessed this nomination against the selection criteria. This assessment is published alongside these consultation responses. This nominated asset does not meet the criteria for inclusion in the Local Heritage Listings.
190	Hammersmith Society, Hammersmith & Fulham Historic Buildings Group and Wells House Road Residents Association	This lies between Kew Curve railway bridge (L.10, DLHL page 24/100) and the modern Old Oak Lane road bridge to the west (not in DLHL). Bridge 7A originated in 1853, and although undoubtedly its main girders have been replaced since, it retains the distinctive and attractive hog-backed cast iron edge girders that are surely original.	No change proposed. OPDC has assessed this nomination against the selection criteria. This assessment is published alongside these consultation responses. This nominated asset does not meet the criteria for inclusion in the Local Heritage Listings.
191	Hammersmith Society, Hammersmith & Fulham Historic Buildings Group and Wells House Road Residents Association	This structure to the west of Scrubs Lane and north of the railway bridge is a prominent feature that, unusually, still exists and is probably part of the steam railways era and therefore worthy of further investigation. It is a metal structure with a spiral staircase on the exterior. It should therefore be considered for retaining, Listing (and hopefully restoring,) as very few steam engine water towers remain if that is what it turns out to be..	No change proposed. OPDC has assessed this nomination against the selection criteria. This assessment is published alongside these consultation responses. This nominated asset does not meet the criteria for inclusion in the Local Heritage Listings.

192	Just Space	General comments: 1. I commend the approach and detail of the consultation document. In my view, both professionally as a Chartered Town Planner and as someone who has taken a near lifelong interest in local history, it is good, if not best practice, that has been adopted.	Noted.
193	Just Space	2. I am disappointed that you did not take the opportunity to indicate that the residential areas of Midland Terrace and Wells House Road would be the subject to consultation proposals as Conservation Areas.	Noted. Wells House Road is proposed to be designated as a Local Character Area. Once adopted, the Local Heritage Listings document will be updated to reflect the formal designation. Midland Terrace is not proposed to be a Local Character Area or a Conservation Area.
194	Just Space	3. Typo to map/key page for Old Park Royal - numbering of local listed buildings.	Noted. Corrections to be made.
195	Just Space	Nominations: 1. Acton Wells Junction Signal Box c1892 evidently on LB Ealing Local List (English Heritage Old Oak Outline Historic Area Assessment p40)	Change proposed. Based on the assessment of the strength of heritage significance, this asset will be identified as a Building of Local Heritage Interest
196	Just Space	2. on a local history walk in the 1970s, a consulting engineer informed that cast iron beams (nonload bearing) still existed in the structure, although much had been replaced by load bearing steel;	No change proposed. OPDC has assessed this nomination against the selection criteria. This assessment is published alongside these consultation responses. This nominated asset does not meet the criteria for inclusion in the Local Heritage Listings.
197	Just Space	3. Row of single storey ex Coal Merchants Offices, Willesden Junction area, just north of the West Coast Main Line fronting what is now a bus depot	Change proposed. Based on the assessment of the strength of heritage significance, this asset will be identified as a Building of Local Heritage Interest
198	Just Space	4. Victoria Road road bridge over the Central line is visually very imposing when viewed from North Acton Station.	No change proposed. OPDC has assessed this nomination against the selection criteria. This assessment is published alongside these consultation responses. This nominated asset does not meet the criteria for inclusion in the Local Heritage Listings.
199	Just Space	5. There are other buildings/structures that I can recall but I must first check that they still exist and fulfil your criteria. I will ask those that have been granted an extension within which to reply to have regard to any further nominations I have.	Noted.

200	Helen Wallenda	<p>General comments:</p> <p>1. I was wondering if it's the listings are only about buildings? There is bronze public sculpture outside the HSBC bank on Park Royal Road (created by my mum, Susan Groom) - it's completely understandable that it's too much a level of detail to go to in the listing but thought I should mention it in case local public art (not sure what else there is!) should also be considered.</p>	Noted. Local Heritage Listings refer to historic buildings or structures. The Local Plan provides guidance for managing public art.
201	John Goodier and Wells House Road Residents Association	<p>General comments:</p> <p>1. I found the document easy to navigate and the text was clear.</p> <p>The introduction lays out the various aspects of the listing processes. It is good that the nature of the site and the scale of the redevelopment mean that not all the buildings on the list will survive unaltered. The section on managing heritage makes clear the processes. The outline of the process of making the list and the making the consultation is clear. Map of locations is useful, although I have used the AtoZ to make visits. Some of the dates for structures seem a bit vague, such as the use of 1800 to imply nineteenth century. I have suggested dates based on the appearance; you may be able to provide Dates for railway structures have been taken from J Brown London Railway Atlas 3rd ed. 2012. Ian Allan</p>	Noted.
202	John Goodier and Wells House Road Residents Association	<p>2. The document makes clear the value of locally listing of buildings known to be under threat. Recording photographically any that are lost is important, and may be some general street scene images could be taken</p>	Noted. The recording of assets to be lost will be sought through Local Plan policies where feasible.
203	John Goodier and Wells House Road Residents Association	<p>3. I would like to see more Social Cultural narrative. The area was the largest industrial estate in southern England. It was particularly notable for precision engineering particularly in the field of electronics. Many people worked there and many useful and important products were developed in the area. It has been suggested to me that local listing of buildings and structures in conservation areas may provide additional protection. If this is the case then I would support the suggestion.</p>	Noted. This narrative is reflected in OPDC's Heritage Strategy and will be included in the relevant conservation areas' appraisal information.

204	John Goodier and Wells House Road Residents Association	Comments on proposed listing: 1. Old Oak South: This has no sites; there is little left there. However the H&F Historic Buildings Group and GLIAS got the Churchward Engine Lifting shed recorded. There is much railway history on the site and this could be commemorated by street and building names	Noted. This is reflected in OPDC's Heritage Strategy rail heritage theme which will be conserved, enhanced and celebrated through Local Plan policy D8.
205	John Goodier and Wells House Road Residents Association	2. Wormwood Scrubs: Wormwood Scrubs also has no sites. However the Wormwood Scrubs Butts Wall forming part of the boundary of Linford Christie Stadium (possibly the boundary to the proposed QPR stadium) should be listed in some way. Butts were the only structure the Military were allowed to build, and this is the last and a remaining link with the military use which was specific to Wormwood Scrubs.	Noted. Linford Christie Stadium and the reference wall falls outside of the OPDC area and cannot be included within OPDC's Local Heritage Listings.
206	John Goodier and Wells House Road Residents Association	3. Old Oak North: These are all buildings I think should be listed in the ways stated. The former Rolls Royce Factory is the most important. A lot has been lost from the area over the last 20years	Noted. OPDC has considered the relevant buildings appropriate for inclusion on the Local Heritage Listings alongside consultation responses to identified appropriate designations within Old Oak North.
Page 142	John Goodier and Wells House Road Residents Association	4 . GU Canal: The canal should be indicated as Publicly Accessible Open Space right through to the western boarder of the OPDC.	Noted. Publicly accessible open spaces along the Grand Union Canal are depicted within the Local Plan.
208	John Goodier and Wells House Road Residents Association	5. GU Canal: I believe all the canal in the OPDC should be in a conservation area. There may be additional information in the draft Conservation Area document, which I prepared with help from two engineers, Michael Bussell and Malcom Tucker from GLIAS.	OPDC is proposing to designating the Grand Union Canal Conservation Area. This will include the entire length of the canal within OPDC, and will replace the existing Canalside and Grand Union Canal conservation areas.
209	John Goodier and Wells House Road Residents Association	6. GU Canal: Locally listing the fine collection of bridges over the canal is excellent. L11 came into use in 1868 (the other bridge seen through the arch came into use in 1963) L6 is well worth listing	Noted.

210	John Goodier and Wells House Road Residents Association	7. Park Royal West: The signal box well deserves listing. There are few surviving signal boxes in London, and this one as you note is especially significant in Railway history. The recommendations locally listed and Building of Interest are good. The Wesley Estate (and Wells House Road and Victoria Terrace) could be used as models for other distinct groups of housing.	Noted.
211	John Goodier and Wells House Road Residents Association	8. Park Royal West: Although not applicable to this Consultation, I would suggest that the distinct areas of housing could be made into a dispersed Conservation Area	Noted. The Wesley Estate is proposed to be designated as a Local Character Area.
212	John Goodier and Wells House Road Residents Association	9. Park Royal West: The Elveden Road group show how far the original Lyon/Allnatt models can be taken. For the reasons stated re 44 Minerva Road (in Area 5) we can be sure if this was by them	Noted. These buildings are proposed for inclusion in the Local Heritage Listings.
213	John Goodier and Wells House Road Residents Association	10. Old Park Royal: B10 and L24 both appear to have accessible roofs and may have been used for fire watching in the war. B10 is the stronger candidate, as only part of the building has been raised (There was building partially heightened for fire watching on the south side of Hythe Road but that has gone.)	Noted.
214	John Goodier and Wells House Road Residents Association	11. Old Park Royal: I would be inclined to move B12 to the listing group since they give a distinct character to Park Royal Road	No change proposed. OPDC has assessed the upgrading of this nomination against the selection criteria. This assessment is published alongside these consultation responses. This nominated asset does not meet the criteria for upgrading to the Local List.

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215	John Goodier and Wells House Road Residents Association	12. Old Park Royal: One omission is 44 Minerva Road and there are two reasons for listing this. One is that when the Allnatt Brothers with their architect realised there was money in building factories they appear to have come to a style of originally flat roofs (most now replaced by pitched roofs) red brick with white string course over the windows and some elaboration around the door. At the height of the work they were building a factory a fortnight. The Allnatts sold up after the war and threw away their records and Mr Lyon was not interviewed before his memory had deteriorated. My identification of Allnatt/Lyon factories is that this design pattern was the most common pattern and so I would expect that pattern to have been theirs. (I am thinking as a biologist rather than a historian on this). The listings include better buildings than theirs, but they set the style and purpose of the area. The other reason is that the building was used by J Lyons for the manufacture of the LEO Lyons Electronic Office; the worlds first business computer. The main factory was next door and was demolished when they gave up making computers, it would probably be on the listings schedule if it had survived as its fenestration was distinctive. The area was at the forefront of electronic engineering between the Wars	Change proposed. In light of the assessment undertaken, OPDC considers these buildings demonstrate sufficient significance to be included as Buildings of Local Heritage Interest.
216	John Goodier and Wells House Road Residents Association	13. Park Royal Centre: The Old Refectory well deserves its local listing	Noted.
217	John Goodier and Wells House Road Residents Association	14. North Acton and Acton Wells: All these are clear candidates for the proposed listing. Europa Studios is clearly at risk from HS2	Noted.
218	John Goodier and Wells House Road Residents Association	14. North Acton and Acton Wells: A more precise date for Brett's Villas would be welcome they loo post 1850	Noted. The description will be amended appropriately.

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219	John Goodier and Wells House Road Residents Association	15. Old Oak Lane and Old Oak Common: B 17 is not easily accessible but I expect it could be reused. The land surrounding it could become a park. It could be managed to compliment the wilder environment of Wormwood Scrubs	Noted.
220	John Goodier and Wells House Road Residents Association	16. Old Oak Lane and Old Oak Common: L33 is a rare example of this form of building in the London area	Noted.
221	John Goodier and Wells House Road Residents Association	17. Old Oak Lane and Old Oak Common: Midland Terrace date look very late 19thC	Noted.
222	John Goodier and Wells House Road Residents Association	18. Old Oak Lane and Old Oak Common: Railway Cottages date c1850	Noted. The description will be amended appropriately.
223	John Goodier and Wells House Road Residents Association	19. Channel Gate: Plantagenet House is one of boldest and largest factories in the area and well worth keeping	Noted.
224	John Goodier and Wells House Road Residents Association	20. Scrubs Lane: It is good to include Chandelier Building. It completes a range of industrial buildings from c 1900 to the start of the rebuild in about 2000	Noted.
225	John Goodier and Wells House Road Residents Association	21: Scrubs Lane: 26-30 date look 1880	Noted.

226	Kensal Rise Association of Boaters Ltd	<p>As Secretary of Kensal Rise Association of Boaters Ltd who have been involved in the Canal here within the development zone for over 20 years we would like to be a part of any development of a new conservation area .</p> <p>We feel our unique perspective of the canal from " on the water " is often overlooked so please let us know how and when we can be involved in this important document .</p>	Noted. KRAB will be consulted during the development of the future Grand Union Canal Conservation Area
227	Amanda Souter	<p>General comments:</p> <p>1. Basically everything in the https://www.facebook.com/OldOakParkRoyalCommunity/ that we photographed we would like to be included in the listings</p>	Noted. Officers have assessed the nominations depicted on the Old Oak Park Royal community Facebook page. This assessment is appended to these comments and responses.

Local Heritage Listings

Assessment of Nominations

October 2019

1. Introduction

88 nominations were received. 32 of these referred to assets already proposed for the Local Heritage Listings. 56 nominations were seeking new designations or upgrading of existing status of assets.

Officers assessed the proposed nominations against the selection criteria. The assessment identified 5 nominations which were successful in meeting the selection criteria for listing as buildings of local heritage interest. These comprise:

- 12-14 Chase Road, Former Bottling Works
- 25-29 Chase Road, Former Radio works
- 44 Minerva Road, Former J Lyons factory
- Acton Wells Junction Signal Box
- 1 to 5 Station Road, Former Coal Merchants' offices

2. Assessment of nominations

	Nomination	Strength of heritage significance and key features of heritage significance				OPDC Officer Assessment
		Architectural	Historical	Townscape	Social / cultural	
1	Nadi	Insufficient demonstration	Insufficient demonstration	Insufficient demonstration	Insufficient demonstration	No change proposed. Insufficient demonstration of heritage significance for inclusion.
2	Wesley Playing Fields	Insufficient demonstration	Insufficient demonstration	Insufficient demonstration	Insufficient demonstration	No change proposed. Insufficient demonstration of heritage significance for inclusion.
3	12-14 Chase Road, Former Bottling Works	Insufficient demonstration	Weaker Representation of local industrial heritage	Weaker Provides a positive contribution to the public realm and the streetscape of Chase Road.	Insufficient demonstration	Change proposed. Based on the assessment of the strength of heritage significance, this asset will be identified as a Building of Local Heritage Interest
Page 149	25-29 Chase Road, Former Radio works	Weaker Locally distinctive design qualities of limited Art Moderne style and features	Weaker Representation of local industrial heritage	Weaker Provides a positive contribution to the public realm and the streetscape of Chase Road.	Insufficient demonstration	Change proposed. Based on the assessment of the strength of heritage significance, this asset will be identified as a Building of Local Heritage Interest
5	Minerva Road industrial buildings (various)	Insufficient provision of information to determine strength of heritage significance	Insufficient provision of information to determine strength of heritage significance	Insufficient provision of information to determine strength of heritage significance	Insufficient provision of information to determine strength of heritage significance	No change proposed. Insufficient provision of information has been provided for this nomination to determine strength of heritage significance and to determine inclusion in the Local Heritage Listings.

6	44 Minerva Road	Weaker Locally distinctive design qualities of streamlines Art Moderne style and features	Stronger Representation of local industrial heritage presented by a former use by J Lyons, which manufactured one of the first business computers - the Lyons Electronic Office.	Weaker Provides a positive contribution to the public realm and the streetscape of Minera Road	Insufficient demonstration	Change proposed. Based on the assessment of the strength of heritage significance, this asset will be identified as a Building of Local Heritage Interest
7	Rear of 25-29 Chase Road, Former Radio works	Insufficient demonstration	Insufficient demonstration	Insufficient demonstration	Insufficient demonstration	No change proposed. Insufficient demonstration of heritage significance for inclusion.
8	Standard Road (various)	Insufficient provision of information to determine strength of heritage significance	Insufficient provision of information to determine strength of heritage significance	Insufficient provision of information to determine strength of heritage significance	Insufficient provision of information to determine strength of heritage significance	No change proposed. Insufficient provision of information has been provided for this nomination to determine strength of heritage significance and to determine inclusion in the Local Heritage Listings.
9	Acton Cemetery	Insufficient demonstration	Insufficient demonstration	Insufficient demonstration	Insufficient demonstration	No change proposed. Insufficient demonstration of heritage significance for inclusion.

10	36 Chase Road	Insufficient demonstration	Insufficient demonstration	Insufficient demonstration	Insufficient demonstration	No change proposed. Insufficient demonstration of heritage significance for inclusion.
11	34 Chase Road	Insufficient demonstration	Insufficient demonstration	Insufficient demonstration	Insufficient demonstration	No change proposed. Insufficient demonstration of heritage significance for inclusion.
12	Route to North Acton Station	Insufficient demonstration	Insufficient demonstration	Insufficient demonstration	Insufficient demonstration	No change proposed. Insufficient demonstration of heritage significance for inclusion.
13	Superhire, Victoria Road	Insufficient demonstration	Insufficient demonstration	Insufficient demonstration	Insufficient demonstration	No change proposed. Insufficient demonstration of heritage significance for inclusion.
14	5-9 School Road	Insufficient demonstration	Insufficient demonstration	Insufficient demonstration	Insufficient demonstration	No change proposed. Insufficient demonstration of heritage significance for inclusion.
15	Steam engine model	Insufficient demonstration	Insufficient demonstration	Insufficient demonstration	This model has been relocated outside of the OPDC area	No change proposed. Insufficient demonstration of heritage significance for inclusion.
16	Entrance to former John Lewis distribution warehousing	Insufficient demonstration	Insufficient demonstration	Insufficient demonstration	Insufficient demonstration	No change proposed. Insufficient demonstration of heritage significance for inclusion.
17	Monarch House	Insufficient demonstration	Insufficient demonstration	Insufficient demonstration	Insufficient demonstration	No change proposed. Insufficient demonstration of heritage significance for inclusion.
18	Cerebos Gardens	Insufficient demonstration	Insufficient demonstration	Insufficient demonstration	Insufficient demonstration	No change proposed. Insufficient demonstration of heritage significance for inclusion.
19	Midland Terrace child play space	Insufficient demonstration	Insufficient demonstration	Insufficient demonstration	Insufficient demonstration	No change proposed. Insufficient demonstration of heritage significance for inclusion.

20	Shaftesbury Gardens open space	Insufficient demonstration	Insufficient demonstration	Insufficient demonstration	Insufficient demonstration	No change proposed. Insufficient demonstration of heritage significance for inclusion.
21	Tudor House	Insufficient demonstration	Insufficient demonstration	Insufficient demonstration	Insufficient demonstration	No change proposed. Insufficient demonstration of heritage significance for inclusion.
22	Victoria Road rail viaduct	Insufficient demonstration	Insufficient demonstration	Insufficient demonstration	Insufficient demonstration	No change proposed. Insufficient demonstration of heritage significance for inclusion.
23	Old Oak Café	Insufficient demonstration	Insufficient demonstration	Insufficient demonstration	Insufficient demonstration	No change proposed. Insufficient demonstration of heritage significance for inclusion.
24	Shaftesbury Gardens	Insufficient demonstration	Insufficient demonstration	Insufficient demonstration	Insufficient demonstration	No change proposed. Insufficient demonstration of heritage significance for inclusion.
Page 1529	Willesden Junction low bridge	Insufficient demonstration	Insufficient demonstration	Insufficient demonstration	Insufficient demonstration	No change proposed. Insufficient demonstration of heritage significance for inclusion.
	Willesden Junction Train Maintenance Depot	Insufficient demonstration	Insufficient demonstration	Insufficient demonstration	Insufficient demonstration	No change proposed. Insufficient demonstration of heritage significance for inclusion.
27	Old Oak Lane Bridge	Insufficient demonstration	Insufficient demonstration	Insufficient demonstration	Insufficient demonstration	No change proposed. Insufficient demonstration of heritage significance for inclusion.
28	Kenmonth Primary School	Not applicable	Not applicable	Not applicable	Not applicable	No change proposed. This asset is located outside of the OPDC area.
29	City Mission Church	Insufficient demonstration	Insufficient demonstration	Insufficient demonstration	Insufficient demonstration	No change proposed. Insufficient demonstration of heritage significance for inclusion.

30	Waldo Road	Not applicable	Not applicable	Not applicable	Not applicable	No change proposed. These assets are located outside of the OPDC area.
31	Letchford Gardens	Not applicable	Not applicable	Not applicable	Not applicable	No change proposed. These assets are located outside of the OPDC area.
32	53 Waldo Road	Not applicable	Not applicable	Not applicable	Not applicable	No change proposed. This asset is located outside of the OPDC area.
33	Giant's Diner	Insufficient demonstration	Insufficient demonstration	Insufficient demonstration	Insufficient demonstration	No change proposed. Insufficient demonstration of heritage significance for inclusion.
34	2 Hythe Road	Insufficient demonstration	Insufficient demonstration	Insufficient demonstration	Insufficient demonstration	No change proposed. Insufficient demonstration of heritage significance for inclusion.
35	Cumberland Park Factory	Not applicable	Not applicable	Not applicable	Not applicable	No change proposed. In light of the greater protection offered by the Cumberland Park Factory Conservation Area designation and the detail of the forthcoming management guidelines the Cumberland Park Factory buildings do not require inclusion within the Local Heritage Listings.
36	The Triangle Business Estate	Insufficient demonstration	Insufficient demonstration	Insufficient demonstration	Insufficient demonstration	No change proposed. Insufficient demonstration of heritage significance for inclusion.
37	Salter Street rail bridge	Insufficient demonstration	Insufficient demonstration	Insufficient demonstration	Insufficient demonstration	No change proposed. Insufficient demonstration of heritage significance for inclusion.
38	Du Cane Road	Not applicable	Not applicable	Not applicable	Not applicable	No change proposed. This asset is located outside of the OPDC area.
39	Hammersmith Hospital	Not applicable	Not applicable	Not applicable	Not applicable	No change proposed. This asset is located outside of the OPDC area.
40	Ark Burlington Danes Academy	Not applicable	Not applicable	Not applicable	Not applicable	No change proposed. This asset is located outside of the OPDC area.

41	HMP Wormwood Scrubs	Not applicable	Not applicable	Not applicable	Not applicable	No change proposed. This asset is located outside of the OPDC area.
42	Mary Seacole Gardens	Not applicable	Not applicable	Not applicable	Not applicable	No change proposed. OPDC recognises that Mary Seacole Gardens contribute positively to the canal environment. However, OPDC considers that it would be best conserved and enhanced through identification as a positive element of character within the future Grand Union Canal Conservation Area. This will be developed in due course. Local Plan policies P10, P10C4 and EU1 provide guidance to protect and enhance this open space.
43	North Circular Aqueduct	Insufficient demonstration	Insufficient demonstration	Insufficient demonstration	Insufficient demonstration	No change proposed. Insufficient demonstration of heritage significance for inclusion.
44 Page 154	Cast iron milestone on the cycle ramp by the Old Oak Lane / A4000 road bridge / Grand Junction Canal Boundary Marker and other mile stones along the canal.	Not applicable	Not applicable	Not applicable	Not applicable	No change proposed. OPDC recognises that cast iron milestones contribute positively to the canal environment. However, OPDC considers that these would be best conserved and enhanced through identification as a positive element of character within the future Grand Union Canal Conservation Area. This will be developed in due course.

45	Acton Wells Junction Signal Box	Insufficient demonstration	Weaker Representation of local railway heritage	Insufficient demonstration	Insufficient demonstration	Change proposed. Based on the assessment of the strength of heritage significance, this asset will be identified as a Building of Local Heritage Interest
46	Railway bridge to the east of Old Oak Lane / Railway Bridge 7A	Insufficient demonstration	Insufficient demonstration	Insufficient demonstration	Insufficient demonstration	No change proposed. Insufficient demonstration of heritage significance for inclusion.
47	Row of single storey ex Coal Merchants Offices	Weaker Exemplifies a locally rare typology of Victorian industrial retail properties.	Weaker Representation of local industrial heritage	Weaker Provides a positive contribution to the public realm and the streetscape of Station Road.	Insufficient demonstration	Change proposed. Based on the assessment of the strength of heritage significance, this asset will be identified as a Building of Local Heritage Interest
48	Victoria Road bridge over the Central line	Insufficient demonstration	Insufficient demonstration	Insufficient demonstration	Insufficient demonstration	No change proposed. Insufficient demonstration of heritage significance for inclusion.
49	51, 47-49, 39-43 Park Royal Road to be upgraded to Local List	Insufficient demonstration of heritage significance to upgrade listing to Local List.	Insufficient demonstration of heritage significance to upgrade listing to Local List.	Insufficient demonstration of heritage significance to upgrade listing to Local List.	Insufficient demonstration of heritage significance to upgrade listing to Local List.	No change proposed. Insufficient demonstration of heritage significance for upgrade to Local List.
50	Acton Lane Bridge to be upgraded to Local List	Insufficient demonstration of heritage significance to upgrade listing to Local List.	Insufficient demonstration of heritage significance to upgrade listing to Local List.	Insufficient demonstration of heritage significance to upgrade listing to Local List.	Insufficient demonstration of heritage significance to upgrade listing to Local List.	No change proposed. Insufficient demonstration of heritage significance for upgrade to Local List.

51	The Retaining Wall at the Scrubs Lane/Mitre Bridge/North Pole depot	Insufficient demonstration	Insufficient demonstration	Insufficient demonstration	Insufficient demonstration	No change proposed. OPDC recognises that the canal retaining wall is a component part of the historic environment. However, OPDC considers that this would be best conserved and enhanced through identification within the future Grand Union Canal Conservation Area. This will be developed in due course.
52	Canal related footways	Not applicable	Not applicable	Not applicable	Not applicable	No change proposed. OPDC recognises that the canal-related footways relate to the historic canalside character. However, officers consider that their historic significance is best conserved and enhanced through inclusion with the future Grand Union Canal Conservation Area.
53	Willesden Junction east bridge	Insufficient demonstration	Insufficient demonstration	Insufficient demonstration	Insufficient demonstration	No change proposed. Insufficient demonstration of heritage significance for inclusion.
Page 156	Canal stop gates	Not applicable	Not applicable	Not applicable	Not applicable	No change proposed. OPDC recognises that the canal stop gates contribute positively to the canal environment. However, OPDC considers that these would be best conserved and enhanced through identification as a positive element of character within the future Grand Union Canal Conservation Area. This will be developed in due course.
55	Industrial buildings south side of Salter Street	Insufficient demonstration	Insufficient demonstration	Insufficient demonstration	Insufficient demonstration	No change proposed. Insufficient demonstration of heritage significance for inclusion.
56	Railway water tank, Willesden Junction	Insufficient demonstration	Insufficient demonstration	Insufficient demonstration	Insufficient demonstration	No change proposed. Insufficient demonstration of heritage significance for inclusion.
57	Wells House Road houses	Not applicable	Not applicable	Not applicable	Not applicable	No change proposed. This nomination is already proposed for inclusion in the Local Heritage Listings

58	5 Bashley Road	Not applicable	Not applicable	Not applicable	Not applicable	No change proposed. This nomination is already proposed for inclusion in the Local Heritage Listings
59	Wimpole House	Not applicable	Not applicable	Not applicable	Not applicable	No change proposed. This nomination is already proposed for inclusion in the Local Heritage Listings
60	The Print House	Not applicable	Not applicable	Not applicable	Not applicable	No change proposed. This nomination is already proposed for inclusion in the Local Heritage Listings
61	Acton Business School	Not applicable	Not applicable	Not applicable	Not applicable	No change proposed. This nomination is already proposed for inclusion in the Local Heritage Listings
62	The Torpedo Factory and Former Rotax Works	Not applicable	Not applicable	Not applicable	Not applicable	No change proposed. This nomination is already proposed for inclusion in the Local Heritage Listings
63	Former Metal Refinery	Not applicable	Not applicable	Not applicable	Not applicable	No change proposed. This nomination is already proposed for inclusion in the Local Heritage Listings
Page 15 of 69	The Torpedo Factory	Not applicable	Not applicable	Not applicable	Not applicable	No change proposed. This nomination is already proposed for inclusion in the Local Heritage Listings
	Former Compton Works	Not applicable	Not applicable	Not applicable	Not applicable	No change proposed. This nomination is already proposed for inclusion in the Local Heritage Listings
66	Wesley Estate	Not applicable	Not applicable	Not applicable	Not applicable	No change proposed. This nomination is already proposed for inclusion in the Local Heritage Listings
67	Former Chase House	Not applicable	Not applicable	Not applicable	Not applicable	No change proposed. This nomination is already proposed for inclusion in the Local Heritage Listings
68	65 North Acton Road	Not applicable	Not applicable	Not applicable	Not applicable	No change proposed. This nomination is already proposed for inclusion in the Local Heritage Listings
69	39-43 Park Royal Road	Not applicable	Not applicable	Not applicable	Not applicable	No change proposed. This nomination is already proposed for inclusion in the Local Heritage Listings

70	47-49 Park Royal Road	Not applicable	Not applicable	Not applicable	Not applicable	No change proposed. This nomination is already proposed for inclusion in the Local Heritage Listings
71	Acton Business School	Not applicable	Not applicable	Not applicable	Not applicable	No change proposed. This nomination is already proposed for inclusion in the Local Heritage Listings
72	The Castle Public House	Not applicable	Not applicable	Not applicable	Not applicable	No change proposed. This nomination is already proposed for inclusion in the Local Heritage Listings
73	Elizabeth Arden Perfume Factory	Not applicable	Not applicable	Not applicable	Not applicable	No change proposed. This nomination is already proposed for inclusion in the Local Heritage Listings
74	Plantagnet House	Not applicable	Not applicable	Not applicable	Not applicable	No change proposed. This nomination is already proposed for inclusion in the Local Heritage Listings
75	Midland Terrace	Not applicable	Not applicable	Not applicable	Not applicable	No change proposed. This nomination is already proposed for inclusion in the Local Heritage Listings
Page 15 of 22	Plantaganet House	Not applicable	Not applicable	Not applicable	Not applicable	No change proposed. This nomination is already proposed for inclusion in the Local Heritage Listings
	Fisherman's Arms Public House	Not applicable	Not applicable	Not applicable	Not applicable	No change proposed. This nomination is already proposed for inclusion in the Local Heritage Listings
78	Former Willesden Junction maintenance Depot	Not applicable	Not applicable	Not applicable	Not applicable	No change proposed. This nomination is already proposed for inclusion in the Local Heritage Listings
79	Former Railway Institute	Not applicable	Not applicable	Not applicable	Not applicable	No change proposed. This nomination is already proposed for inclusion in the Local Heritage Listings
80	Railway cottages	Not applicable	Not applicable	Not applicable	Not applicable	No change proposed. This nomination is already proposed for inclusion in the Local Heritage Listings
81	Willesden Junction electricity sub-station	Not applicable	Not applicable	Not applicable	Not applicable	No change proposed. This nomination is already proposed for inclusion in the Local Heritage Listings

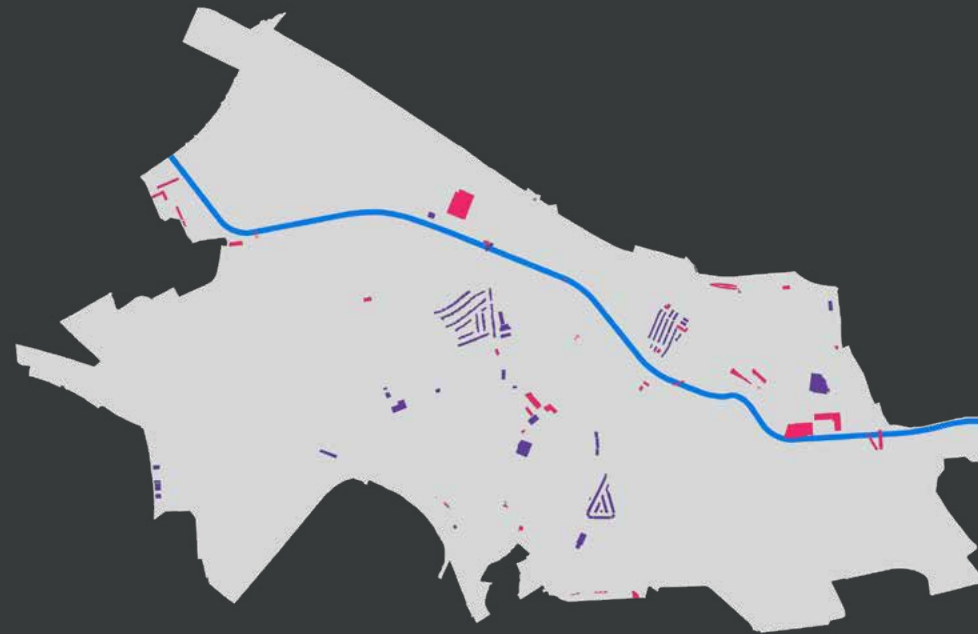
82	Willesden Junction Station former ticket office	Not applicable	Not applicable	Not applicable	Not applicable	No change proposed. This nomination is already proposed for inclusion in the Local Heritage Listings
83	Former Bostwick Gate and Shutter works	Not applicable	Not applicable	Not applicable	Not applicable	No change proposed. This nomination is already proposed for inclusion in the Local Heritage Listings
84	Former engineering works	Not applicable	Not applicable	Not applicable	Not applicable	No change proposed. This nomination is already proposed for inclusion in the Local Heritage Listings
85	Former engineering works, 17-19 Hythe Road	Not applicable	Not applicable	Not applicable	Not applicable	No change proposed. This nomination is already proposed for inclusion in the Local Heritage Listings
86	Scrubs Lane Overbridge	Not applicable	Not applicable	Not applicable	Not applicable	No change proposed. This nomination is already proposed for inclusion in the Local Heritage Listings
87	Former Rolls Royce Factory	Not applicable	Not applicable	Not applicable	Not applicable	No change proposed. This nomination is already proposed for inclusion in the Local Heritage Listings
88	Hythe Road electricity sub-station	Not applicable	Not applicable	Not applicable	Not applicable	No change proposed. This nomination is already proposed for inclusion in the Local Heritage Listings

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Local Heritage Listings

Draft for consideration by Planning Committee

14 October 2019



MAYOR OF LONDON

Information

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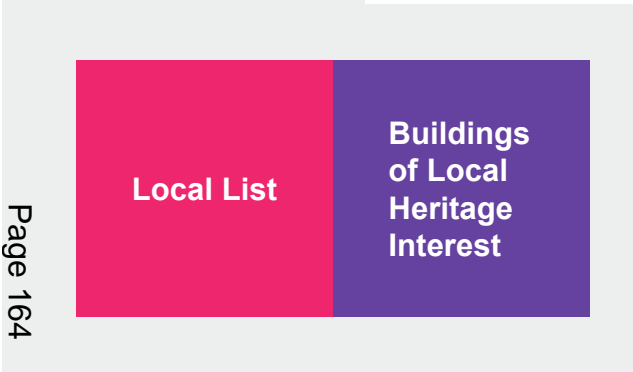
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1. Introduction

1.1 What are OPDC's Local Heritage Listings?

OPDC's proposed Local Heritage Listings comprise of the Local List and the list of Buildings of Local Heritage Interest.

Local Heritage Listings



The listings provide baseline information for these heritage assets. They do not provide policies or guidance.

Please note that if identified on the Local Heritage Listings, assets do not benefit from statutory protection from demolition. The scale of development at Old Oak and the need to intensify Park Royal is likely to result in harm or loss of some assets.

The [National Planning Policy Framework](#) (NPPF) includes local heritage listing in the definition of heritage assets. [NPPF paragraph 197](#) provides guidance for taking account of the effect of development

proposals on non-designated assets, which includes buildings that have been locally listed by Local Planning Authorities. The [National Planning Practice Guidance Paragraph: 040 Reference ID: 18a-040-20190723](#) identifies that:

“It is important that all non-designated heritage assets are clearly identified as such. In this context, it can be helpful if local planning authorities keep a local list of non-designated heritage assets, incorporating any such assets which are identified by neighbourhood planning bodies. (Advice on local lists can be found on Historic England’s website.) They should also ensure that up to date information about non-designated heritage assets is included in the local historic environment record.”

[Historic England’s Advice Note 7: Local Heritage Listing](#) provides information for local planning authorities on establishing the criteria for local heritage listings, while recognising the need for a flexible approach to respond to local requirements. This has been used to inform the development of OPDC’s proposed Local Heritage Listings.

As non-designated heritage assets Local Heritage Listings are a material consideration in the consideration of planning applications. Guidance for managing heritage assets is provided in the NPPF, National Planning Practice Guidance, the Mayor’s London Plan and in OPDC’s Local Plan.

1.2 What is the Local List?

A Local List is one of the tools used to conserve and enhance the historic environment. It sits alongside conservation areas and Historic England’s National Heritage List for England. It sets out information for some of the non-designated heritage assets within a local planning authority’s area and helps to provide clarity in considering the impact of development proposals on these assets. Assets on the Local List can be buildings, structures or features.

Should nominated assets not meet the criteria for inclusion on the Local List, they may be suitable for identification as a Building of Local Heritage Interest. OPDC currently has 2 existing locally listed buildings inherited from the three boroughs. These are being consulted on to continue to be included on OPDC’s Local List.

1.3 What are Buildings of Local Heritage Interest?

Buildings of Local Heritage Interest are of lesser heritage interest, or which have been extensively altered, but are part of the Old Oak and Park Royal story. They are defined in OPDC’s Heritage Strategy and are considered to be less significant in heritage terms than assets on the Local List. Buildings of Local Heritage Interest are non-designated assets.

1.4 How do Local Heritage Listings relate to OPDC's Local Plan?

[NPPF paragraph 185](#) requires local planning authorities to set out 'a positive strategy for the conservation and enjoyment of the historic environment' in their Local Plan. OPDC's strategy is set out in Local Plan Policy D8 (Heritage) and is supported by the Place Policies which provide specific guidance for particular assets.

1.5 How do Local Heritage Listings relate to statutory listed buildings, Conservation Areas and Local Character Areas?

Unlike buildings in conservation areas or statutory listed buildings, Local Heritage Listings do not benefit from statutory protection from demolition. The scale of development at Old Oak and the need to

intensify Park Royal is likely to result in harm or loss of some assets.

Historic England manages the designation of statutory listed buildings. Once statutory listed buildings are designated they are included on the National Heritage List for England and benefit from protection as 'designated heritage assets'. They are protected from demolition and listed building consent is required to make any alterations.

OPDC manages the designation of conservation areas within the OPDC area. Conservation areas are area based 'designated heritage assets'. Local Heritage Listings can be located within conservations areas but are distinct heritage assets in their own right. If an asset is located within a conservation area, permitted development rights are restricted and they benefit from control over demolition afforded by the Planning (Listed Buildings and Conservation Areas) Act 1990.

OPDC's Heritage Strategy. Once identified, these areas will be considered as non-designated heritage assets meaning they are viewed as material considerations in planning applications. If a building or structure is within a Local Character Area they do not have the additional protection offered by conservation area designations.

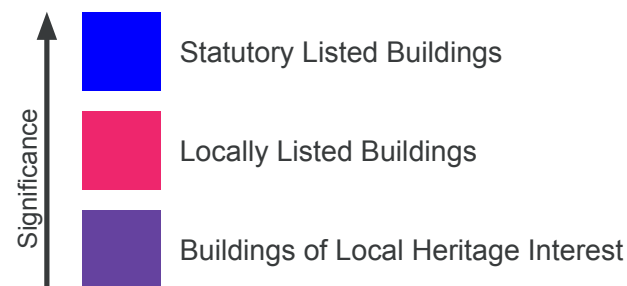
To find out more about OPDC's Conservation Areas, Local Character Areas and Statutory Listed Buildings please read [OPDC's Heritage Strategy](#).

1.6 What are the benefits of Local Heritage Listings?

OPDC considers that the development of Local Heritage Listings will secure the benefits of:

- informing development management decisions for conserving and enhancing heritage assets to inform the character of new development and wider placemaking.
- assisting OPDC in managing development while preserving and/or enhancing the character of Old Oak and Park Royal.
- generating economic benefits through the potential retention and re-use of heritage assets.

Local Character Areas are proposed in



Listed buildings and significance



OPDC's Local Plan

2. Managing Local Heritage Listings

2.1 Does it offer protection from demolition?

Locally listing a building or identifying it as a Building of Local Heritage Interest does not provide statutory protection from demolition.

The scale of development at Old Oak and the need to intensify Park Royal may result in harm to assets or their loss. In some instances, OPDC's Local Plan's Place Policies identify where assets will likely be lost. In these instances, Policy D8 (Heritage) will be implemented to require development to demonstrate how the heritage significance of a lost asset will inform the character of new development. Existing housing that is identified on the Local Heritage Listings will be protected through OPDC Local Plan Policy H5.

2.2 How does it inform planning decisions and placemaking?

Identifying a building or structure on the Local Heritage Listings defines it as a non-designated asset.

NPPF paragraph 17 identifies that the conservation of a non-designated asset is a material consideration when determining the outcome of a planning application. This helps to inform the management of the

asset and inform the balanced judgement with regard to the scale of any harm or loss.

Should the loss of a non-designated heritage asset be justified, its inclusion on the Local List or identification as a Building of Local Heritage Interest will assist in ensuring its significance informs the character of the new development. This may include retaining elements of the building or retention of, or use of similar materials and features.

Taking a pragmatic and positive approach to the conservation and enhancement of an asset's significance can help proposals demonstrate how they meet Local Plan policies on placemaking and contributing to environmental, social and economic sustainability.

It will also support the Mayor of London's aspirations for Good Growth By Design and Healthy Streets. Historic England's "Translating Good Growth for London's Historic Environment" publication identifies that heritage is fundamental to achieving Good Growth through its role in local identity and delivering economic benefits.



The Torpedo Factory, Chandos Road



Former Willesden Junction Maintenance Depot, Old Oak Lane



Railway Bridge No 8B, Grand Union Canal

3. How are the Local Heritage Listings developed?

Historic England suggest approaches for developing local heritage listings. This are set out in Historic England’s Advice Note 7: Local Heritage Listing and has inform the process being undertaken in developing OPDC’s Local Heritage Listings. This process is set out in the table below:

	Stage	Summary of process	Envisaged timings
Page 16/22	1 Identification of initial proposed Local Heritage Listings	<p>OPDC Heritage Strategy (2017), which was a supporting study to OPDC’s Revised Draft Local Plan, identifies the following assets as being appropriate for local heritage listing:</p> <ul style="list-style-type: none"> ■ 3 existing assets from local borough Local Lists; ■ 41 other proposed heritage assets recommended for the Local List; and ■ 18 other proposed heritage assets identified as Buildings of Local Heritage Interest. <p>These listings have been informed by a stakeholder workshop attended by local residents, Canal and River Trust, Grand Union Alliance, Hammersmith & Fulham Historic Buildings Group, London Borough of Hammersmith & Fulham, The Island Triangle and Residents Association, Hammersmith Society, Just Space, Ealing Civic Society, Wells House Residents Association and PLP Architecture.</p>	Summer 2016 & Spring 2017
	2 Development of draft selection criteria	<p>OPDC officers have developed draft selection criteria for the Local Heritage Listings. These criteria have been informed by Historic England’s Advice Note 7, best practice examples, local borough criteria and recommendations from Transport for London’s Heritage Advisor. The criteria are:</p> <ul style="list-style-type: none"> ■ Architecture significance ■ Historical significance and association ■ Townscape significance ■ Social / cultural significance <p>The strength of significance is defined by the components of significance exhibited by each asset and measured using the following rating:</p> <ul style="list-style-type: none"> ■ Stronger – asset strongly demonstrates significance. E.g. the asset is well-preserved with limited alterations and clearly exhibits its history in its design. ■ Weaker – asset demonstrates weak significance. E.g. the asset has been substantially altered removing a large proportion of its original fabric but the remaining historic components continue to make some positive contribution to the sense of place. 	Summer 2017

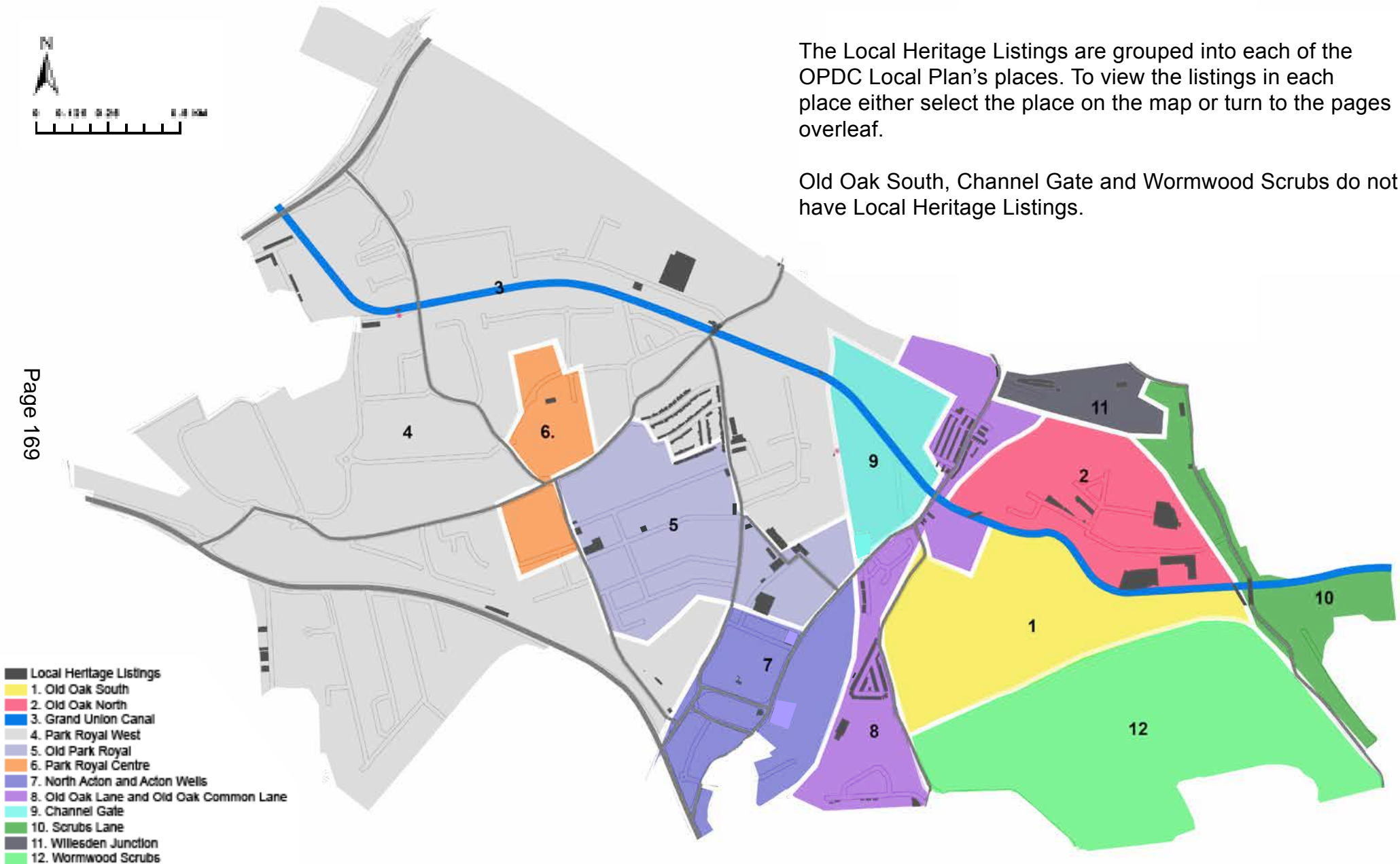
3	Assessment of proposed listings	OPDC officers have assessed the initial proposed assets identified in OPDC's Heritage Strategy against the draft selection criteria to produce the draft Local List and draft list of Buildings of Local Heritage Interest.	Summer 2017
4	Consultation	Public consultation was carried out: <ul style="list-style-type: none"> ■ Draft Local Heritage Listings (proposed assets and their classifications) ■ Draft selection criteria ■ Request for nominations to the Local Heritage Listings 	February & March 2018
5	Development of final Local Heritage Listings	Following the public consultation, OPDC officers reviewed responses to the consultation. The selection criteria were used to assess the draft Local Heritage Listings and any nominated assets for inclusion on the final Local Heritage Listings. 5 new Local Heritage Listings were identified for inclusion.	2018 to 2019
6	Adoption	The final Local Heritage Listings will be presented to OPDC Planning Committee for consideration and to OPDC Board for adoption.	Late 2019
7	Publication	If adopted, the Local Heritage Listings and selection criteria will be published on OPDC's website and used to update any relevant heritage information sources such as the Historic Environment Record. Landowners and tenants will be informed via email and/or letter.	Late 2019

Monitoring of the Local Heritage Listings will be carried out through OPDC's annual Planning Authority Monitoring Report to identify the need to review the Local Heritage Listings and selection criteria. Any review will be subject to public consultation.

4. Where and what are the Local Heritage Listings?

The Local Heritage Listings are grouped into each of the OPDC Local Plan's places. To view the listings in each place either select the place on the map or turn to the pages overleaf.

Old Oak South, Channel Gate and Wormwood Scrubs do not have Local Heritage Listings.



Old Oak North

The assets in Old Oak North are:

Locally listed buildings:

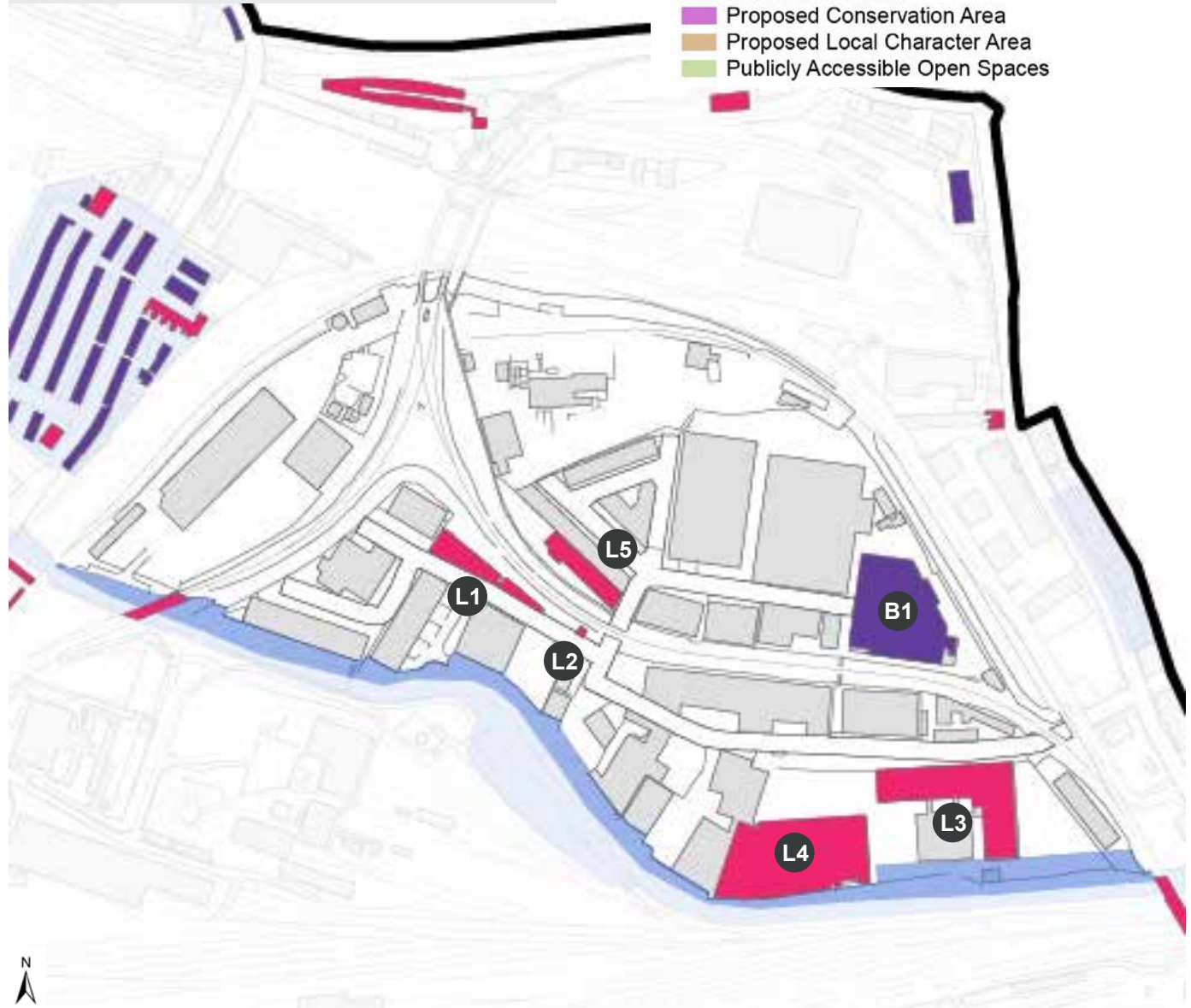
- L1. [Former Engineering Works, 17-19 Hythe Road](#)
- L2. [Hythe Road electricity sub-station](#)
- L3. [Former Rolls Royce Factory](#)
- L4. [Former Engineering Works, 44 Hythe Road](#)
- L5. [Former Bostwick Gate and Shutter works](#)

Buildings of Local Heritage Interest:

- B1. [Former engineering works, 2 Salter Street](#)

Select an asset on the map to go straight to the asset's information.

- Locally Listed Buildings
- Proposed Buildings of Local Heritage Interest
- Conservation Area
- Proposed Conservation Area
- Proposed Local Character Area
- Publicly Accessible Open Spaces



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L1. Former engineering works, 17-19 Hythe Road

Address	17-19 Hythe Road, NW10 6RT
Place	P2: Old Oak North
Significance	Historic, townscape
OPDC Heritage theme	Industrial
OPDC Heritage Character area	3.6 Hythe Road
Other heritage designations	None
Status	Local List

Description

Built between 1894 and 1913, this building comprises several phases, the earliest of which is likely to be the two-storey double-fronted house to the east (now a café).



-  L1. Former engineering works
-  Locally listed building
-  Existing Conservation Area



L2. Hythe Road electricity sub-station

Address	Hythe Road, NW10 6RT
Place	P2: Old Oak North
Significance	Historic, townscape
OPDC Heritage theme	Industrial
OPDC Heritage Character area	3.6 Hythe Road
Other heritage designations	None
Status	Local List

Description

Likely built in the early 20th Century, this is a three-storey red brick tower-like building with recessed bays and reinforced concrete sills.



-  L2. Hythe Road electricity sub-station
-  Locally listed building
-  Existing Conservation Area

L3. Former Rolls Royce Factory

Address	Hythe Road, NW10 6RR
Place	P2: Old Oak North
Significance	Architectural, Historic, Townscape
OPDC Heritage theme	Industrial
OPDC Heritage Character area	3.6 Hythe Road
Other heritage designations	Within setting of Grand Union Canal Conservation Area
Status	Local List

Description

Built in 1939-40, this purpose-built three-storey maintenance depot in Moderne style is a local landmark. It has strong horizontal elements of the façade fronting Hythe Road. The central bays around the entrances have double height square columns, decorative spandrel panels and original windows. The cladding is a recent addition. The building also has significance as the former Rolls Royce factory, employing 750 workers at its peak. The factory closed in 1982.

- L3. Former Rolls Royce Factory
- Locally listed building
- Building of Local Heritage Interest
- Existing Conservation Area



The Rolls Factory, 1980. Reproduced with permission of Hammersmith and Fulham Archives




L4. Former Engineering Works, 44 Hythe Road

Address	44 Hythe Road, NW10 6RS
Place	P2: Old Oak North
Significance	Historic, townscape
OPDC Heritage theme	Industrial
OPDC Heritage Character area	3.6 Hythe Road
Other heritage designations	Within setting of Grand Union Canal Conservation Area
Status	Local List

Description

Built in 1913, these are two-storey red brick factory buildings that back onto the Grand Union Canal and later became part of the former Rolls Royce factory complex.



-  L4. Former Engineering Works, 44 Hythe Road
-  Locally listed building
-  Existing Conservation Area



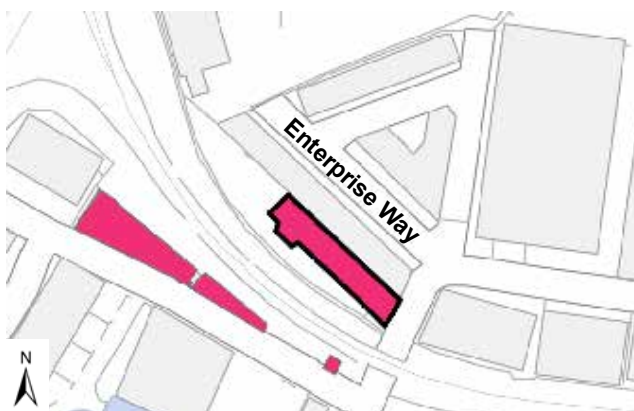
Engineering Works 1938. Reproduced with permission of Historic England

L5. Former Bostwick Gate and Shutter works

Address	South of 1-10 Enterprise Way, NW10 6UN
Place	P2: Old Oak North
Significance	Historic, townscape
OPDC Heritage theme	Industrial
OPDC Heritage Character area	3.4 Metal Yard
Other heritage designations	None
Status	Local List

Description

Built between 1894 and 1913, these are one of the earliest groups of buildings in Old Oak North. Bostwick Gate and Shutter Co. moved to Salter Street in 1907 and specialised in collapsible gates and a number of other goods invented and patented by entrepreneur Jabez Bostwick. Bostwick gates are still used today. The company ended their operations in the 1970s.



- L5. Former Bostwick Gate and Shutter works
- Locally listed building
- Existing Conservation Area

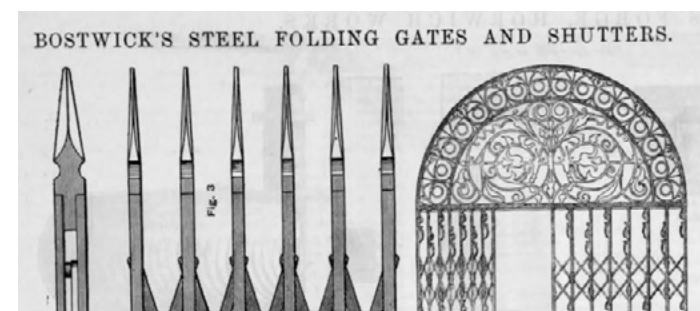


Illustration of Bostwick's steel folding gates and shutters in *The Engineer*, 1887. Reproduced with the permission of *Grace's Guide to British Industrial History*

B1. Former engineering works, 2 Salter Street

Address	2 Salter Street, NW10 6UN
Place	P2: Old Oak North
Significance	Architectural, Historic
OPDC Heritage theme	Industrial
OPDC Heritage Character area	3.5 Salter Street
Other heritage designations	None
Status	Building of Local Heritage Interest

Description

Built in 1933, this may be an original engineering works with triangular saw-tooth roof.



- B1. Former engineering works, 2 Salter Street
- Locally listed building
- Building of Local Heritage Interest
- Existing Conservation Area



Grand Union Canal

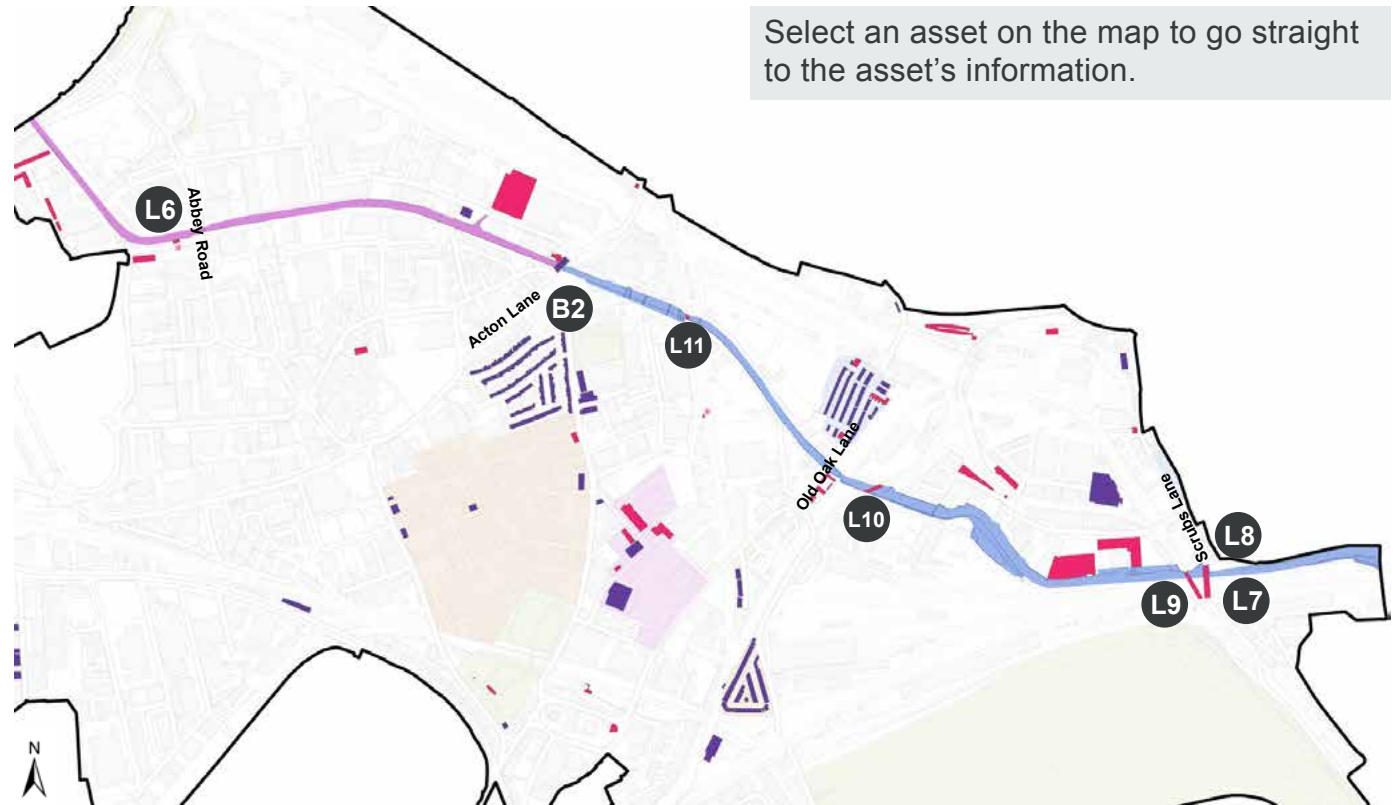
The assets along the Grand Union Canal are:

Locally listed buildings:

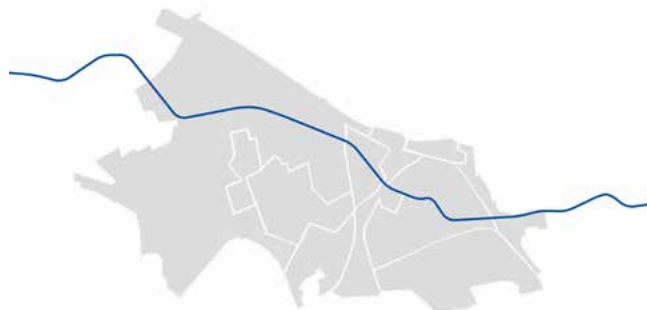
- L6. [Lengthman's Cottage](#)
- L7. [Scrubs Lane overbridge](#)
- L8. [Mitre Bridge](#)
- L9. [West London Line overbridge](#)
- L10. [Kew Curve Grand Union Canal rail bridge](#)
- L11. [Railway Bridge No 8B](#)

Buildings of Local Heritage Interest:

- L12. [Acton Lane Road bridge](#)



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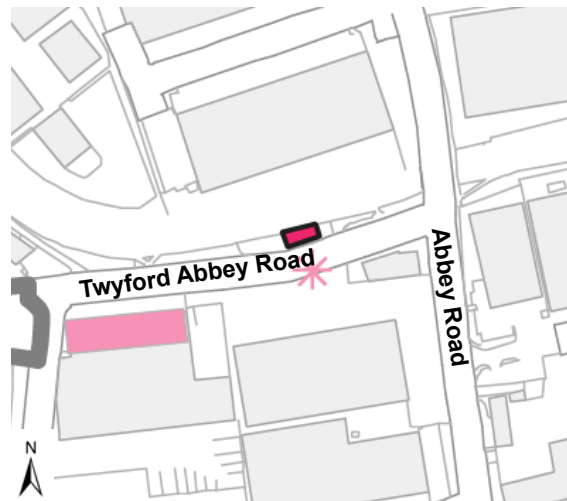


L6. Lengthman's Cottage

Address	Twyford Abbey Road, NW10 7XE
Place	P3: Grand Union Canal
Significance	Architectural, Historic, Townscape
OPDC Heritage theme	Grand Union Canal
OPDC Heritage Character area	3.32 Grand Union Canal
Other heritage designations	None
Status	Existing Locally Listed Asset

Description

Built in 1821, this two-storey Georgian canal cottage represents historic canal related activities and is one of the oldest buildings in the OPDC area. The cottage typology is unique within the OPDC area.



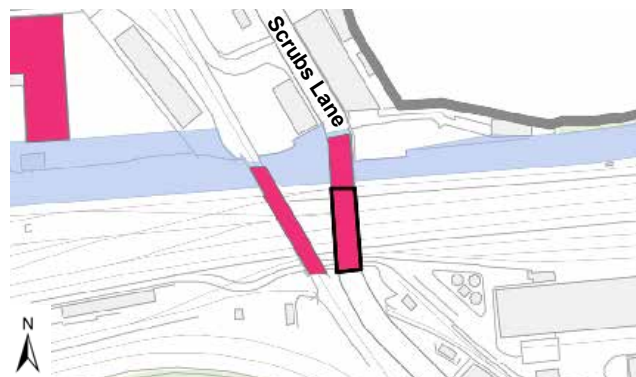
- L6. Lengthman's Cottage
- Locally listed building

L7. Scrubs Lane Overbridge

Address	Scrubs Lane, NW10 6QE
Place	P3: Grand Union Canal
Significance	Architectural, Historic, Townscape
OPDC Heritage theme	Rail and Grand Union Canal
OPDC Heritage Character area	3.7 Railway South
Other heritage designations	Grand Union Canal Conservation Area. Setting of St. Mary's Conservation Area
Status	Local List

Description

Reconstructed by the Great Western Railway c. 1905, this is a single-span bowstring truss bridge, constructed of steel with purple and red engineering brick abutments. The structure has a degree of aesthetic value and is a local landmark being part of a group of bridges with different designs along this small section of the Grand Union Canal. It is believed to be contemporary with Mitre Bridge.



- L7. Scrubs Lane overbridge
- Locally listed building
- Existing Conservation Area



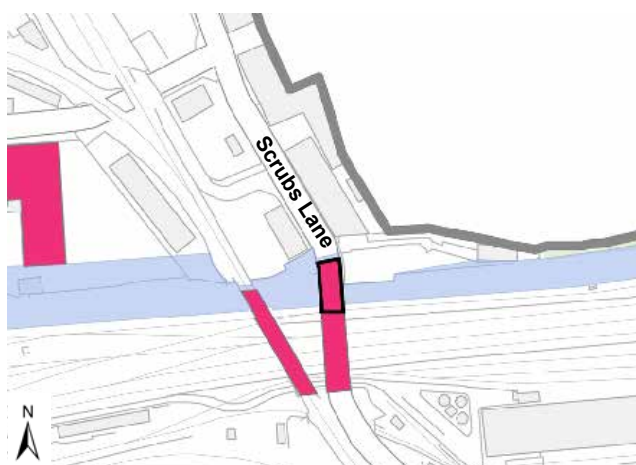
L8. Mitre Bridge

Address	Scrubs Lane, NW10 6QE
Place	P3: Grand Union Canal
Significance	Architectural, Historic, Townscape
OPDC Heritage theme	Rail and Grand Union Canal
OPDC Heritage Character area	3.32 Grand Union Canal
Other heritage designations	Grand Union Canal Conservation Area. Setting of St. Mary's Conservation Area
Status	Local List

Description

Reconstructed by Mayoh and Haley Ltd c.1905, this is a colourful hogback over-bridge with flanged steel plates. It contributes significantly to the identity of the area and is part of a group of bridges with different designs along this small section of the Grand Union Canal. It is likely to be named after the Mitre Tavern which was located to the north east of the bridge.

- L8. Mitre Bridge
- Locally listed building
- Existing Conservation Area

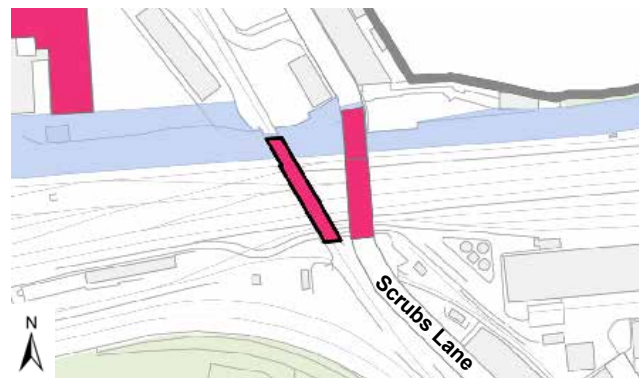


1866 map showing the location of Mitre bRidge and the potential location of the Mitre Tavern to the north east. Reproduced with permission of the National Library of Scotland

L9. West London Line Overbridge

Address	Near Scrubs Lane, NW10 6QE
Place	P3: Grand Union Canal
Significance	Architectural, Historic, Townscape
OPDC Heritage theme	Rail and Grand Union Canal
OPDC Heritage Character area	3.32 Grand Union Canal
Other heritage designations	Grand Union Canal Conservation Area
Status	Local List

Description
 Likely constructed by the L&NWR c.1908 to replace a four-arched bricked bridge, this is a single-span skew bridge with braced steel trusses. It contributes to the identity of the area and is part of a group of bridges with different designs along this small section of the Grand Union Canal.



- L9. West London Line overbridge
- Locally listed building
- Existing Conservation Area

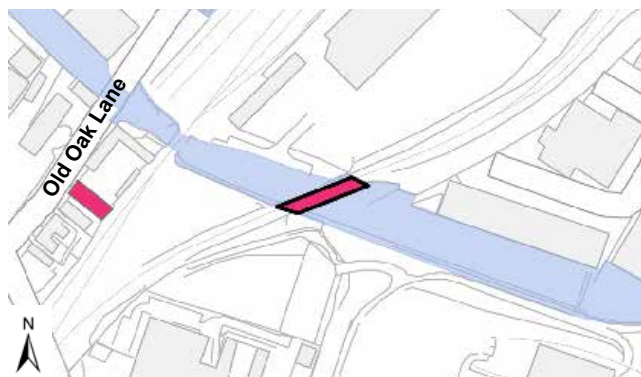


L10. Kew Curve Bridge

Address	Near Old Oak Lane road bridge
Place	P3: Grand Union Canal
Significance	Architectural, Historic, Townscape
OPDC Heritage theme	Rail and Grand Union Canal
OPDC Heritage Character area	3.32 Grand Union Canal
Other heritage designations	Grand Union Canal Conservation Area
Status	Local List

Description

Typically constructed in the early 20th century, this bridge has bow string truss construction with brick abutments. It is a characteristic example of railway engineering.



- L10. Kew Curve bridge
- Locally listed building
- Existing Conservation Area

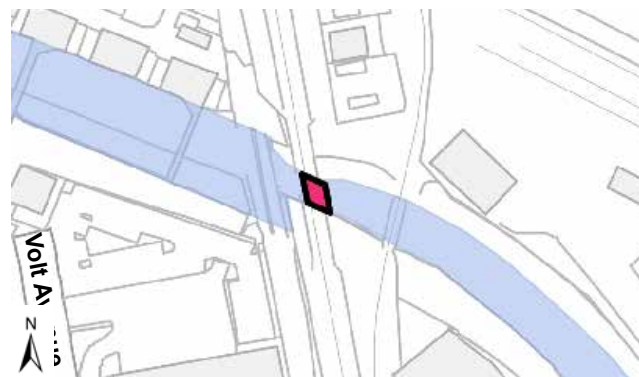




L11. Railway Bridge Number 8B

Address	Near Channel Gate Road, NW10 6UA
Place	P3: Grand Union Canal
Significance	Architectural, Historic, Townscape
OPDC Heritage theme	Rail and Grand Union Canal
OPDC Heritage Character area	3.32 Grand Union Canal
Other heritage designations	Canalside Conservation Area
Status	Local List

Description

Constructed in the Victorian period, this skew bridge is the oldest bridge along this stretch of the Grand Union Canal. It is an example of high quality Victorian brickwork, particularly in the underside of the brick arches. It is a significant positive contributor to identify of the local area and the experience of the canal from the towpath.



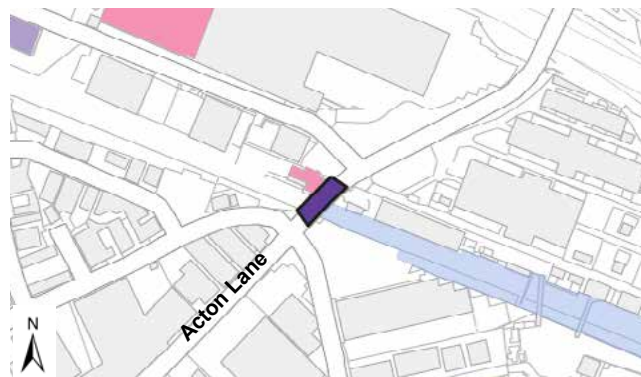
 L11. Railway Bridge No 8B
 Existing Conservation Area

B2. Acton Lane Bridge

Address	Acton Lane bridge over Grand Union Canal, NW10 7NH
Place	P3: Grand Union Canal
Significance	Architectural, Townscape
OPDC Heritage theme	Grand Union Canal
OPDC Heritage Character area	3.32 Grand Union Canal
Other heritage designations	Canalside Conservation Area
Status	Building of Local Heritage Interest

Description

The Acton Lane Road bridge has group value with the Grand Junction Arms. The bridge is constructed with purple brick, Bath Stone banding with cast iron panels and has been widened and reconstructed. It was known as “The Red Bridge” by residents of the Lower Place community.



- B2. Acton Lane bridge
- Locally listed building
- Building of Local Heritage Interest
- Existing Conservation Area

Park Royal West

The assets in Park Royal West are:


Locally listed buildings:

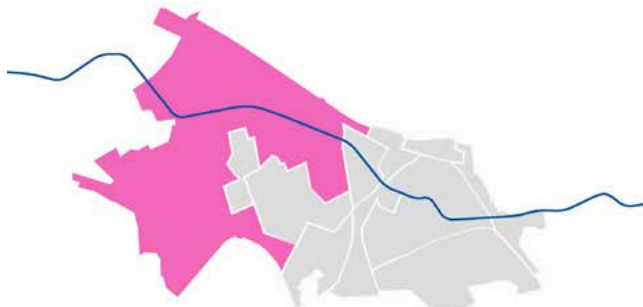
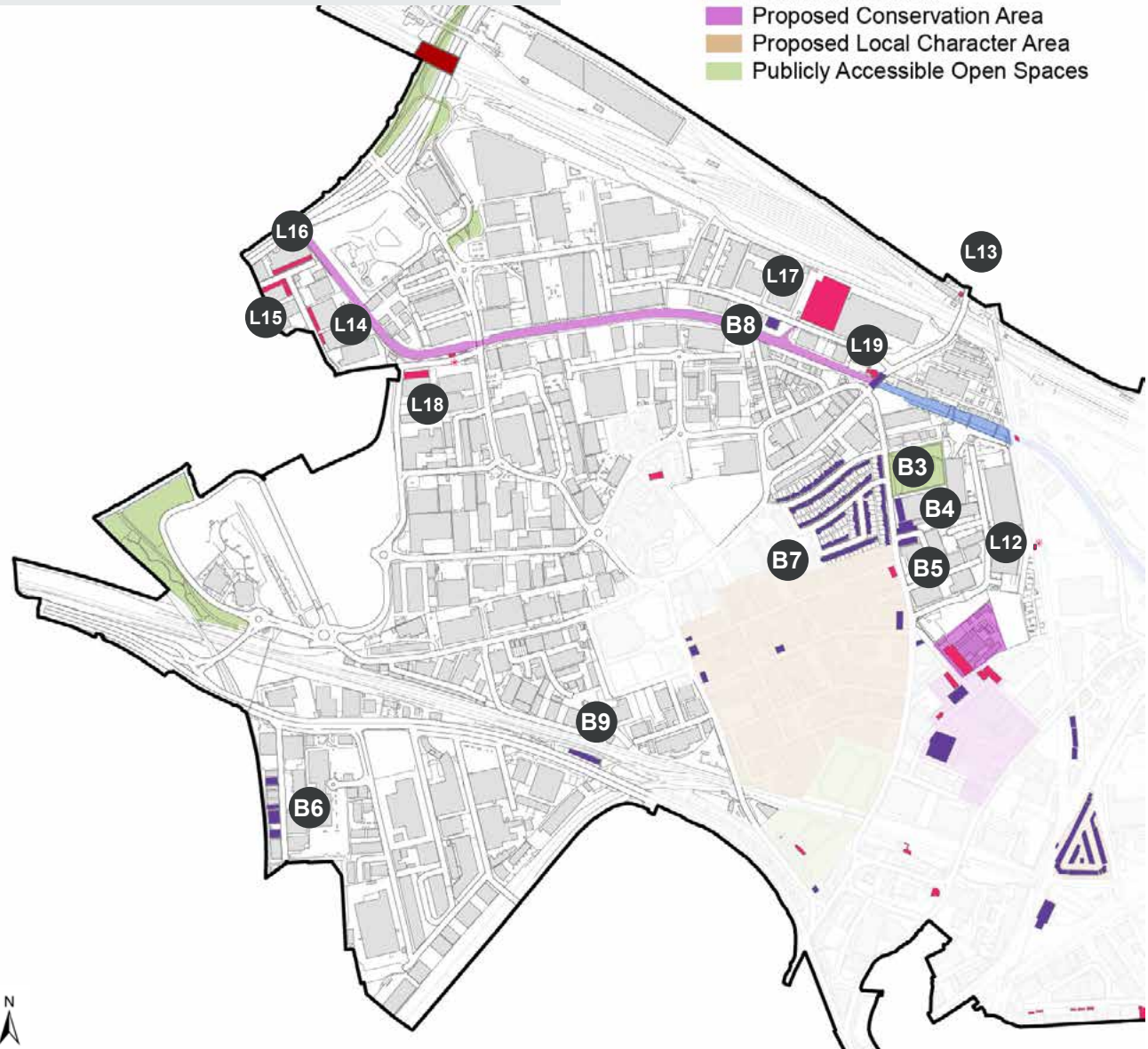
- L12. [Acton Canal Wharf Signal Box](#)
- L13. [Harlesden Station](#)
- L14. [308-310 Elveden Road](#)
- L15. [Dan House](#)
- L16. [304-306 Elveden Road](#)
- L17. [McVitie's building](#)
- L18. [Former print works](#)
- L19. [Grand Junction Arms Public House](#)

Buildings of Local Heritage Interest:

- B3. [Former Chase House](#)
- B4. [63 North Acton Road](#)
- B5. [65 North Acton Road](#)
- B6. [154, 159, 160, JSP House](#)
- B7. [Terraced houses on Wesley Avenue, Harold Road, Newark Crescent and North Acton Road.](#)
- B8. [Factory building, Waxlow Road](#)
- B9. [Wendover Court](#)

Select an asset on the map to go straight to the asset's information.

-  Locally Listed Buildings
-  Proposed Buildings of Local Heritage Interest
-  Conservation Area
-  Proposed Conservation Area
-  Proposed Local Character Area
-  Publicly Accessible Open Spaces



L12. Acton Canal Wharf Signal Box

Address	East of Volt Avenue, adjacent to rail line
Place	P4: Park Royal West
Significance	Architectural, Historic
OPDC Heritage theme	Rail
OPDC Heritage Character area	3.12 St Leonard's Road
Other heritage designations	None
Status	Existing Locally Listed Asset

Description

Built around 1895, this signal box has been refurbished and extended recently to provide facilities for the signaller on duty. According to railway enthusiasts, this is one of only two boxes that has a rarer type of block instrument still in use that has no 'Line Clear Release' on section signals. The other of this kind is at Neasden Junction.



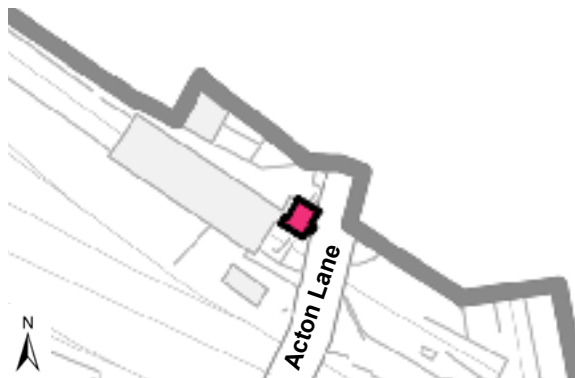
 L12. Acton Canal Wharf Signal Box


L13. Harlesden Station ticket office

Address	Acton Lane, NW10 8UP
Place	P4: Park Royal West
Significance	Architectural, Historic
OPDC Heritage theme	Rail
OPDC Heritage Character area	3.33 Railway North
Other heritage designations	None
Status	Local List

Description

Opened in June 1912, this ticket office is a single-storey red brick building with stone dressings and a hipped slate roof. It has Jacobean architecture with mullion and transom windows.



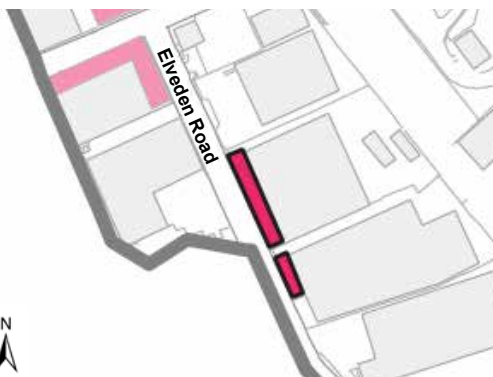
 L13. Harlesden Station ticket office



L14. 308-310 Elveden Road

Address	308-310 Elveden Road, NW10 7ST
Place	P4: Park Royal West
Significance	Architectural, Historic, Townscape
OPDC Heritage theme	Industrial
OPDC Heritage Character area	3.26 Elveden Road
Other heritage designations	None
Status	Local List

Description

Built in the inter-war period, these are a pair of symmetrical buildings with streamlined windows, flag poles and Art Deco features to the office components of the buildings. The buildings are part of a small group of factories in Elveden Road from the same period.



-  L14. 308-310 Elveden Road
-  Locally listed building

L15. Dan House

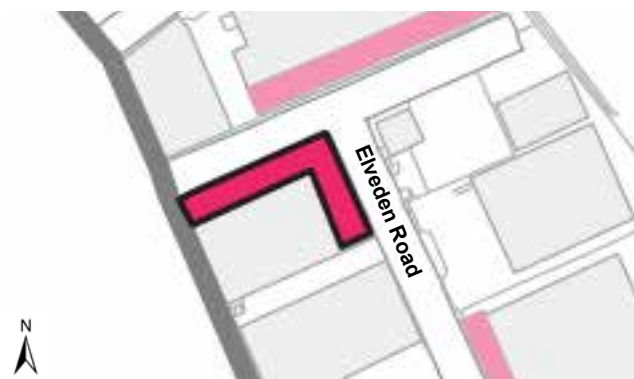
Address	Elveden Road, NW10 7ST
Place	P4: Park Royal West
Significance	Architectural, Historic, Townscape
OPDC Heritage theme	Industrial
OPDC Heritage Character area	3.26 Elveden Road
Other heritage designations	None
Status	Local List

Description

Built in the 1930s, this is a two-storey factory. It is a red brick building with distinctive expressed rounded corner to the office frontage. The office component of the building has group value with other factories of a similar date in Elveden Road.



-  L15. Dan House
-  Locally listed building





L16. 304-306 Elveden Road

Address	304-306 Elveden Road, NW10 7SY
Place	P4: Park Royal West
Significance	Architectural, Historic, Townscape
OPDC Heritage theme	Industrial
OPDC Heritage Character area	3.26 Elveden Road
Other heritage designations	None
Status	Local List

Description

Built in the 1930s, this is a two-storey factory constructed with red brick laid in flemish bond. The steel windows are in 'moderne' style. The office component of the building has group value with other factories of similar date in Elveden Road.



-  L16. 304-306 Elveden Road
-  Locally listed building

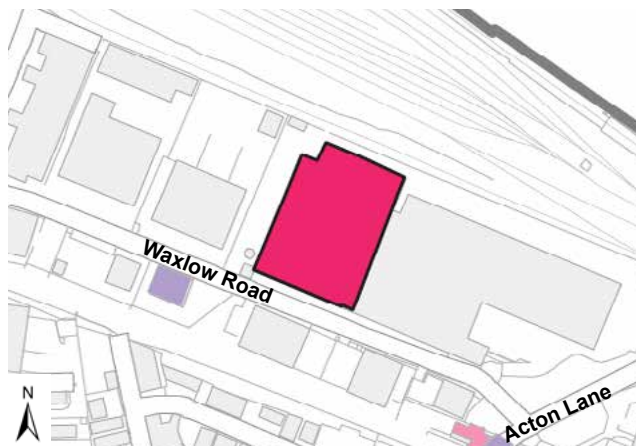


L17. McVitie's biscuit works

Address	10 Waxlow Rd, NW10 7NY
Place	P4: Park Royal West
Significance	Architectural, Historic, Townscape
OPDC Heritage theme	Industrial
OPDC Heritage Character area	3.25 Permier Park
Other heritage designations	None
Status	Local List

Description

Built in the 1930s, this building is the only historic survivor from the McVitie's biscuit works. It is constructed of smooth red brick (Accrington or similar type brick) with stone dressings presented on façades.



- L17. McVitie's biscuit works
- Locally listed building
- Building of Local Heritage Interest



McVities & Price factory, 1915 Reproduced with permission of Historic England

L18. Former print works

Address	Corner of Twyford Abbey Road and Rainsford Road, NW10 7XE
Place	P4: Park Royal West
Significance	Architectural, Historic, Townscape
OPDC Heritage theme	Industrial
OPDC Heritage Character area	3.24 Abbey Road
Other heritage designations	None
Status	Local List

Description

Built in the 1930s-40s, the office component of this canal facing building is constructed of brown brick with metal windows (Crittall or similar) in Moderne Style. It has well-preserved strong horizontal elements of the façade with vertically expressed stair cores. The building also has significance as the former printworks for the Radio Times.



- L18. Former print works
- Locally listed building

L19. Grand Junction Arms Public House

Address	Acton Lane, NW10 7AD
Place	P7: North Acton and Acton Wells
Significance	Architectural, Historic, Townscape, Social/Cultural
OPDC Heritage theme	Industrial and Grand Union Canal
OPDC Heritage Character area	3.25 Premier Park
Other heritage designations	Setting of Canalside Conservation Area
Status	Local List

Description

Built in 1861, The Grand Junction Arms (formerly known as Grand Junction and Railway Inn) was built on the site of a beer-house and is a local landmark. The building was altered during the inter-war years with a new façade and retains green glazed tiling on the ground floor with a central gabled dormer and notable cartouches and columns.



- L19. Grand Junction Arms Public House
- Building of Local Heritage Interest
- Existing Conservation Area



B3. Former Chase House

Address	55-61 North Acton Road, NW10 6PH
Place	P4: Park Royal West
Significance	Architectural, Historic, Townscape
OPDC Heritage theme	Industrial
OPDC Heritage Character area	3.21 Standard Road
Other heritage designations	None
Status	Building of Local Heritage Interest

Description

Built in the 1930s/40s, the office component of this building has a double height red-brick columned facade.



- B3. Former Chase House
- Building of Local Heritage Interest



B4. 63 North Acton Road

Address	63 North Acton Road, NW10 6PJ
Place	P4: Park Royal West
Significance	Architectural, Historic
OPDC Heritage theme	Industrial
OPDC Heritage Character area	3.19 Powergate Business Park
Other heritage designations	None
Status	Building of Local Heritage Interest

Description

One of the earliest buildings to be constructed in the area, this building is an example of a saw-tooth roofed building.





-  B4. 63 North Acton Road
-  Building of Local Heritage Interest

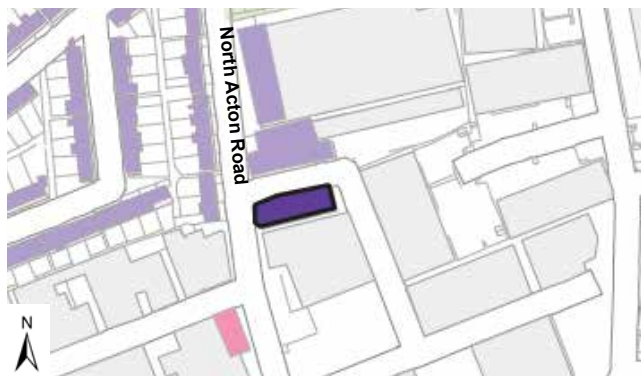
B5. 65 North Acton Road

Address	65 North Acton Road, NW10 6PJ
Place	P4: Park Royal West
Significance	Architectural
OPDC Heritage theme	Industrial, Townscape
OPDC Heritage Character area	3.19 Powergate Business Park
Other heritage designations	None
Status	Building of Local Heritage Interest

Description

A three-storey building with original steel framed windows to the rear and an unusual entrance with a cut away corner.

-  B5. 65 North Acton Road
-  Building of Local Heritage Interest

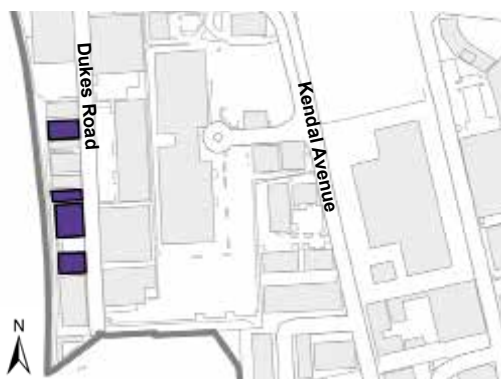


B6. 154, 159, 160, JSP House Dukes Road

Address	154, 159, 160, JSP House, Dukes Road, W3 0SL
Place	P4: Park Royal West
Significance	Architectural, Historic
OPDC Heritage theme	Industrial
OPDC Heritage Character area	3.21 Standard Road
Other heritage designations	None
Status	Building of Local Heritage Interest

Description

Built in the 1930s, this group of buildings retains original steps, brick-work and brick-on-edge parapets which contribute positively to the street-scene.



 B6. 154, 159, 160, JSP House

B7. Terraced houses on Wesley Avenue, Harold Road, Newark Crescent and North Acton Road

Address	Wesley Avenue, Harold Road, Newark Crescent and North Acton Road
Place	P4: Park Royal West
Significance	Historic
OPDC Heritage theme	Residential
OPDC Heritage Character area	3.20 Wesley Avenue
Other heritage designations	None
Status	Building of Local Heritage Interest

Description

Built in the 1930s, these rows of terraced housing were constructed for employees of Harold Wesley stationary manufacturers and have group value.



1951 advert for Harold Wesley Ltd., that built the Wesley Estate. Reproduced with permission of Grace's Guide to British Industrial History

B7. Terraced houses
 Building of Local Heritage Interest

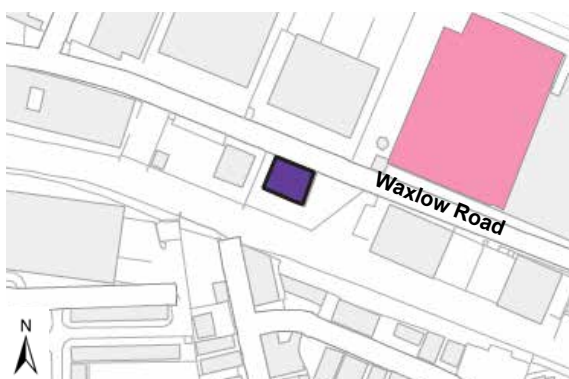





B8. Factory building, Waxlow Road

Address	Waxlow Road
Place	P4: Park Royal West
Significance	Architectural, Historic
OPDC Heritage theme	Industrial
OPDC Heritage Character area	3.25 Premier Park
Other heritage designations	None
Status	Building of Local Heritage Interest

Description

Built in the 1930s, this is a red-brick gabled factory.



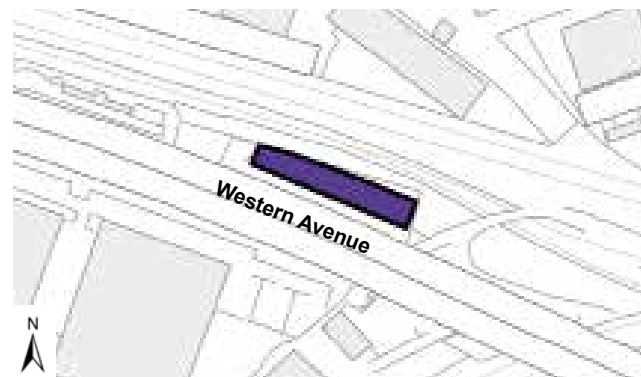
-  B8. Factory building, Waxlow Road
-  Locally listed building
-  Building of Local Heritage Interest

B9. Wendover Court

Address	20 Western Avenue, W3 0TG
Place	P4: Park Royal West
Significance	Architectural, Town- scape
OPDC Heritage theme	Residential
OPDC Heritage Character area	3.31 Western Avenue
Other heritage designations	None
Status	Building of Local Herit- age Interest

Description

Built in the 1940s, this is a symmetrical red-brick building with art-deco features and is a positive contributor to Western Avenue.



 B9. Wendover Court

Old Park Royal

The assets in Old Park Royal are:







Locally listed buildings:

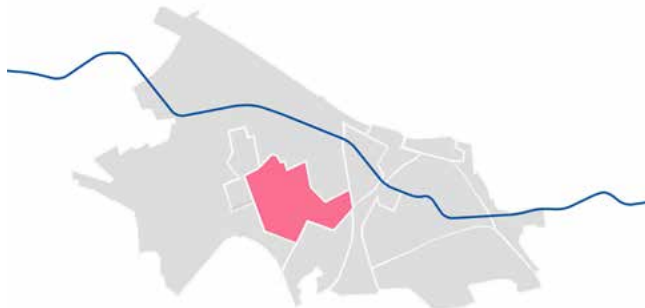
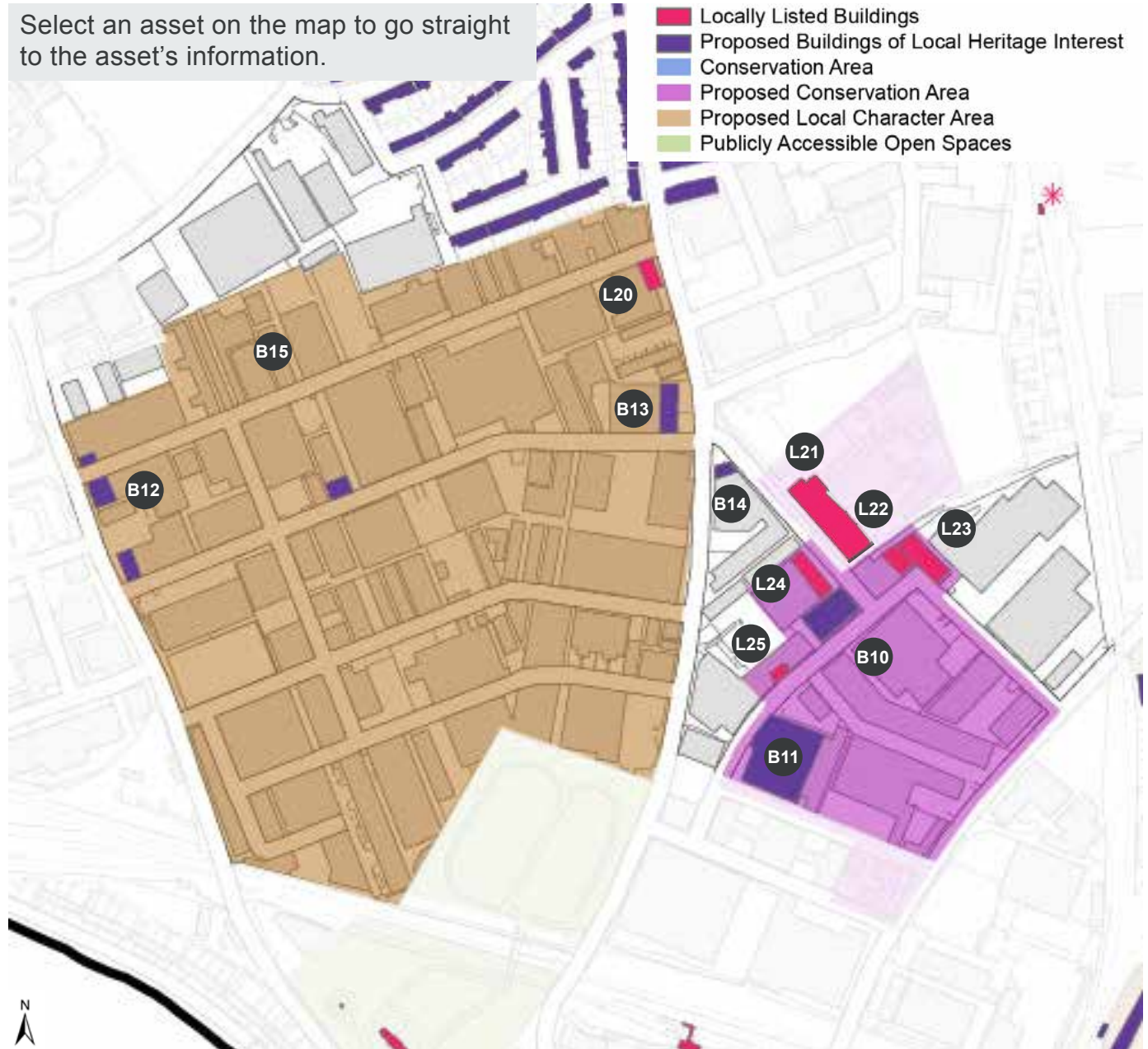
- L20. [Former Compton Works](#)
- L21. [Former metal refinery](#)
- L22. [Torpedo Factory](#)
- L23. [Former Rotax Works](#)
- L24. [5 Bashley Road](#)
- L25. [The Print House](#)

Buildings of Local Heritage Interest:

- B10. [Wimpole House](#)
- B11. [Acton Business School](#)
- B12. [51, 47-49, 39-43 Park Royal Road](#)
- B13. [12-14 Chase Road](#)
- B14. [25-29 Chase Road](#)
- B15. [44 Minerva Road](#)

Select an asset on the map to go straight to the asset's information.

-  Locally Listed Buildings
-  Proposed Buildings of Local Heritage Interest
-  Conservation Area
-  Proposed Conservation Area
-  Proposed Local Character Area
-  Publicly Accessible Open Spaces

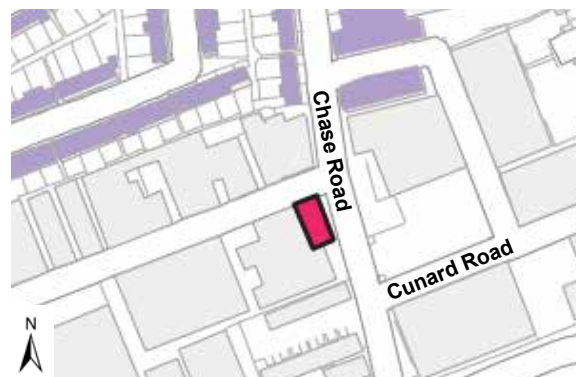


L20. Former Compton works

Address	Former Compton works, Chase Road
Place	P5: Old Park Royal
Significance	Architectural, Historic, Townscape
OPDC Heritage theme	Industrial
OPDC Heritage Character area	3.21 Standard Road
Other heritage designations	None
Status	Local List

Description

Rebuilt after bomb damage in WWII, the office component of this building has a striking presence on Chase Road.



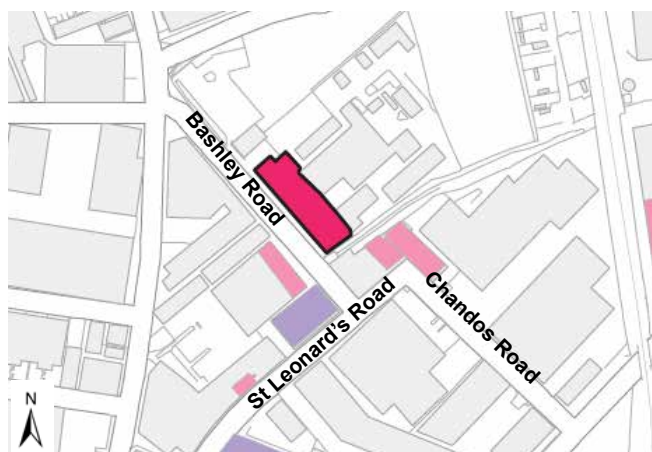
- L20. Former Compton works
- Building of Local Heritage Interest

L21. Former metal refinery

Address	Bashley Road, NW10 6SN
Place	P5: Old Park Royal
Significance	Architectural, Historic, Townscape
OPDC Heritage theme	Industrial
OPDC Heritage Character area	3.12 St Leonard's Road
Other heritage designations	None
Status	Local List

Description

Built in 1925, this is an impressive two-storey symmetrical red brick. It is loosely Classical in style, with the red brick contrasting with artificial stone lintels, pediment and architraves. It was likely used for offices for the metal refinery.



- L21 Former metal refinery
- Locally listed building
- Building of Local Heritage Interest



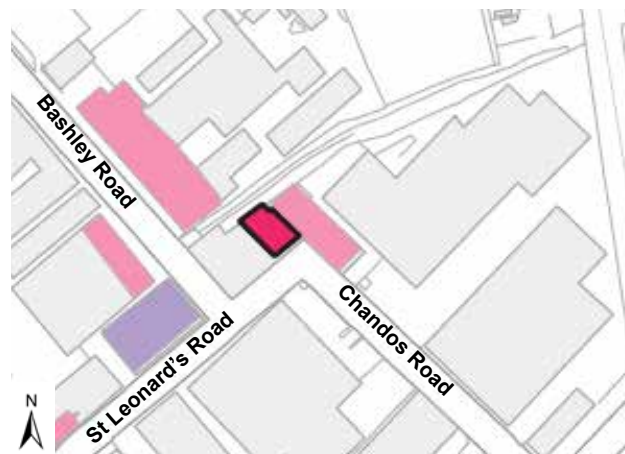
1937 aerial view of the Metal Refinery. Reproduced with permission of Historic England

L22. The Torpedo Factory

Address	St. Leonard's Road, NW10 6ST
Place	P5: Old Park Royal
Significance	Architectural, Historic, Townscape
OPDC Heritage theme	Industrial
OPDC Heritage Character area	3.12 St Leonard's Road
Other heritage designations	None
Status	Local List

Description

Built between 1921 and 1931 on the site of a soap works, this is a striking symmetrical three storeys red brick building with restrained Classical façade detailing and prominent bold signage. Viewed as a local landmark it provides a strong positive relationship to the street reflecting the early industrial heritage of Old Park Royal.



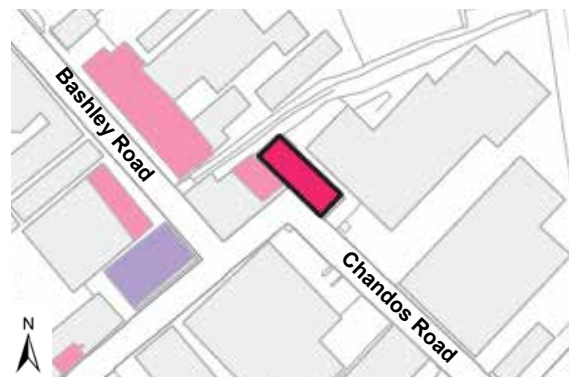
1937 aerial view of The Torpedo Factory. Reproduced with permission of Historic England

L23. Former Rotax Works

Address	1 Chandos Road, NW10 6NF
Place	P5: Old Park Royal
Significance	Historic, Townscape
OPDC Heritage theme	Industrial
OPDC Heritage Character area	3.12 St Leonard's Road
Other heritage designations	None
Status	Local List

Description

Built before 1920, this is a three-storey red brick building and subsequently used for the manufacture of aircraft engines. Although altered (the windows have been replaced), the building has historical significance. Rotax Ltd. was located here during the 1900s and manufactured equipment for aircraft. It was one of 26 aviation-related firms based in and around Park Royal in 1958.



- L23. Former Rotax Works
- Locally listed building
- Building of Local Heritage Interest



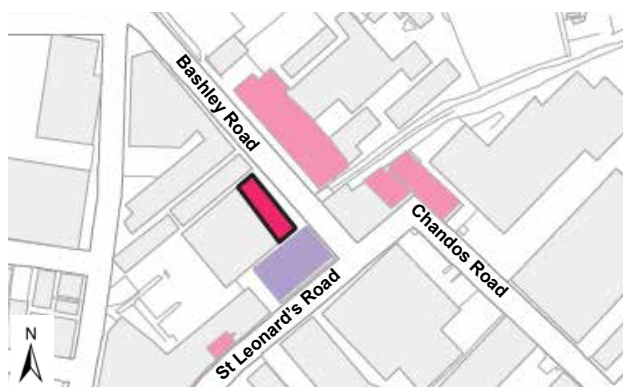
1921 aerial view of the Rotax Works, with fields in the background. Reproduced with permission of Historic England.




L24. 5 Bashley Road

Address	NW10 6SD
Place	P5: Old Park Royal
Significance	Architectural, Historic, Townscape
OPDC Heritage theme	Industrial
OPDC Heritage Character area	3.12 St Leonard's Road
Other heritage designations	None
Status	Local List

Description

Built in the 1960s, the office component of this building has an unusual façade with an Art Deco style comprising contrasting green and white tiles that adds visual interest to the street. The building appears to have been rebuilt behind the frontage block.



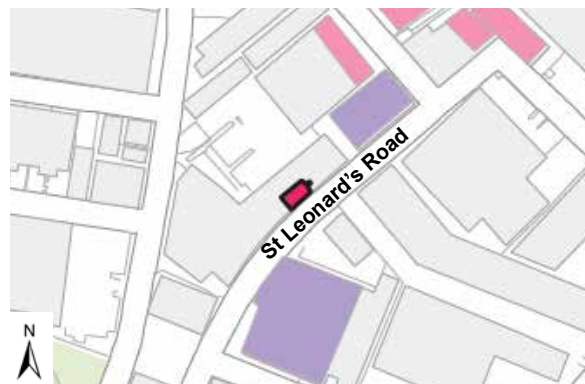
-  L24. 5 Bashley Road
-  Locally listed building
-  Building of Local Heritage Interest




L25. The Print House

Address	St. Leonard's Road, NW10 6ST
Place	P5: Old Park Royal
Significance	Architectural, Historic, Townscape
OPDC Heritage theme	Industrial
OPDC Heritage Character area	3.12 St Leonard's Road
Other heritage designations	None
Status	Local List

Description

Built in the early 20th Century, this commercial building is distinctive from other buildings on St Leonard's Road by virtue of its brick lintels and corner details as well as its roughcast rendering. It is one of the earliest commercial buildings in Old Park Royal.



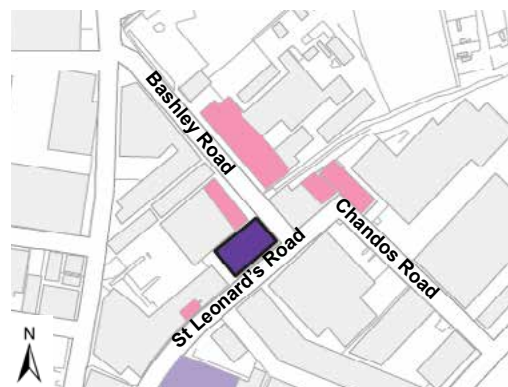
-  L25. The Print House
-  Locally listed building
-  Building of Local Heritage Interest

B10. Wimpole House

Address	1 Bashley Road, NW10 6TE
Place	P5: Old Park Royal
Significance	Architectural, Historic
OPDC Heritage theme	Industrial
OPDC Heritage Character area	3.12 St Leonard's Road
Other heritage designations	None
Status	Building of Local Heritage Interest

Description

This building is a representative example of saw tooth triangular roofing.



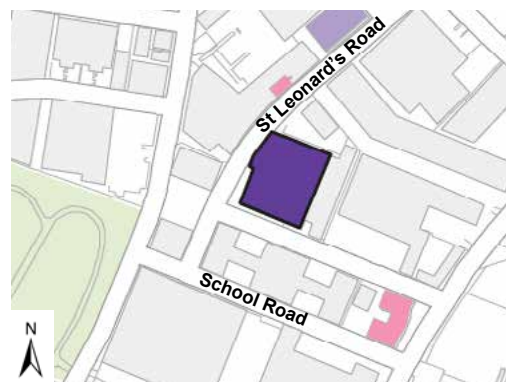
-  B10. Wimpole House
-  Locally listed building

B11. Acton Business School

Address	Acton Business School, School Road, NW10 6TD
Place	P5: Old Park Royal
Significance	Architectural, Historic, Townscape
OPDC Heritage theme	Industrial
OPDC Heritage Character area	3.12 St Leonard's Road
Other heritage designations	None
Status	Building of Local Herit- age Interest

Description

Built in the 1930s, this building is a representative example of 1930s manufactory.



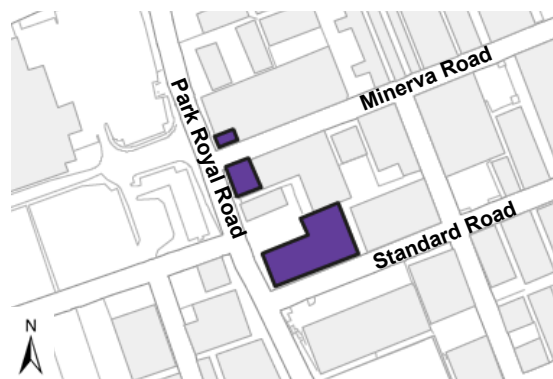
- B11. Acton Business School
- Locally listed building
- Building of Local Heritage Interest

B12. 51, 47-49, 39-43 Park Royal Road

Address	51, 47-49, 39-43 Park Royal Road
Place	P5: Old Park Royal
Significance	Architectural, Historic, Townscape
OPDC Heritage theme	Industrial
OPDC Heritage Character area	3.21 Standard Road
Other heritage designations	None
Status	Building of Local Heritage Interest

Description

A group of buildings with attractive brick facades, mostly in a loosely classical idiom.



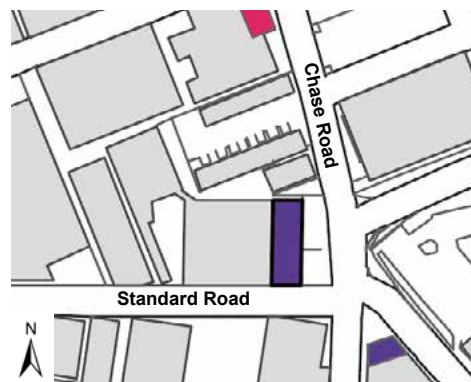
 B12. 51, 47-49, 39-43 Park Royal Road




B13. 12-14 Chase Road, Former Bottling Works

Address	12-14 Chase Road, NW10 6EZ
Place	P5: Old Park Royal
Significance	Historic, Townscape
OPDC Heritage theme	Industrial
OPDC Heritage Character area	3.21 Standard Road
Other heritage designations	None
Status	Building of Local Heritage Interest

Description

Built in the Edwardian period, this building retains restrained classical elements of its facade and is a positive contributor to the public realm of Chase Road.



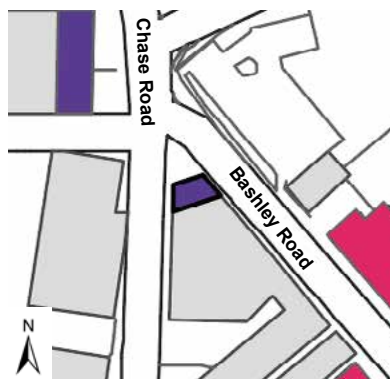
-  B13. 12-14 Chase Road
-  Locally listed building
-  Building of Local Heritage Interest




B14. 25-29 Chase Road, Former Radio Works

Address	25-29 Chase Road, NW10 6TA
Place	P5: Old Park Royal
Significance	Architectural, Historic, Townscape
OPDC Heritage theme	Industrial
OPDC Heritage Character area	3.12 St Leonard's Road
Other heritage designations	None
Status	Building of Local Herit- age Interest

Description

Built in the 1930s, this building was likely the offices to the former radio works. It retains Art Deco features to its facade at a prominent location at the junction of Chase Road and Bashley Road.



-  B14. 25-29 Chase Road
-  Locally listed building
-  Building of Local Heritage Interest

B15. 44 Minerva Road, Former Lyons Electronic Office

Address	44 Minerva Road, NW10 6HJ
Place	P5: Old Park Royal
Significance	Architectural, Historic, Townscape
OPDC Heritage theme	Industrial
OPDC Heritage Character area	3.21 Standard Road
Other heritage designations	None
Status	Building of Local Herit- age Interest

Description

Built in the 1930s, this building was developed by the Allnatt brothers for J Lyons presenting a muted streamline Art Moderne to its facade with elaboration around the door. The building was used by J Lyons for the manufacture of the Lyons Electronic Office - the world's first business computer.



 B15. 44 Minerva Road

Park Royal Centre

The assets in Park Royal Centre are:

Locally listed buildings:

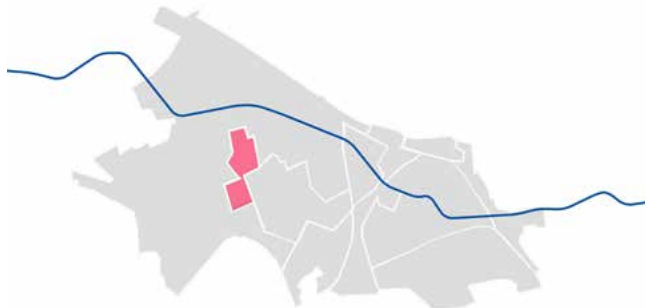
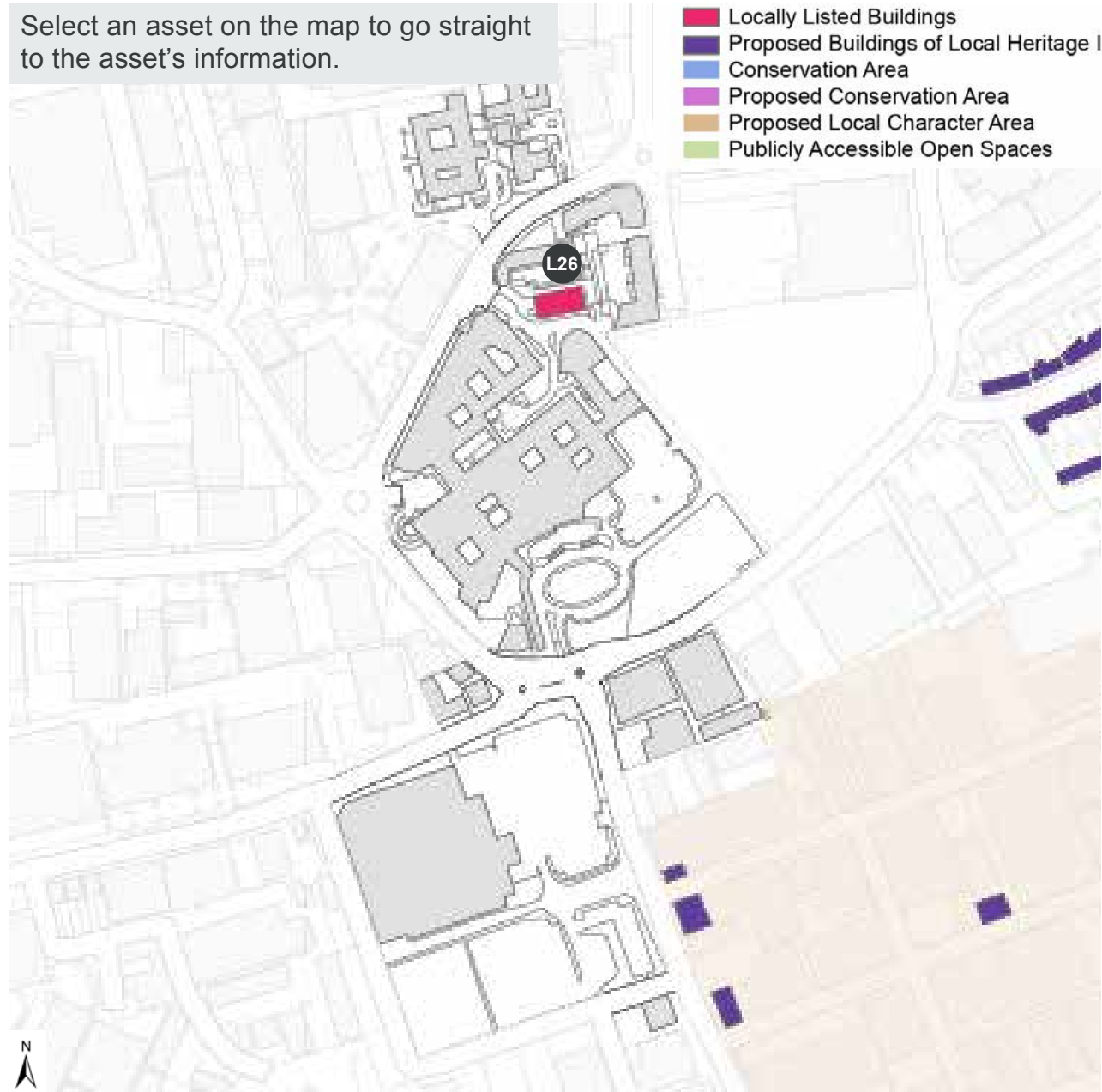
L26. [The Old Refectory](#)

Buildings of Local Heritage Interest:

None

Select an asset on the map to go straight to the asset's information.

- Locally Listed Buildings
- Proposed Buildings of Local Heritage Interest
- Conservation Area
- Proposed Conservation Area
- Proposed Local Character Area
- Publicly Accessible Open Spaces

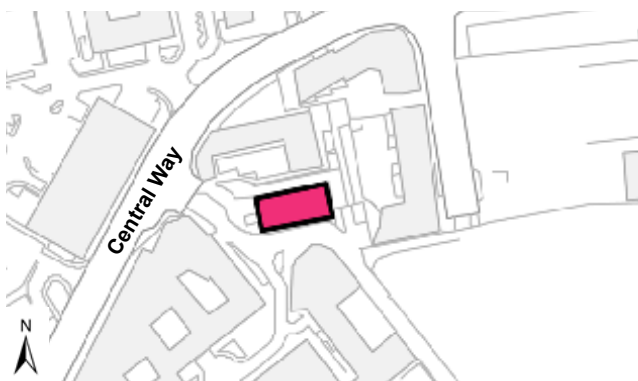



L26. The Old Refectory

Address	Central Middlesex Hospital, Central Way, NW10 7NS
Place	P6: Park Royal Centre
Significance	Architectural, Historic, Townscape, Social/Cultural
OPDC Heritage theme	Residential
OPDC Heritage Character area	3.23 Central Middlesex Hospital
Other heritage designations	None
Status	Local List

Description

Built in 1908, this two-storey building is comprised of London stock brick with red brick dressings. It has a hipped slate roof with lower sections, and large Diocletian windows at the upper level. It is the principal survivor of the Willesden workhouse, constructed as the workhouse dining hall constructed as part of a second phase of works.



 L26. The Old Refectory

North Acton and Acton Wells

The assets in North Acton and Acton Wells are:

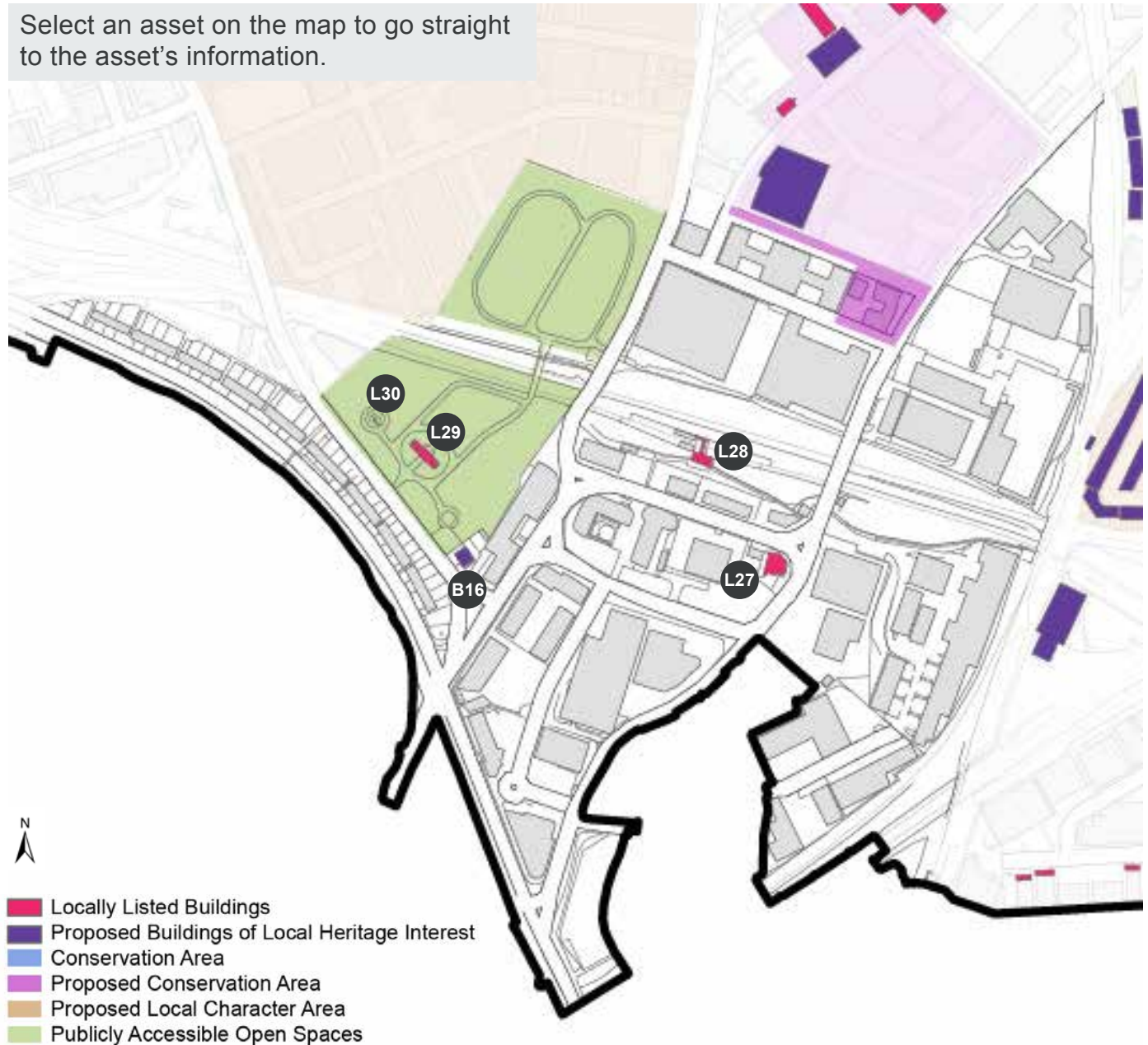
Locally listed buildings:

- L27. [The Castle Public House](#)
- L28. [North Acton Station](#)
- L29. [Anglican and Non-Conformist chapels](#)
- L30. ['Cross of Sacrifice' War Memorial](#)

Buildings of Local Heritage Interest:

- B16. [Brett's Villas](#)

Select an asset on the map to go straight to the asset's information.



L27. The Castle Public House

Address	Victoria Road, North Acton, W3 6UL
Place	P7: North Acton and Acton Wells
Significance	Architectural, Historic, Townscape, Social/Cultural
OPDC Heritage theme	Industrial
OPDC Heritage Character area	3.10 Wales Farm Road
Other heritage designations	None
Status	Local List

Description

Built in 1938, The Castle Pub is a two-storey building demonstrating a successful example of applying a Victorian 'free style' to a public house. Originally built to serve the surrounding industries of North Acton, it has a rich social history as the former popular destination for actors from the adjacent BBC Television Rehearsal Rooms. It has a spirited and eclectic design, combining mock-Tudor decoration with small-paned windows, brick render and halftimber decoration. It is one of the few character buildings remaining in the area. The corner turret is a local landmark that contributes to the building providing a positive juxtaposition to the surrounding built form.



- L27. The Castle Public House
- Locally listed building

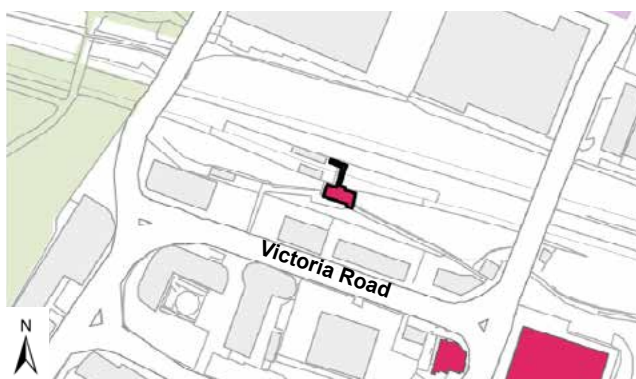
L28. North Acton Station



Address	Victoria Road, W3 6UP
Place	P7: North Acton and Acton Wells
Significance	Architectural, Historic
OPDC Heritage theme	Rail
OPDC Heritage Character area	3.10 Wales Farm Road
Other heritage designations	None
Status	Local List

Description

Opened in 1904, the single storey ticket office is a simple red pavilion with a hipped tile roof. It is an attractive example of an Edwardian Great Western Railway London suburban station. The waiting room has been demolished but parts of the platform canopies survive.

Note: The significance of this asset may be harmed or lost to facilitate improvements to station capacity and wider development opportunities.



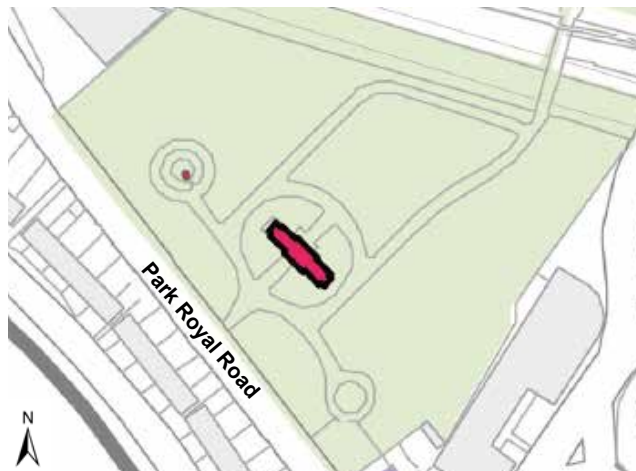
-  L28. North Acton Station
-  Locally listed building

L29. Anglican and Non-Conformist chapels

Address	Acton Cemetery, W3 6XA
Place	P7: North Acton and Acton Wells
Significance	Architectural, Historic, Social/Cultural
OPDC Heritage theme	Not applicable
OPDC Heritage Character area	3.11 Acton Cemetery
Other heritage designations	None
Status	Local List

Description

Built in 1895, these are a pair of early Gothic-style stone chapels linked by a portecochere. One chapel is Anglican and the other is Non-Conformist. Both chapels were designed by the Borough Surveyor, Daniel Ebbetts.



1895 Ordnance Survey showing the Acton Cemetery and the chapels to the south, the year that it opened. Reproduced with permission of the National Library of Scotland.

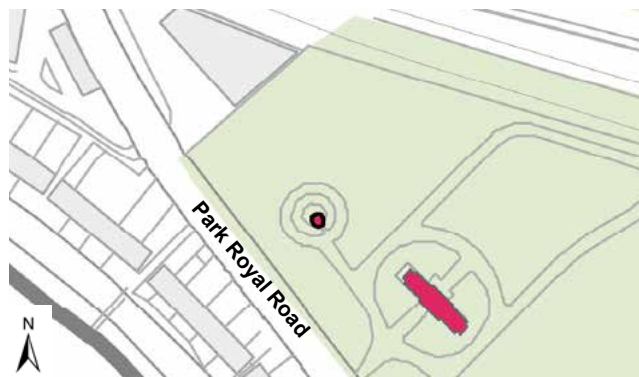
- L29. Anglican and Non-Conformist chapels
- Locally listed building



L30. 'Cross of Sacrifice' War Memorial

Address	Acton Cemetery, W3 6XA
Place	P7: North Acton and Acton Wells
Significance	Architectural, Historic, Social/Cultural
OPDC Heritage theme	Not applicable
OPDC Heritage Character area	3.11 Acton Cemetery
Other heritage designations	None
Status	Local List

Description

The Cross of Sacrifice was erected by Imperial War Graves Commission to honour those who lost their lives in WWI and WWII.



-  L30. 'Cross of Sacrifice' War Memorial
-  Locally listed building


B16. Brett's Villas

Address	Brett's Villas, Park Royal Road, W3 6XD
Place	P7: North Acton and Acton Wells
Significance	Architectural
OPDC Heritage theme	Residential
OPDC Heritage Character area	3.11 Acton Cemetery
Other heritage designations	None
Status	Building of Local Heritage Interest

Description

Built in latter half of the 1800s, these are a symmetrical pair of villas in stock brick with original sash windows and a hipped slate roof.



 B16. Brett's Villas

Old Oak Lane and Old Oak Common Lane

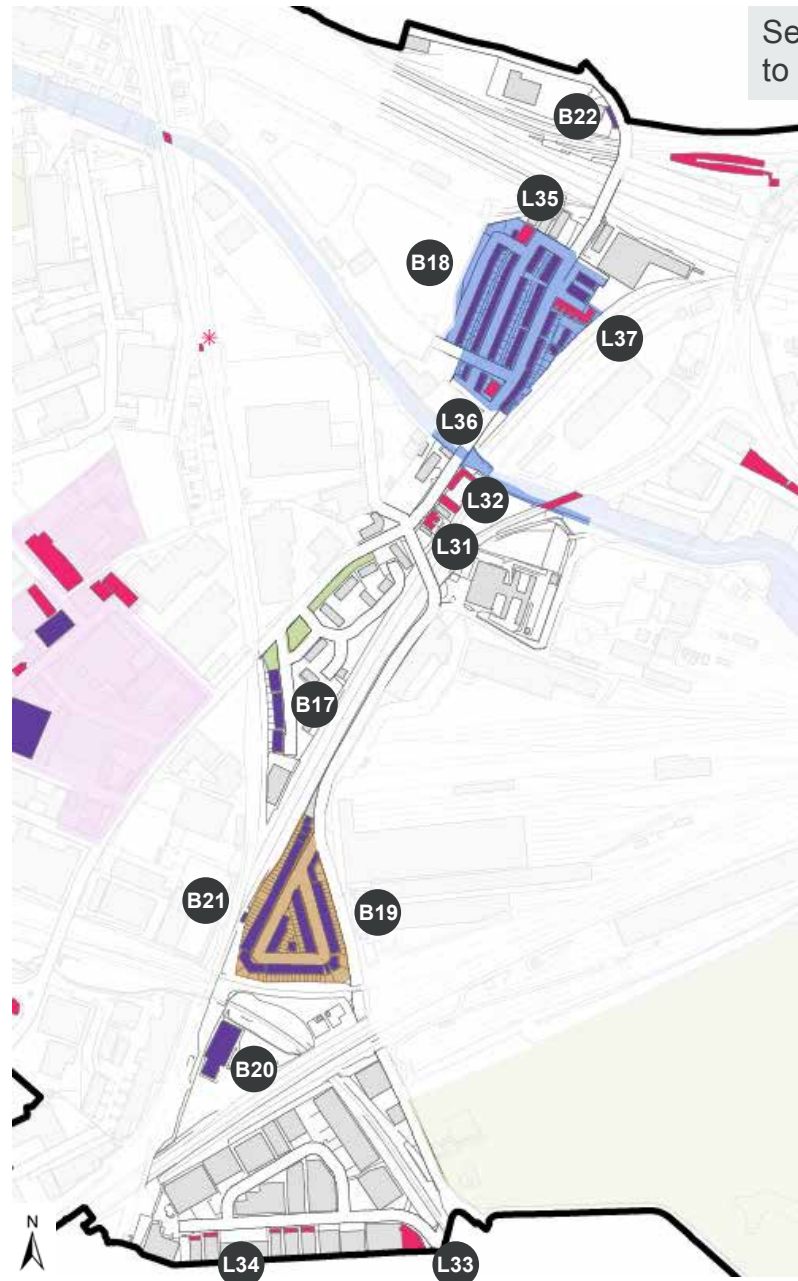
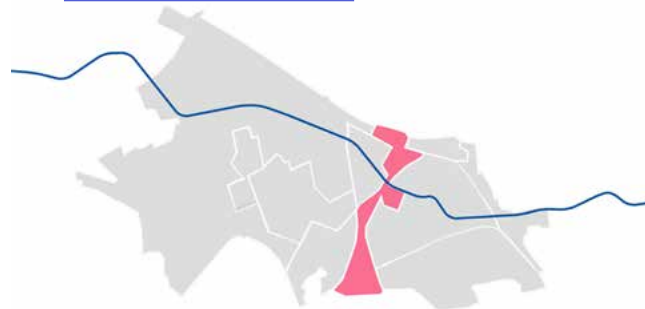
The assets in Old Oak Lane and Old Oak Common Lane are:

Locally listed buildings:

- L31. [2 to 8 Victoria Terrace](#)
- L32. [Former Willesden Junction Maintenance Depot](#)
- L33. [Farley Building](#)
- L34. [23-25, 27-29, 31-33, 42-45 and 49 Brunel Road](#)
- L35. [Former Railway Institute](#)
- L36. [Fisherman's Arms Public House](#)
- L37. [Stoke Place](#)

Buildings of Local Heritage Interest:

- B17. [4-46 \(even\) Midland Terrace](#)
- B18. [Railway Cottages within Old Oak Lane Conservation Area](#)
- B19. [Wells House Road terraces](#)
- B20. [Acton Wells electricity substation](#)
- B21. [Acton Wells Signal Box](#)
- B22. [1-5 Station Road, former Coal merchant's offices](#)



Select an asset on the map to go straight to the asset's information.

- Locally Listed Buildings
- Proposed Buildings of Local Heritage Interest
- Conservation Area
- Proposed Conservation Area
- Proposed Local Character Area
- Publicly Accessible Open Spaces

L31. 2 to 8 Victoria Terrace

Address	Old Oak Lane, NW10 6EG
Place	P8: Old Oak Lane and Old Oak Common Lane
Significance	Architectural, Historic, Townscape
OPDC Heritage theme	Residential
OPDC Heritage Character area	3.16 Atlas Road
Other heritage designations	None
Status	Local List

Description

Built between 1896 and 1915, this group of four late-Victorian terraced houses of 'Tyneside Flat' type is characterised by their original Flemish bond brickwork. They were originally built as workers' housing, possibly for employees of the Willesden Paper & Canvas Works or the North & South West Junction Railway, and are therefore partly valued for their historical associations.



- L31. 2 to 8 Victoria Terrace
- Locally listed building
- Existing Conservation Area

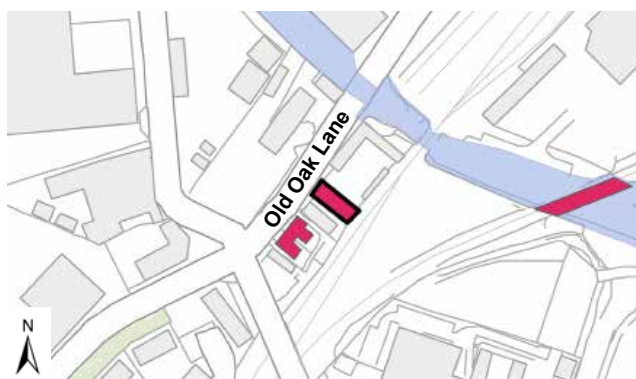


L32. Former Willesden Junction Maintenance Depot

Address	Old Oak Lane, NW10 6EJ
Place	P8: Old Oak Lane and Old Oak Common Lane
Significance	Architectural, Historic
OPDC Heritage theme	Rail
OPDC Heritage Character area	3.16 Atlas Road
Other heritage designations	Setting of Grand Union Canal Conservation Area
Status	Local List

Description

Built in the 1960s, this two-storey Brutalist building is constructed of dark brick and shuttered concrete. It was likely designed by the British Railways Western Region Architect's Department and was possibly the office, amenities and workshop block for the Freightliner depot to the north, which opened in 1968.



- L32. Former Willesden Junction Maintenance Depot
- Locally listed building
- Existing Conservation Area

L33. Farley Building

Address	1-17 Brunel Road, W3 7XR
Place	P8: Old Oak Lane and Old Oak Common Lane
Significance	Architectural, Historic, Townscape
OPDC Heritage theme	Industrial
OPDC Heritage Character area	3.9 Westway Estate
Other heritage designations	Setting of LBHF's Old Oak and Wormholt Conservation Area
Status	Local List

Description

Built in the inter-war period, this two-storey building is a well-preserved symmetrical Art-Deco style building with Flemish bond brickwork and original metal windows, brick walls and steps. The building has a distinctive curved frontage and has a positive relationship with the street. It was formerly occupied by a cabinet works.



- L33. Farley Building
- Locally listed building



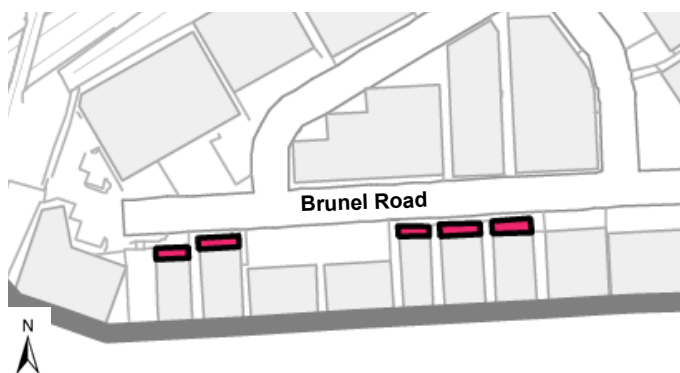
L34. 23-25, 27-29, 31-33, 42-45 and 49 Brunel Road

Address	23-25, 27-29, 31-33, 42-45 and 49 Brunel Road, W3 7XR
Place	P8: Old Oak Lane and Old Oak Common Lane
Significance	Architectural, Historic, Townscape
OPDC Heritage theme	Industrial
OPDC Heritage Character area	3.9 Westway Estate
Other heritage Designations	None
Status	Local List

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Description

Built in the 1930s, this is a group of original 1930s brick industrial buildings with positive frontages to the street. The Westway Industrial Estate was designed by Hillier, Parker May & Rowden in 1927.



 L34. 23-25, 27-29, 31-33, 42-45 and 49 Brunel Road

L35. Former Railway Institute

Address	76-78 Goodhall Street, NW10 6TT
Place	P8: Old Oak Lane and Old Oak Common Lane
Significance	Architectural, Historic, Townscape, Social/Cultural
OPDC Heritage theme	Residential, Rail
OPDC Heritage Character area	3.17 Railway Cottages
Other heritage designations	Old Oak Lane Conservation Area
Status	Local List

Description

Built in the late 19th Century, this two-storey brown brick building has red brick dressings. It has a strong physical presence onto the street which represents its former important social function and positively contributes to the significance of the Old Oak Lane Conservation Area.



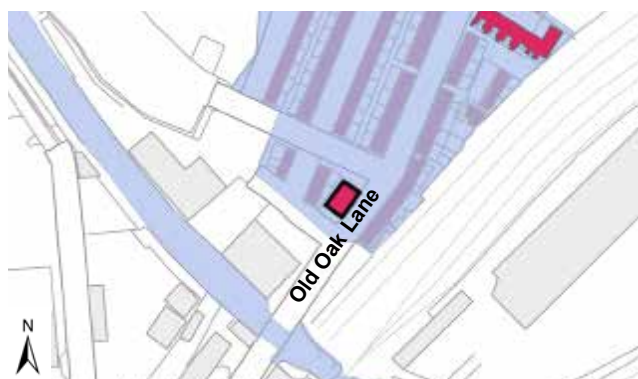
- L35. Former Railway Institute
- Locally listed building
- Building of Local Heritage Interest
- Existing Conservation Area

L36. Fisherman's Arms Public House

Address	Old Oak Lane, NW10 6EJ
Place	P8: Old Oak Lane and Old Oak Common Lane
Significance	Architectural, Historic, Townscape, Social/Cultural
OPDC Heritage theme	Residential
OPDC Heritage Character area	3.17 Railway Cottages
Other heritage Designations	Old Oak Lane Conservation Area
Status	Local List

Description

Built in the inter-war period, The Fisherman Arm's Public House is a well preserved two-storey building within the Old Oak Lane Conservation Area which would have served local residents and employees. The building is of brown brick with a hipped tile roof and mullioned bay windows that offers a positive frontage to Old Oak Lane.



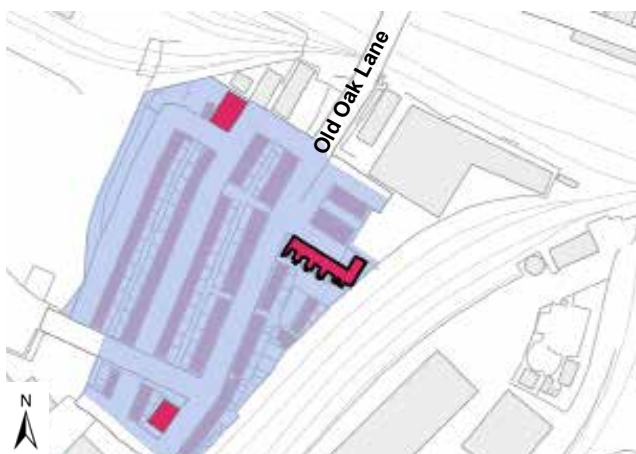
- L36. Fisherman's Arms Public House
- Locally listed building
- Building of Local Heritage Interest
- Existing Conservation Area

L37. Stoke Place

Address	Old Oak Lane, NW10 6EH
Place	P8: Old Oak Lane and Old Oak Common Lane
Significance	Architectural, Historic, Townscape
OPDC Heritage theme	Residential, Rail
OPDC Heritage Character area	3.17 Railway Cottages
Other heritage designations	Old Oak Lane Conservation Area
Status	Local List

Description

Built in the later 19th Century, these are a pair of short terraces likely built for railway workers, within the Old Oak Lane Conservation Area. Doors and windows have been replaced but the original designs could be reinstated.



- L37. Stoke Place
- Locally listed building
- Building of Local Heritage Interest
- Existing Conservation Area



8-12 Stoke Place, 1976 Reproduced with permission of the Hammersmith and Fulham archives

B17. Midland Terrace

Address	4-46 Midland Terrace, Victoria Road, NW10 6LB
Place	P8: Old Oak Lane and Old Oak Common Lane
Significance	Historic, Townscape
OPDC Heritage theme	Residential, Rail
OPDC Heritage Character area	3.15 Midland Terrace and Shaftesbury Gar- dens
Other heritage Designations	None
Status	Building of Local Herit- age Interest

Description

Built in the 1800s, this is a group of Edwardian terraced houses with back gardens, constructed for middle management railway employees.

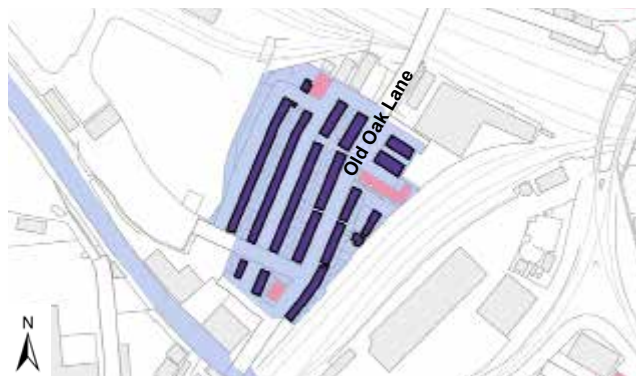


-  B17. Midland Terrace
-  Locally listed building

B18. Railway Cottages within Old Oak Lane Conservation Area

Address	Goodhall Street, Stephenson Street, Webb Place and Old Oak Lane, NW10 6UB
Place	P8: Old Oak Lane and Old Oak Common Lane
Significance	Architectural, Historic, Townscape
OPDC Heritage theme	Residential, Rail
OPDC Heritage Character area	3.17 Railway Cottages
Other heritage designations	Old Oak Lane Conservation Area
Status	Building of Local Heritage Interest

Description
 Built in the 1850s, these are rows of terraced housing within the Old Oak Lane Conservation Area, including houses along Goodhall Street, Stephenson Street, Webb Place and Old Oak Lane.



- B18. Railway Cottages
- Locally listed building
- Building of Local Heritage Interest
- Existing Conservation Area

B19. Wells House Road terraces

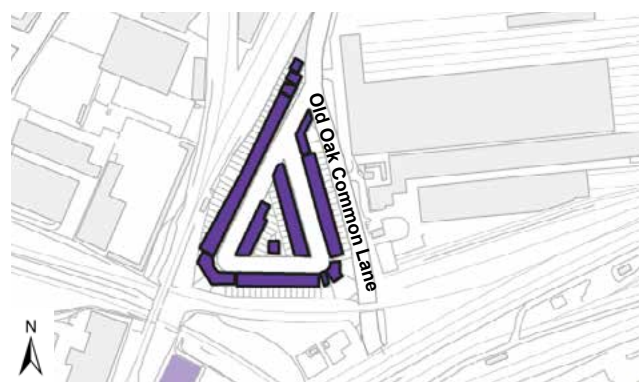
Address	Wells House Road terraces, NW10 6ED
Place	P8: Old Oak Lane and Old Oak Common Lane
Significance	Historic, Townscape
OPDC Heritage theme	Residential, Rail
OPDC Heritage Character area	3.14 Wells House Road
Other heritage designations	None
Status	Building of Local Heritage Interest

Description

Built in 1908, this distinctive triangular cul de sac of around 125 Edwardian terraces is located on the former site of Wells House Farm close to Acton Wells springs.



*The lighthouse that was on the corner of Wells House Road
Reproduced with permission of Amanda Souter*



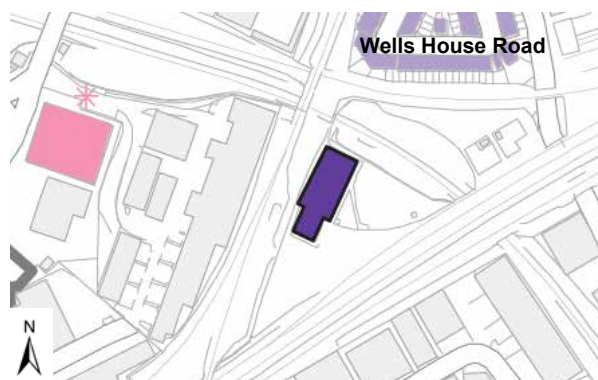
- B19. Wells House Road terraces
- Locally listed building
- Building of Local Heritage Interest

B20. Acton Wells electricity sub-station

Address	South of Wells House Road
Place	P8: Old Oak Lane and Old Oak Common Lane
Significance	Historic
OPDC Heritage theme	Industrial
OPDC Heritage Character area	3.7 Railway South
Other heritage designations	None
Status	Building of Local Heritage Interest

Description

Built between 1894 and 1913 with later additions, this sub-station has a monitor roof structure with parallel 'aisles'. It is presently overgrown and derelict.



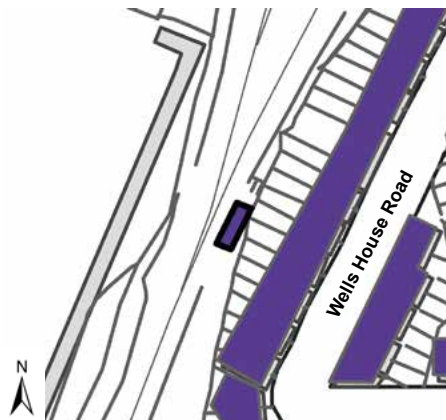
- B20. Acton Wells electricity sub-station
- Locally listed building
- Building of Local Heritage Interest

B21. Acton Wells Signal Box

Address	West of Wells House Road
Place	P8: Old Oak Lane and Old Oak Common Lane
Significance	Historic
OPDC Heritage theme	Railway
OPDC Heritage Character area	3.15 Midland Terrace and Shaftesbury Gardens
Other heritage designations	None
Status	Building of Local Heritage Interest

Description

Built in the 1892, this signal box represents the local railway heritage and is one of two boxes remaining in the OPDC area.



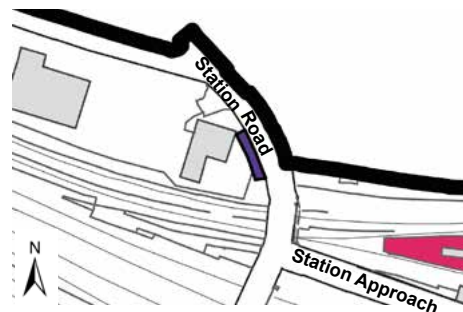
 B21. Acton Wells Signal Box

B22. 1-5 Station Road, Former Coal Merchant Offices

Address	1-5 Station Road, Nw10 4XB
Place	P8: Old Oak Lane and Old Oak Common Lane
Significance	Architectural, Historic, townscape
OPDC Heritage theme	Railway, Industrial
OPDC Heritage Character area	3.33 Railway north
Other heritage designations	None
Status	Building of Local Heritage Interest

Description

Built in the late Victoria / Edwardian period, this single storey buildings represent locally unique employment typology. Their classical facades provide a positive contribution to the public realm of Station Road.



- B22. 1-5 Station Road
- Locally listed building

Scrubs Lane

The assets in Old Oak Lane and Old Oak Common Lane are:

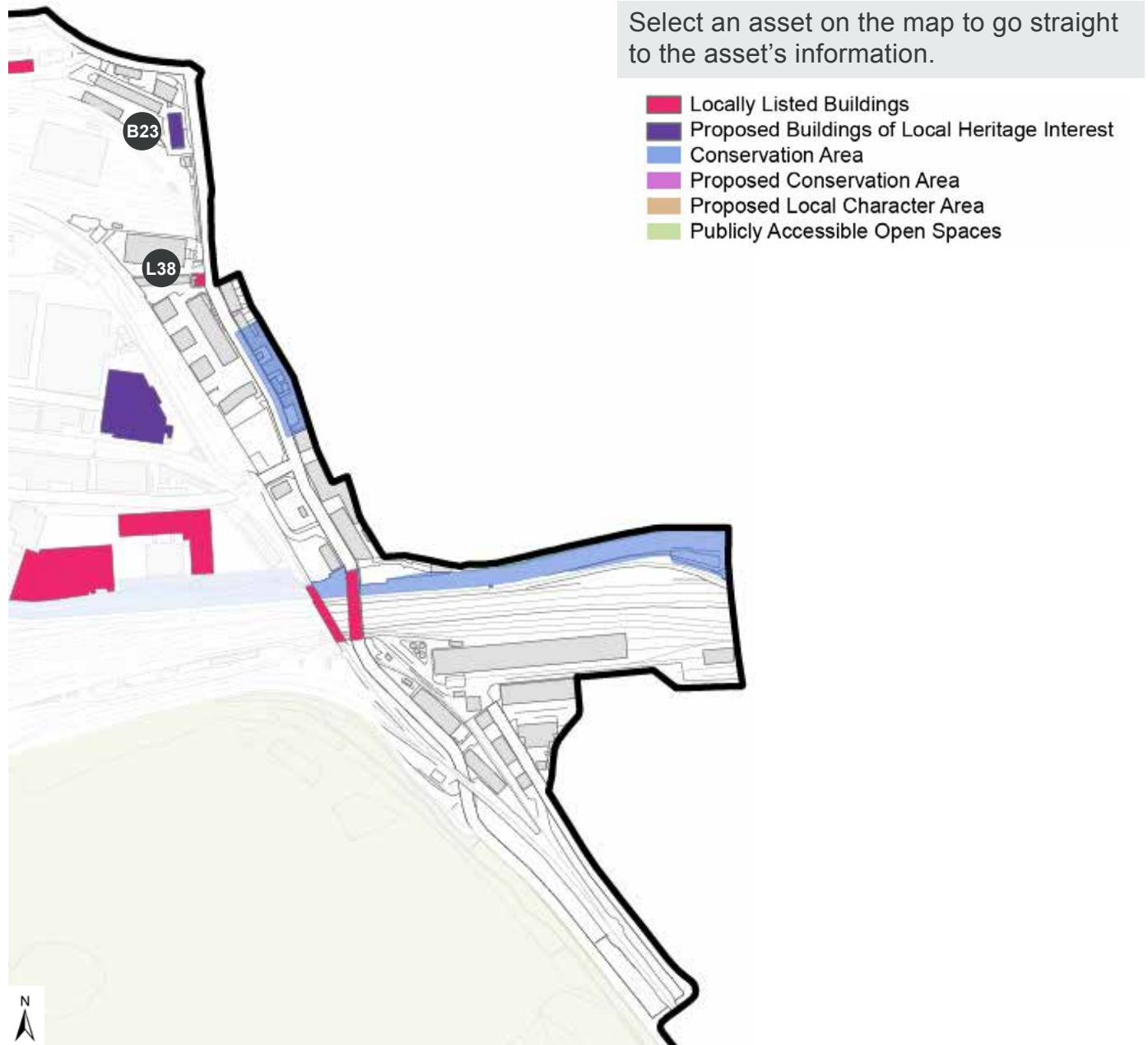
Locally listed buildings:

L38. [26-30 Scrubs Lane](#)

Buildings of Local Heritage Interest:

B23. [Chandelier Building](#)

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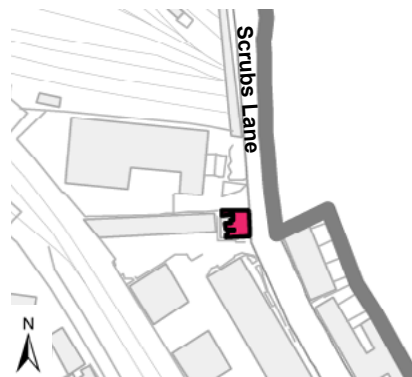



L38. 26-30 Scrubs Lane

Address	26-30 Scrubs Lane, NW10 6RA
Place	P10: Scrubs Lane
Significance	Historic, Townscape
OPDC Heritage theme	Industrial
OPDC Heritage Character area	3.3 Scrubs Lane
Other heritage designations	None
Status	Local List

Description

Built in the late 1800s, these are three shop units with accommodation above, with a stone plaque reading 'Cumberland Park' and ghost signage on the northern elevation.



 B38. 26-30 Scrubs Lane

B23. Chandelier Building

Address	Chandelier building, Scrubs Lane, NW10 6RB
Place	P10: Scrubs Lane
Significance	Architectural, Historic
OPDC Heritage theme	Industrial
OPDC Heritage Character area	3.2 Harrow Road Corner
Other heritage designations	None
Status	Building of Local Heritage Interest

Description

Built in the 1960s, this is a five storey building with a precast concrete frame representing a locally distinct typology which continues the industrial lineage of buildings found across the OPDC area.



 B23. Chandelier Building



Willesden Junction

The assets in Willesden Junction are:







Locally listed buildings:

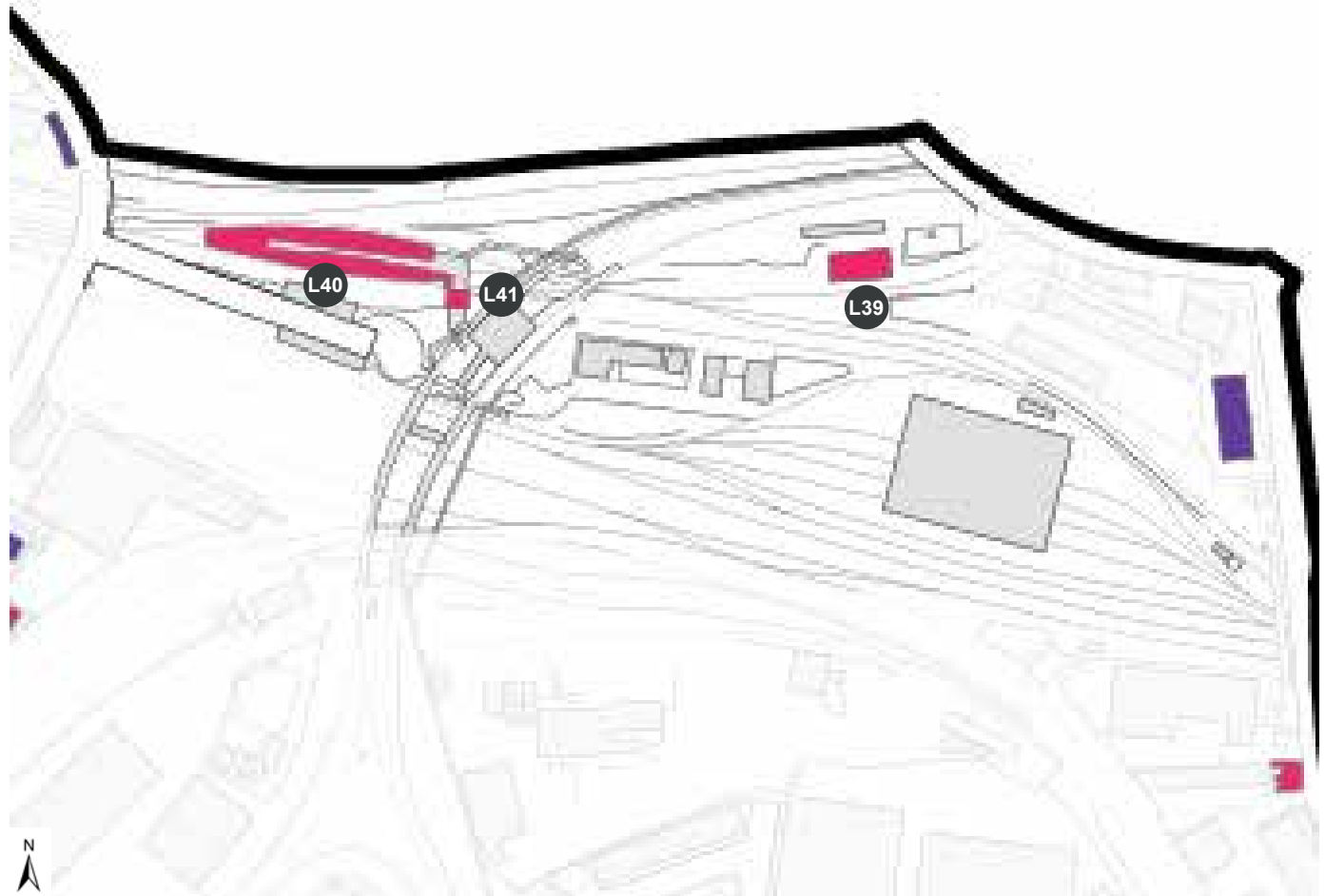
- L39. [Willesden Junction electricity sub-station](#)
- L40. [Willesden Junction Station Bakerloo and Euston-Watford low-level platform canopies and east bridge](#)
- L41. [Willesden Junction Station former ticket office \(Harrow Road entrance\)](#)

Buildings of Local Heritage Interest:

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Select an asset on the map to go straight to the asset's information.

-  Locally Listed Buildings
-  Proposed Buildings of Local Heritage Interest
-  Conservation Area
-  Proposed Conservation Area
-  Proposed Local Character Area
-  Publicly Accessible Open Spaces

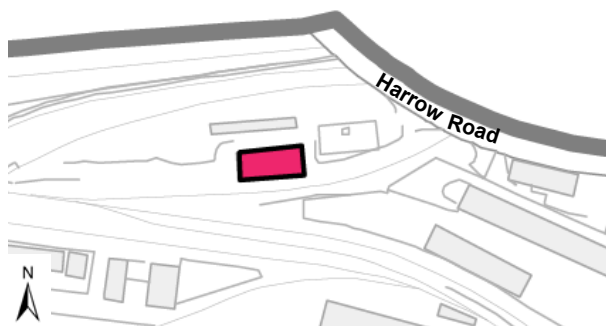


L39. Willesden Junction electricity sub-station

Address	East of Willesden Junction station
Place	P11: Willesden Junction
Significance	Architectural, Historic, Townscape
OPDC Heritage theme	Industrial
OPDC Heritage Character area	3.33 Railway North
Other heritage designations	None
Status	Local List

Description

Built c.1916, this is one of ten sub-stations built for the electrification of the London & North Western Railway. It is an imposing brick building and local landmark exhibiting round headed windows and a monitor roof. It is currently derelict



 L39. Willesden Junction electricity sub-station

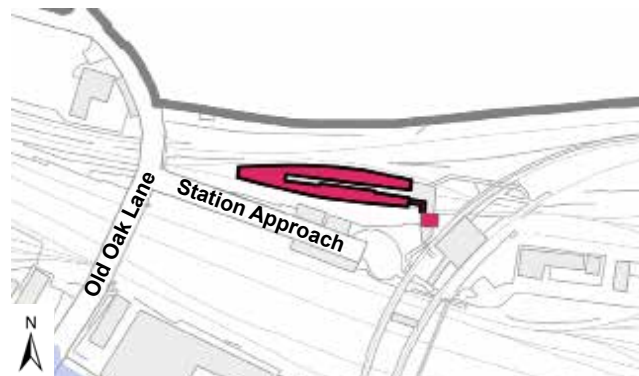
L40. Willesden Junction Station Bakerloo and Euston-Watford low-level platform canopies and east bridge

Address	Willesden Junction Station, NW10 4UY
Place	P11: Willesden Junction
Significance	Architectural, Historic
OPDC Heritage theme	Rail
OPDC Heritage Character area	3.33 Railway North
Other heritage designations	None
Status	Local List

Description

Built in 1910, these well-preserved wooden canopies with cast iron columns and timber valances are a survivor of the 1910 Low Level station on the Watford DC line. The Edwardian wooden canopies have saw-tooth fretwork valancing.

Note: The significance of this asset may be harmed or lost to facilitate improvements to station capacity and wider development opportunities.



- L40. Willesden Junction Station canopies and bridge
- Locally listed building

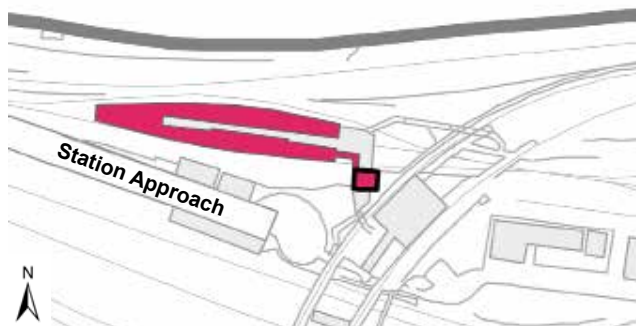
L41. Willesden Junction Station former ticket office

Address	Willessden Junction Station, NW10 4UY
Place	P11: Willessden Junction
Significance	Architectural, Historic
OPDC Heritage theme	Rail
OPDC Heritage Character area	3.33 Railway North
Other heritage designations	None
Status	Local List

Description

Built c.1912, this former ticket office is located between the high and low level platforms. It is constructed of red-brick with terracotta details, York Stone banding, tall-paired windows, a hipped slate roof and a bracketed canopy.

Note: The significance of this asset may be harmed or lost to facilitate improvements to station capacity and wider development opportunities.



- L41. Willessden Junction Station former ticket office
- Locally listed building

Appendix

- Summary of Local Heritage Listings
- Map of Local Heritage Listings, conservation areas and statutory listed assets
- Selection criteria

Summary of the Local Heritage Listings

L: Locally listed building

B: Building of Local Heritage Interest

Ref	Name	Address	Place / borough	Strength of significance and key attributes			
				Architectural	Historical	Townscape	Social / cultural
L1	Former Engineering Works, 17-19 Hythe Road	17-19 Hythe Road, NW10 6RT	P2: Old Oak North LB Hammersmith and Fulham		Stronger Strong representation of local industrial heritage.	Stronger Provides a positive contribution to the public realm and streetscape through varied frontages reflecting phases of development.	
L2	Hythe Road electricity sub-station	Hythe Road, NW10 6RT	P2: Old Oak North LB Hammersmith and Fulham		Stronger Strong representation of local industrial heritage.	Stronger Provides a positive contribution to the public realm and streetscape by contributing to a varied frontage along Hythe Road.	
L3	Former Rolls Royce Factory	Hythe Road, NW10 6RR	P2: Old Oak North LB Hammersmith and Fulham	Stronger Demonstrates locally distinctive design qualities of: - Art Moderne style - Strong horizontal façade elements - Double height entrance features.	Stronger Strong representation of local industrial heritage. Association with nationally important company and motor transport industry.	Stronger Provides a positive contribution as a local landmark to the public realm and streetscape through its high quality façade.	
L4	Former Engineering Works, 44 Hythe Road	44 Hythe Road, NW10 6RS	P2: Old Oak North LB Hammersmith and Fulham		Stronger Strong representation of local industrial heritage. Association with nationally important company and motor transport industry.	Stronger Provides a positive contribution to the setting of the Grand Union Canal Conservation Area.	

Ref	Name	Address	Place / borough	Strength of significance and key attributes			
				Architectural	Historical	Townscape	Social / cultural
L5	Former Bostwick Gate and Shutter works	South of 1-10 Enterprise Way, NW10 6UN	P2: Old Oak North LB Hammersmith and Fulham		Stronger Strong representation of local industrial heritage. Association with locally important company.	Stronger Provides a positive contribution to the public realm and streetscape at a key orientation point on Salter Street.	
L6	Lengthman's Cottage	Twyford Abbey Road, NW10 7XE	P3: Grand Union Canal LB Brent	Stronger Exemplifies locally rare cottage typology.	Stronger Strong representation of local Grand Union Canal heritage. Rare local evidence of Georgian cottage typology.	Stronger Provides a positive contribution to the setting of the Grand Union Canal Conservation Area and streetscape of Twyford Abbey Road.	
Page 245	Scrubs Lane overbridge	Scrubs Lane, NW10 6QE	P3: Grand Union Canal LB Hammersmith and Fulham	Stronger Demonstrates locally distinctive design merit including purple and red brick abutments.	Stronger Strong representation of local railway and Grand Union Canal heritage.	Stronger Provides a positive contribution to: - the public realm, Mary Seacole Gardens and the streetscape as a local landmark. - the setting of the Grand Union Canal Conservation Area. - group value of adjacent bridges.	
	Mitre Bridge	Scrubs Lane, NW10 6QE	P3: Grand Union Canal LB Hammersmith and Fulham	Stronger Demonstrates locally distinctive design merit. Attributed to nationally known Mayoh and Haley Ltd engineers.	Stronger Strong representation of local railway and Grand Union Canal heritage.	Stronger Provides a positive contribution to: - the public realm, Mary Seacole Gardens and the streetscape as a local landmark. - the setting of the Grand Union Canal Conservation Area. - group value of adjacent bridges.	
L8							

Ref	Name	Address	Place / borough	Strength of significance and key attributes			
				Architectural	Historical	Townscape	Social / cultural
L9	West London Line over-bridge	Near Scrubs Lane, NW10 6QE	P3: Grand Union Canal LB Hammersmith and Fulham	Stronger Demonstrates locally distinctive design merit. Exemplifies locally rare single span skew bridge typology.	Stronger Strong representation of local railway and Grand Union Canal heritage.	Stronger Provides a positive contribution to: - the public realm, Mary Seacole Gardens and the streetscape as a local landmark. - the setting of the Grand Union Canal Conservation Area. - group value of adjacent bridges.	
L10	Kew Curve bridge	Near Old Oak Lane road bridge	P3: Grand Union Canal LB Hammersmith and Fulham	Stronger Demonstrates locally distinctive design merit including brick abutments.	Stronger Strong representation of local railway and Grand Union Canal heritage.	Stronger Provides a positive contribution to the setting of the Grand Union Canal Conservation Area.	
L11	Railway Bridge No 8B	Near Channel Gate Road, NW10 6UA	P3: Grand Union Canal LB Ealing	Stronger Demonstrates locally distinctive craftsmanship merit including high quality brickwork. Exemplifies locally rare brick skew bridge typology.	Stronger Strong representation of local railway and Grand Union Canal heritage.	Stronger Provides a positive contribution to the setting of the Grand Union Canal Conservation Area.	
L12	Acton Canal Wharf Signal Box	East of Volt Avenue, adjacent to rail line	P4: Park Royal West LB Ealing	Stronger Exemplifies locally rare signal box typology.	Stronger Strong representation of local railway heritage. Rare local evidence of railway infrastructure.		
L13	Harlesden Station ticket office	Acton Lane, NW10 8UP	P4: Park Royal West LB Brent	Stronger Demonstrates locally distinctive design merit exhibited by Jacobean architecture.	Stronger Strong representation of local railway heritage.		

Ref	Name	Address	Place / borough	Strength of significance and key attributes			
				Architectural	Historical	Townscape	Social / cultural
L14	308-310 Elveden Road	308-310 Elveden Road, NW10 7ST	P4: Park Royal West LB Ealing	Stronger Demonstrates locally distinctive design qualities of Art Moderne strong horizontal linear frontage.	Stronger Strong representation of local industrial heritage.	Stronger Provides a positive contribution to the public realm and streetscape of Elveden Road through: - façade design. - group value that promotes collective identify with adjacent locally listed buildings.	
L15	Dan House	Elveden Road, NW10 7ST	P4: Park Royal West LB Ealing	Stronger Demonstrates locally distinctive design qualities of: - Art Moderne style and features. - Strong horizontal details.	Stronger Strong representation of local industrial heritage.	Stronger Provides a positive contribution to the public realm and streetscape of Elveden Road through: - façade design. - group value that promotes collective identify with adjacent locally listed buildings.	
L16	304-306 Elveden Road	304-306 Elveden Road, NW10 7SY	P4: Park Royal West LB Ealing	Stronger Demonstrates locally distinctive design qualities of: - Art Deco style and features. - Strong horizontal façade elements.	Stronger Strong representation of local industrial heritage.	Stronger Provides a positive contribution to the public realm and streetscape of Elveden Road through: - façade design. - group value that promotes collective identify with adjacent locally listed buildings.	
L17	McVitie's biscuit works	10 Waxlow Rd, NW10 7NY	P4: Park Royal West LB Brent	Stronger Demonstrates locally distinctive design qualities of Classical features.	Stronger Strong representation of local industrial heritage. Historical association with nationally important McVities food production. Sole surviving structure from original factory.	Stronger Provides a positive contribution to the public realm and streetscape of Waxlow Road.	

Ref	Name	Address	Place / borough	Strength of significance and key attributes			
				Architectural	Historical	Townscape	Social / cultural
L18	Former print works	Corner of Twyford Abbey Road and Rainsford Road, NW10 7XE	P4: Park Royal West LB Brent	Stronger Demonstrates locally distinctive design qualities of: - Art Moderne style. - Strong horizontal façade elements. - Vertically expressed stair cores. - Original, or similar, metal windows.	Stronger Strong representation of local industrial heritage.	Stronger Provides a positive contribution to the public realm and streetscape of Twyford Abbey Road through façade design.	
L19	Grand Junction Arms Public House	Acton Lane, NW10 7AD	P4: Park Royal West LB Brent	Stronger Exemplifies a locally rare public house typology reflecting original 1861 components and interwar additions.	Stronger Strong representation of local residential heritage.	Stronger Provides a positive contribution to: - the public realm and the streetscape as a local landmark. - the setting of the Grand Union Canal Conservation Area.	Stronger Associated with residential and industrial communities.
L20	Former Compton Works	Former Compton works, Chase Road	P5: Old Park Royal LB Ealing	Stronger Demonstrates a locally distinctive design qualities of: - Art Deco style and features. - Strong horizontal façade elements.	Stronger Strong representation of local industrial heritage.	Stronger Provides a positive contribution to the public realm and the streetscape as a local landmark at the junction of Chase Road and Minerva Road.	
L21	Former metal refinery	Bashley Road, NW10 6SN	P5: Old Park Royal LB Ealing	Stronger Demonstrates a locally distinctive Classical style and ornamentation.	Stronger Strong representation of local industrial heritage.	Stronger Provides a positive contribution to: - the public realm, and the streetscape of Bashley Road. - the proposed Old Park Royal Conservation Area. group value of adjacent buildings.	

Ref	Name	Address	Place / borough	Strength of significance and key attributes			
				Architectural	Historical	Townscape	Social / cultural
L22	Torpedo Factory	St. Leonard's Road, NW10 6ST	P5: Old Park Royal LB Ealing	Stronger Demonstrates a locally distinctive Classical style.	Stronger Strong representation of local industrial heritage. Historical association with military industry.	Stronger Provides a positive contribution to: - the public realm, and the streetscape of Chandos Road as a local landmark. - the proposed Old Park Royal Conservation Area. - group value of adjacent buildings.	
L23	Former Rotax Works	1 Chandos Road, NW10 6NF	P5: Old Park Royal LB Ealing		Stronger Strong representation of local industrial heritage. Historical association with military industry.	Stronger Provides a positive contribution to: - the public realm, and the streetscape of Chandos Road. - the proposed Old Park Royal Conservation Area. - group value of adjacent buildings.	
L24	5 Bashley Road	NW10 6SD	P5: Old Park Royal LB Ealing	Stronger Demonstrates a locally distinctive style exhibited by Art Deco style façade.	Stronger Strong representation of local industrial heritage.	Stronger Provides a positive contribution to: - the public realm, and the streetscape of Bashley Road. - the proposed Old Park Royal Conservation Area. - group value of adjacent buildings.	

Ref	Name	Address	Place / borough	Strength of significance and key attributes			
				Architectural	Historical	Townscape	Social / cultural
L25	The Print House	St. Leonard's Road, NW10 6ST	P5: Old Park Royal LB Ealing	Stronger Distinctive detailing and features.	Stronger Strong representation of local industrial heritage.	Stronger Provides a positive contribution to: - the public realm, and the streetscape of St. Leonards Road. - the proposed Old Park Royal Conservation Area. - group value of adjacent buildings.	
L26	The Old Refectory	Central Middlesex Hospital, Central Way, NW10 7NS	P6: Park Royal Centre LB Brent	Stronger Demonstrates locally distinctive craftsmanship exhibited by brick lintels, corner details and rough-cast rendering.	Stronger Strong representation of local residential heritage. Historical association with locally important former Willesden workhouse.	Stronger Provides a positive contribution to: - the public realm, and the streetscape of St. Leonards Road and School Road. - the proposed Old Park Royal Conservation Area. - group value of adjacent buildings.	Stronger Associated with Willesden workhouse communities.
L27	The Castle Public House	Victoria Road, North Acton, W3 6UL	P7: North Acton and Acton Wells LB Ealing	Stronger Exemplifies a locally rare typology of applying a Victorian free style to public house. Demonstrates locally distinctive design merit exhibited by mock tudor details.	Stronger Strong representation of local residential heritage and local industrial heritage reflecting its development to serve the local workforce.	Stronger Provides a positive contribution to the public realm and the streetscape as a local landmark.	Stronger Associated with residential and business (BBC) communities.
L28	North Acton Station	Victoria Road, W3 6UP	P7: North Acton and Acton Wells LB Ealing	Stronger Demonstrates locally distinctive design merit exhibited by Edwardian architecture.	Stronger Strong representation of local railway heritage.		

Ref	Name	Address	Place / borough	Strength of significance and key attributes			
				Architectural	Historical	Townscape	Social / cultural
L29	Anglican and Non-Conformist chapels	Acton Cemetery, W3 6XA	P7: North Acton and Acton Wells LB Ealing	Stronger Attributed to locally known former Borough Surveyor, Daniel Ebbetts.	Stronger Strong representation of local residential heritage.		Stronger Associated with spiritual significance.
L30	'Cross of Sacrifice' War Memorial	Acton Cemetery, W3 6XA	P7: North Acton and Acton Wells LB Ealing	Stronger Demonstrates locally distinctive craftsmanship of merit.	Stronger Strong representation of local residential heritage.		Stronger Associated with spiritual and commemorative significance.
L31	2 to 8 Victoria Terrace	Old Oak Lane, NW10 6EG	P8: Old Oak Lane and Old Oak Common Lane LB Hammersmith and Fulham	Stronger Exemplifies a locally rare Tyneside Flat typology.	Stronger Strong representation of local residential heritage and local industrial heritage reflecting their development for the local workforce.	Weaker Provides a positive contribution to the public realm and streetscape.	
Page 251 L32	Former Willesden Junction Maintenance Depot	Old Oak Lane, NW10 6EJ	P8: Old Oak Lane and Old Oak Common Lane LB Hammersmith and Fulham	Stronger Demonstrates locally distinctive Brutalist design qualities of merit. Attributed to nationally known British Railways Western Region Architects' Department.	Stronger Strong representation of local railway heritage.		
L33	Farley Building	1-17 Brunel Road, W3 7XR	P8: Old Oak Lane and Old Oak Common Lane LB Ealing	Stronger Demonstrates a locally distinctive design qualities of: - Art Deco style. - Curved strong horizontal façade. - Original metal windows.	Stronger Strong representation of local industrial heritage.	Stronger Provides a positive contribution to the public realm and streetscape of Brunel Road and Old Oak Common Lane through façade design and prominent corner location.	
L34	23-25, 27-29, 31-33, 42-45 and 49 Brunel Road	23-25, 27-29, 31-33, 42-45 and 49 Brunel Road, W3 7XR	P8: Old Oak Lane and Old Oak Common Lane LB Ealing	Stronger Demonstrates locally distinctive design qualities of Art Moderne horizontal linear frontage with group value.	Stronger Strong representation of local industrial heritage.	Stronger Provides a positive contribution to the public realm and streetscape of Brunel Road through façade design and group value.	

Ref	Name	Address	Place / borough	Strength of significance and key attributes			
				Architectural	Historical	Townscape	Social / cultural
L35	Former Railway Institute	76-78 Goodhall Street, NW10 6TT	P8: Old Oak Lane and Old Oak Common Lane LB Ealing	Weaker Exemplifies a locally rare Victoria community centre typology.	Stronger Strong representation of local residential heritage and railway heritage reflecting its development to serve the local railways workforce.	Stronger Provides a positive contribution to the public realm and streetscape of Goodhall Street.	Stronger Associated with residential communities.
L36	Fisherman's Arms Public House	Old Oak Lane, NW10 6EJ	P8: Old Oak Lane and Old Oak Common Lane LB Ealing	Weaker Demonstrates a locally distinctive design quality of merit exhibited by tiled roof and mullioned bay windows.	Stronger Strong representation of local residential heritage.	Stronger Provides a positive contribution to the public realm and streetscape of Old Oak Lane.	Stronger Associated with residential communities and local employees.
L37	Stoke Place	Old Oak Lane, NW10 6EH	P8: Old Oak Lane and Old Oak Common Lane LB Ealing	Stronger Exemplifies a locally rare and largely unmodified railway cottage typology.	Stronger Strong representation of local residential heritage.	Weaker Provides a positive contribution to the public realm and streetscape.	
L38	26-30 Scrubs Lane	26-30 Scrubs Lane, NW10 6RA	P10: Scrubs Lane LB Hammersmith and Fulham		Stronger Strong representation of local industrial heritage. Historical association with locally important Willesden Laundry demonstrated by surviving ghost signage. The Cumberland Park Stone plaque also provides significance.	Stronger Provides a positive contribution to the public realm and streetscape of Scrubs Lane at a prominent location.	Weaker Associated with residential communities.
L39	Willesden Junction electricity sub-station	East of Willesden Junction station	P11: Willesden Junction LB Hammersmith and Fulham	Stronger Exemplifies a locally rare Edwardian electricity sub station typology.	Stronger Strong representation of local railway heritage.	Stronger Provides a positive contribution to the public realm around Willesden Junction.	

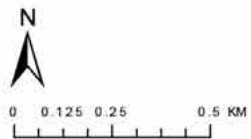
Ref	Name	Address	Place / borough	Strength of significance and key attributes			
				Architectural	Historical	Townscape	Social / cultural
L40	Willesden Junction Station Bakerloo and Euston-Watford low-level platform canopies and east bridge	Willesden Junction Station, NW10 4UY	P11: Willesden Junction LB Brent	Stronger Demonstrates a locally distinctive design quality of merit exhibited by: - Wooden canopies. - Cast iron columns. - Timber valances.	Stronger Strong representation of local railway heritage.		
L41	Willesden Junction Station former ticket office (Harrow Road entrance)	Willesden Junction Station, NW10 4UY	P11: Willesden Junction LB Brent	Stronger Demonstrates locally distinctive craftsmanship merit exhibited by terracotta details.	Stronger Strong representation of local railway heritage.		
B1	Former engineering works, 2 Salter Street	2 Salter Street, NW106UN	P2: Old Oak North LB Hammersmith and Fulham	Weaker Demonstrates locally distinctive design quality of sawtooth roof.	Stronger Representation of local industrial heritage.		
B2	Acton Lane Road bridge	Acton Lane Road bridge over Grand Union Canal, NW10 7NH	P3: Grand Union Canal LB Brent	Weaker Demonstrates locally distinctive design merit.		Weaker Provides a positive contribution to the setting of the Grand Union Canal Conservation Area.	
B3	Former Chase House	55-61 North Acton Road, NW10 6PH	P4: Park Royal West LB Ealing	Stronger Locally distinctive design qualities of: - Art Moderne style and features. - Strong horizontal details.	Weaker Representation of local industrial heritage.	Weaker Provides a positive contribution to the public realm and the streetscape of Chase Road.	
B4	63 North Acton Road	63 North Acton Road, NW10 6PJ	P4: Park Royal West LB Ealing	Weaker Exemplifies a locally rare typology of a sawtooth roof.	Weaker Representation of local industrial heritage.		
B5	65 North Acton Road	65 North Acton Road, NW10 6PJ	P4: Park Royal West LB Ealing	Weaker Locally distinctive design qualities of limited Art Moderne style and features.		Weaker Provides a positive contribution to the public realm and the streetscape of North Acton Road.	

Ref	Name	Address	Place / borough	Strength of significance and key attributes			
				Architectural	Historical	Townscape	Social / cultural
B6	154, 159, 160, JSP House Dukes Road	154, 159, 160, JSP House, Dukes Road, W3 0SL	P4: Park Royal West LB Ealing	Weaker Locally distinctive design qualities of limited Art Moderne style and features.	Weaker Representation of local industrial heritage.		
B7	"Terraced houses on Wesley Avenue, Harold Road, Newark Crescent and North Acton Road"	Wesley Avenue, Harold Road, Newark Crescent and North Acton Road	P4: Park Royal West LB Ealing		Stronger Strong representation of local residential heritage and local industrial heritage reflecting their development for the local workforce.		
B8	Factory building, Waxlow Road	Waxlow Road	P4: Park Royal West LB Brent	Weaker Locally distinctive design qualities of limited Classical style and features.	Weaker Representation of local industrial heritage.		
B9	Wendover Court	20 Western Avenue, W3 0TG	P4: Park Royal West LB Ealing	Stronger Locally distinctive design qualities of Art Deco residential style and features.		Weaker Provides a positive contribution to the public realm and the streetscape of Western Avenue.	
B10	Wimpole House	1 Bashley Road, NW10 6TE	P5: Old Park Royal LB Ealing	Weaker Exemplifies a locally rare typology of a sawtooth roof.	Weaker Representation of local industrial heritage.		
B11	Acton Business School	Acton Business School, School Road, NW10 6TD	P5: Old Park Royal LB Ealing	Weaker Exemplifies a locally rare typology of an interwar manufactory including distinctive chimney.	Stronger Interwar industry.	Weaker Provides a positive contribution to the public realm and the streetscape of School Road and St. Leonards Road.	
B12	51, 47-49, 39-43 Park Royal Road	51, 47-49, 39-43 Park Royal Road	P5: Old Park Royal LB Ealing	Weaker Locally distinctive design qualities of Art Moderne and Classical styles and features.	Weaker Representation of local industrial heritage.	Weaker Provides a positive contribution to the public realm and the streetscape of Park Royal Road and street corners.	

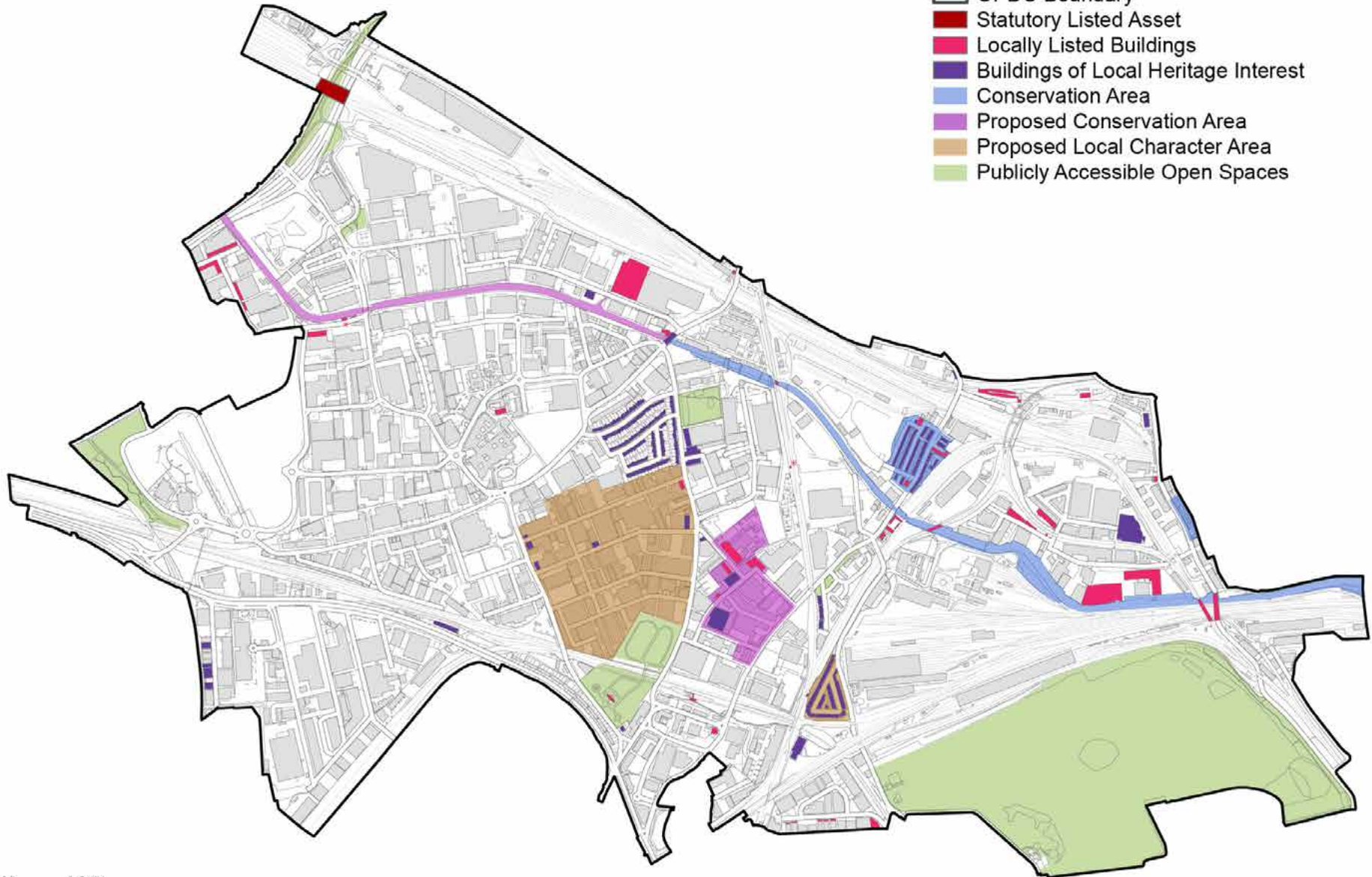
Ref	Name	Address	Place / borough	Strength of significance and key attributes			
				Architectural	Historical	Townscape	Social / cultural
B13	12-14 Chase Road, Former Bottling Works	12-14 Chase Road, NW10 6EZ	P5: Old Park Royal LB Ealing		Weaker Representation of local industrial heritage.	Weaker Provides a positive contribution to the public realm and the streetscape of Chase Road.	
B14	25-29 Chase Road, Former Radio works	25-29 Chase Road, NW10 6TA	P5: Old Park Royal LB Ealing	Weaker Locally distinctive design qualities of limited Art Moderne style and features.	Weaker Representation of local industrial heritage	Weaker Provides a positive contribution to the public realm and the streetscape of Chase Road.	
B15	44 Minerva Road, Former Lyons Electronic Office	44 Minerva Road, NW10 6HJ	P5: Old Park Royal LB Ealing	Weaker Locally distinctive design qualities of streamlines Art Moderne style and features	Stronger Representation of local industrial heritage presented by a former use by J Lyons, which manufactured one of the first business computers - the Lyons Electronic Office.	Weaker Provides a positive contribution to the public realm and the streetscape of Minera Road	
B16	Brett's Villas	Brett's Villas, Park Royal Road, W3 6XD	P7: North Acton and Acton Wells LB Ealing	Weaker Exemplifies a locally rare typology of Victorian residential villas.			
B17	4-46 (even) Midland Terrace	4-46 (even) Midland Terrace, Victoria Road, NW10 6LB	P8: Old Oak Lane and Old Oak Common Lane LB Ealing		Stronger Strong representation of local residential heritage and local railway heritage reflecting their development for the local railway workforce.	Weaker Provides a positive contribution to the public realm and the streetscape of Midland Terrace.	
B18	Railway Cottages within Old Oak Lane Conservation Area	Goodhall Street, Stephenson Street, Webb Place and Old Oak Lane.	P8: Old Oak Lane and Old Oak Common Lane LB Ealing	Weaker Exemplifies a locally rare railway cottage typology.	Stronger Strong representation of local residential heritage and local railway heritage reflecting their development for the local railway workforce.	Weaker Provides a positive contribution to the public realm and the streetscape of streets within the Island Triangle.	

Ref	Name	Address	Place / borough	Strength of significance and key attributes			
				Architectural	Historical	Townscape	Social / cultural
B19	Wells House Road terraces	Wells House Road terraces, NW10 6ED	P8: Old Oak Lane and Old Oak Common Lane LB Ealing		Stronger Strong representation of local residential heritage.	Weaker Provides a positive contribution to the public realm and the streetscape of Wells House Road.	
B20	Acton Wells electricity sub-station	South of Wells House Road	P8: Old Oak Lane and Old Oak Common Lane LB Ealing		Stronger Strong representation of local railway heritage.		
B21	Acton Wells Junction Signal Box	West of Wells House Road	P8: Old Oak Lane and Old Oak Common Lane LB Ealing		Weaker Representation of local railway heritage		
B22	Row of single storey ex Coal Merchants Offices	1 to 5 Station Road, NW10 4XB	P8: Old Oak Lane and Old Oak Common Lane LB Ealing	Weaker Exemplifies a locally rare typology of Victorian industrial retail properties.	Weaker Representation of local industrial heritage	Weaker Provides a positive contribution to the public realm and the streetscape of Station Road.	
B23	Chandelier Building	Chandelier building, Scrubs Lane, NW10 6RB	P10: Scrubs Lane LB Hammersmith and Fulham	Weaker Exemplifies a locally rare 1960s light industrial workspace typology.	Stronger Strong representation of local industrial heritage.		

Map of existing and proposed heritage assets



- OPDC Boundary
- Statutory Listed Asset
- Locally Listed Buildings
- Buildings of Local Heritage Interest
- Conservation Area
- Proposed Conservation Area
- Proposed Local Character Area
- Publicly Accessible Open Spaces



OPDC Local Heritage Listings selection criteria

The development of these criteria has been informed by Historic England's Advice Note 7, best practice examples, local borough criteria and recommendations from Transport for London's Heritage Advisor.

Local List selection criteria

To be considered for inclusion on the Local List, nominations should demonstrate stronger significance for two or more of the criteria on the following page, with at least one being either criteria 1 or 2.

Building of Local Heritage Interest selection criteria

Buildings of Local Heritage Interest are defined by OPDC's Heritage Strategy as being of lesser heritage interest, or which have been extensively altered but are part of the Old Oak and Park Royal story. They are considered to be less significant in heritage terms than assets on the Local List. Buildings of local heritage interest are non-designated assets.

To be considered for inclusion on the list of Buildings of Local Heritage Interest, nominations should demonstrate weaker significance for at least one of the criteria on the following page.

Please note that proposed assets on the list of Buildings of Local Heritage Interest can demonstrate more than one element of significance at a weaker strength and/or one element at a stronger strength and not be included on the Local List.

Please view the following page to see the draft selection criteria.

OPDC Local Heritage Listings selection criteria

Criteria 1. Architectural significance. Assets should:

- a Demonstrate locally distinctive, artistic, craftsmanship, design or landscaping qualities of merit (e.g. form, layout, proportions, materials, decoration); and/or
- b Be attributed to a locally or nationally known, architect, builder, designer, gardener or craftsman and demonstrates quality of design, execution, and/or innovation; and/or
- c Exemplify a locally rare typology or function which survives in anything like its original condition and form.

Criteria 2. Historical significance or association. Proposed assets under these criteria should retain physical attributes which are of key importance to their historical significance. Assets should:

- a Demonstrate rare evidence of a particular period of local social, economic or political history or strong representation of OPDC's Heritage Themes; and/or
- b Be associated with a locally or nationally important individual, company, industry, family or group; and/or
- c Be associated with a notable local historic event or movement;

Criteria 3. Townscape significance. Assets should:

- a Play a key part in contributing to the locally distinctive character of an area either as a landmark or positive contributor to the public realm, the local streetscape or the setting or group value of statutory or locally listed buildings for their visual and aesthetic qualities, by promoting collective identity.

Criteria 4. Social / cultural significance. Proposed assets under these criteria should retain physical attributes which are of key importance to their social / cultural significance. Assets should:

- a Be associated with distinctive communal, commemorative, symbolic or spiritual significance; and/or
- b Be associated with locally distinctive cultural heritage, such as a particular art, literature, music or film.

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Subject: Consultation on Draft Planning Enforcement Plan
Meeting date: 14 October 2019
Report to: Planning Committee
Report of: Claire O'Brien, Interim Assistant Director of Planning

For decision

This report will be considered in public

1 Summary

- 1.1 This report sets out OPDC's intention to undertake public consultation on OPDC's draft Planning Enforcement Plan (Appendix A) and, subject to any modifications required as a result of the public consultation, adopt the Planning Enforcement Plan. This report seeks the comments of the Planning Committee on the draft Enforcement Plan and for members to note the intention to consult.
- 1.2 The purpose of a Planning Enforcement Plan is to set out the principles, priorities and processes which will be adopted by OPDC when handling planning enforcement matters within its boundary. The Enforcement Plan will also set out what residents and businesses can expect from OPDC when an alleged breach of planning control is reported. The adoption of a local Planning Enforcement Plan is supported by paragraph 58 of the National Planning Policy Framework (NPPF) and within National Planning Practice Guidance (NPPG).
- 1.3 The draft Planning Enforcement Plan has been prepared in accordance with the policies and advice contained in both the NPPF and NPPG. Early engagement with the local boroughs (Brent, Ealing and Hammersmith & Fulham) has been undertaken in developing the draft Enforcement Plan prior to the public consultation process.

2 Recommendations

The Committee is asked to:

- 2.1 **Comment on the Draft Enforcement Plan; and**
- 2.2 **Note the intention to undertake public consultation for a 6-week period and adopt the final Enforcement Plan subject to any modifications required, taking account of representations received during the public consultation process.**

3 Background Information

- 3.1 OPDC is the local planning authority for the OPDC area. One of the statutory functions of the local planning authority is the enforcement of planning controls within its boundary.
- 3.2 To date, OPDC has relied on significant support from enforcement officers within the boroughs to address breaches of planning control. However, in order to ensure OPDC is able to fulfil its statutory duties effectively and demonstrate its commitment to dealing with planning enforcement matters, officers have identified a need for an OPDC-wide enforcement plan. Whilst OPDC will continue to work collaboratively with the boroughs to address breaches of planning control, a planning enforcement specialist has also been appointed to advise OPDC on enforcement matters and to assist in investigating suspected breaches of planning control.
- 3.3 The concept of producing an Enforcement Plan for the OPDC area is supported in national planning policy and guidance. National planning policy on planning enforcement is set out in paragraph 58 of the National Planning Policy Framework (NPPF) and further advice on why local planning enforcement plans are important is set out within National Planning Practice Guidance (NPPG): -

“The preparation and adoption of a local enforcement plan is important because it:

- *allows engagement in the process of defining objectives and priorities which are tailored to local circumstances;*
- *sets out the priorities for enforcement action, which will inform decisions about when to take enforcement action;*
- *provides greater transparency and accountability about how the local planning authority will decide if it is expedient to exercise its discretionary powers;*
- *provides greater certainty for all parties engaged in the development process.”*

(NPPG)

4 Draft Enforcement Plan

- 4.1 Officers have reviewed and prepared the draft Planning Enforcement Plan in accordance with the planning policy and advice contained within the NPPF and NPPG. The purpose of the Planning Enforcement Plan is to manage enforcement proactively in a way that is appropriate to the local area. By setting priorities for the area, the plan can also act as a tool for decision making when considering formal planning enforcement action. More importantly, this plan sets out what residents and businesses can expect from OPDC when reporting an alleged breach of planning control and what action might follow should a breach of planning control be established.
- 4.2 The draft Enforcement Plan sets out a short background to planning enforcement and the role of OPDC as local planning authority, followed by sections covering the principles, priorities and processes which will be applied when handling planning enforcement matters within the area.
- 4.3 OPDC officers have undertaken early engagement with the three boroughs (Brent, Ealing and Hammersmith & Fulham) to inform the content of the draft Enforcement Plan. This has involved individual meetings with enforcement officers at each of the boroughs and an opportunity to provide comments on the draft prior to public consultation.
- 4.4 Subject to the comments of the Planning Committee, it is envisaged that the draft Planning Enforcement Plan will be published on OPDC's website for public comment for a period of 6-weeks. Whilst there is no statutory requirement to consult publicly on the draft Enforcement Plan, it is generally considered good practice for a local planning authority to provide an opportunity for public comment before an Enforcement Plan is adopted. A copy of the draft Enforcement Plan will be made available to view online and this will be publicised through the OPDC newsletter.
- 4.5 Following the 6-week public consultation period, a summary report of consultation responses will be produced, and any responses will be considered when preparing the final Enforcement Plan for adoption.
- 4.6 Officers are seeking comments from the Planning Committee on the draft Enforcement Plan and asking members to note OPDC's intention to undertake public consultation and adopt a final Enforcement Plan, taking into account any representations received.

5 Equality Comments

- 5.1 Officers have taken into account the public sector equality duty which requires the identification and evaluation of the likely potential impacts, both positive and negative, of the decision on those with protected

characteristics (age, disability, gender reassignment, pregnancy and maternity, race, gender, religion or belief, sexual orientation). In this instance, given the procedural nature of the Enforcement Plan, there are no equality implications relating to the preparation of this document.

6 Financial Implications

- 6.1 No direct financial implications arise from this report. All expenditure on the preparation of the Enforcement Plan is subject to the Corporation's decision-making process.

7 Legal Implications

- 7.1 No direct legal implications arise from this report and it is consistent with the Corporation's legal framework.

Appendices

Appendix A – Draft Enforcement Plan

Background Papers

None

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Old Oak and Park Royal Development Corporation's Planning Enforcement Plan

Contents

- 1. Introduction
- 2. Principles
- 3. Priority
- 4. Process
- 5. Contact

1. Introduction

- 1.1. The Old Oak and Park Royal Development Corporation (OPDC) was established by the Mayor of London in 2015 to deliver the comprehensive regeneration of the Old Oak and Park Royal Opportunity Area. OPDC straddles three west London boroughs (Ealing, Brent and Hammersmith & Fulham) and is the Local Planning Authority for its boundary area. As such, OPDC is responsible for the enforcement of planning controls within its boundary.
- 1.2. The purpose of this Planning Enforcement Plan is to set out the principles that OPDC will apply when handling planning enforcement issues within its area. The plan will also set out the priorities and procedures that will be used by OPDC when dealing with planning enforcement matters. It will also set out what residents and businesses can expect from OPDC should a suspected breach of planning control occur.
- 1.3. Planning enforcement issues can arise when a breach of planning control occurs. This is normally in the form of physical works being undertaken or new uses commencing without first obtaining the required planning permission. However, it can also relate to other planning controls including unauthorised works to protected trees, untidy private land, works to listed buildings without consent, the display of adverts without consent, breaches of planning condition or demolition within a conservation area. Some forms of physical works or changes of use do not require express planning permission as they are automatically permitted by law. Such works or changes of use are known as "permitted development". The carrying out of permitted development does not amount to a breach of planning control.
- 1.4. Development which breaches planning control can become lawful once they have existed for certain periods of time. In these cases, planning

enforcement action cannot be taken. More information on the relevant timescales and on the full legislative framework for planning enforcement can be viewed on the Government's website:

<https://www.gov.uk/guidance/ensuring-effective-enforcement>

- 1.5.** Enforcement action should only be taken when it is considered expedient to do so. Where a development is considered by OPDC to be acceptable in planning terms, enforcement action would not be taken. In these cases, landowners will be encouraged to apply for retrospective planning permission to regularise the breach of planning control.
- 1.6.** Whilst it is not a criminal offence to carry out development without planning permission (unless related to designated heritage assets, protected trees or certain advertisements), non-compliance with an enforcement notice does constitute an offence.
- 1.7.** Not every breach of planning control results in harm to the local area. As stated above, Local Planning Authorities can only enforce in cases where it is expedient to do so, having regard to the local development plan and any other material planning considerations. The way in which OPDC will determine which enforcement cases to prioritise is outlined below in Section 3.
- 1.8.** Whilst OPDC is responsible for planning enforcement within its area, powers to enforce on a wider range of environmental issues remain with the borough councils. OPDC is committed to working collaboratively with the local authorities on enforcement issues in order to protect the local environment and the amenity of residents, businesses and visitors to the area. OPDC will work proactively to support the borough councils where non-planning enforcement issues arise. OPDC does not have the necessary powers to enforce on highway matters (such as blocked highways, potholes, parking controls), fly-tipping and street cleaning, noise disturbance, licensing matters (such as hours of opening, health and safety, street trading) and air quality matters (such as odour, dust or smoke). As such, if a complaint relates to issues that are not directly related to planning, OPDC will refer the matter to the relevant local authority for further advice. Section 5 of this plan provides links to the local borough council websites.

2. Principles

- 2.1.** The principles that will apply to planning enforcement investigations are: -
- 2.2.** Prioritisation – OPDC is committed to investigating all valid enquiries relating to an alleged breach of planning control and ensuring that appropriate action is taken. Each case will be prioritised according to the level of harm arising from the alleged breach and/or the degree of conflict with OPDC's planning and regeneration objectives, which are set out within OPDC's Local Plan.

- 2.3. Proportionality** – OPDC’s actions with respect to enforcement action will be reasonable and proportionate to the nature and severity of the breach of planning control under investigation.
- 2.4. Confidentiality** – OPDC will fulfil its duties under the Data Protection Act 2018 and will ensure that the complainants’ details remain confidential, unless prevented from doing so by law.
- 2.5. Equality** – In accordance with the Equality Act 2010, OPDC will ensure that it has due regard to the advancement of equality opportunity in the exercise of its planning enforcement powers. Furthermore, OPDC is committed to adhering to the principles set out in ‘Inclusive London’ (May 2018), the Mayor’s Equality, Diversity and Inclusion Strategy and any adopted changes, when considering planning enforcement action.

3. Priority

- 3.1.** OPDC was set up to manage the regeneration of the Old Oak and Park Royal area. Its mission is to capitalise on the significant HS2 and Elizabeth Line (Crossrail) investment at Old Oak Common to drive forward the delivery of high-quality homes and jobs through the creation of a sustainable new community. Its overarching priority is to deliver this brief.
- 3.2.** Planning enforcement cases will be prioritised, in line with the principles set out in section 2 above, where the alleged breach of planning control is causing particular harm to the area and/ or conflicts with OPDC's planning and regeneration objectives, as set out within the Local Plan.
- 3.3.** OPDC will work proactively with landowners and complainants to resolve planning enforcement issues through a process of mediation if possible. Where appropriate, OPDC will encourage landowners to regularise breaches through the planning application process.
- 3.4.** OPDC will prioritise the following types of enforcement cases:
- Unauthorised uses or works causing significant health and safety issues.
 - Unauthorised uses or works causing significant harm to residential living conditions.
 - Unauthorised uses or works causing significant harm to the delivery of regeneration within Old Oak and Park Royal.
 - Unauthorised uses or works causing significant harm to the proper functioning of designated industrial areas, particularly in terms of incompatible uses and local highway conditions.
 - Unauthorised uses or works causing significant harm to the environment or to a heritage asset.

3.5. All reported breaches of planning control will be investigated in line with OPDC's statutory duties. However, formal enforcement action may only be taken in cases where it is considered expedient to do so and in line with the priorities set out above.

4. Process

4.1. Suspected breaches of planning control should be reported to OPDC in writing. Contact details are provided below within Section 5. It is important that you provide your name, a contact address and ideally a telephone number or email address. All complaints and complainant's details will be kept strictly confidential and will not be disclosed unless OPDC is required by law to do so (for example, during a court case). Unfortunately, OPDC will not be able to investigate complaints that are made anonymously.

4.2. OPDC will aim to acknowledge complaints within three working days. Complaints will then be prioritised for further investigation in accordance with the principles set out in section 3 above. The investigation will normally take the form of a site visit by authorised officers to establish whether a breach of planning control has occurred and to undertake an assessment of any harm as a result of the breach. Officers will only enter premises if it is necessary to do so and will provide proof of their identity before proceeding on-site. It is normal practice for officers to take photographs of the alleged breach on site visits. OPDC will also undertake a desk-based investigation of information relating to the land in order to establish the lawful planning position. These investigations will allow OPDC to understand whether a breach of planning control has occurred. Investigation into land ownership may also be necessary.

4.3. OPDC will proactively work with the local borough councils who may hold historic information regarding the property prior to the formation of the OPDC. This may include seeking information from various departments within the local borough councils which may be of relevance to the alleged breach (for example, council tax records and licensing information). In some instances, OPDC will undertake joint site visits with the host borough should concerns arise relating to breaches of environmental, licensing or council tax regulations, where the local borough councils remain the relevant authority.

4.4. It is important to note that the enforcement process can be a legally complex and lengthy process which can vary considerably between investigations. Therefore, enforcement cases can take many months or in some cases years to be resolved. OPDC will not normally provide routine updates to complainants during an investigation given that there can often be significant periods of time when the status of a case will remain unchanged.

4.5. Where a breach of planning control has been identified, OPDC will consider the most appropriate and proportionate course of action. In some cases, OPDC will seek to resolve a breach of planning control through discussion with the land owner or occupier. This will often be in writing to the land owner/

occupier outlining what the breach of planning control is, what action is required to remedy the breach and the timescale within which the action must be undertaken. In cases where negotiation is not appropriate, or in cases where OPDC is not satisfied that genuine effort is being made to remedy the breach, then formal enforcement action will be considered. Formal enforcement action can include the serving of notice(s) or issuing proceedings under the provisions of the Town and Country Planning Act 1990 (as amended). When expedient, OPDC will consider pursuing direct action for non-compliance with formal enforcement notices. Direct action allows Local Planning Authorities to enter land and undertake the steps required by an enforcement notice. In appropriate cases, OPDC will also consider seeking injunctions and may pursue prosecution where landowners are unwilling to cooperate.

5. Contact

5.1. If you wish to report a suspected breach of planning control or require more advice in relation to planning enforcement issues then you can contact the OPDC planning team at planningenforcement@opdc.london.gov.uk .

5.2. Alternatively, letters can be addressed to:

Planning Enforcement
Old Oak and Park Royal Development Corporation
City Hall (PP 5a)
The Queen's Walk
More London Riverside
London
SE1 2AA

5.3. Should you wish to contact the local borough councils regarding an issue which falls outside of the remit of OPDC Planning, please see the below links to each of the borough's website:

London Borough of Ealing - <https://www.ealing.gov.uk/site/>

London Borough of Brent - <https://www.brent.gov.uk/>

London Borough of Hammersmith & Fulham - <https://www.lbhf.gov.uk/>

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Subject: Development Management – Ways of Working Protocol
Meeting date: 14 October 2019
Report to: Planning Committee
Report of: Claire O'Brien, Interim Assistant Director of Planning

For noting

This report will be considered in public

1 Summary

- 1.1 This report seeks to inform the Planning Committee of the OPDC Development Management Ways of Working protocol (Appendix A) which has been developed and agreed between OPDC and borough officers. The 'Ways of Working' document sets out a common approach on how OPDC officers will work with officers from the boroughs of Hammersmith and Fulham, Brent, and Ealing, when dealing with development proposals within the OPDC area.
- 1.2 The document sets out the process that OPDC and borough officers should follow to ensure efficient and effective collaboration in the development management process, particularly in the negotiation, agreement and implementation of schemes and s106 legal agreements for major development proposals within the OPDC area.

2 Recommendation

- 2.1 **The Planning Committee is asked to note the report and the associated appendix.**

3 Background

- 3.1 The concept of producing a protocol was first discussed with the boroughs at a meeting of the Planning Obligations Advisory Group held in November 2018. At that stage, the main purpose of developing an officer-to-officer protocol was to set out how OPDC would engage with the boroughs when

negotiating s106 agreements as part of the planning application process. However, following further discussion it was agreed that it would be useful to expand the scope of the protocol to cover all aspects of the development management process and this should take the form of a broader Development Management Ways of Working protocol.

3.2 Officers from the London Borough of Hammersmith and Fulham (LBHF) prepared the first draft of the protocol for review by OPDC and the other boroughs. To develop the draft further, OPDC officers met with each of the boroughs to discuss the draft and better understand each borough's individual expectations. Through this engagement, OPDC officers were able to identify areas of commonality between the boroughs and these have been used to shape the protocol for a consistent way of working with all boroughs. Some of the common issues covered in the document include:

- Regular meetings with OPDC to discuss Development Management issues
- Ensuring boroughs are involved in pre-application meetings
- Specific engagement between OPDC and borough on matters where the borough is still the relevant authority i.e. highways, environmental health, education
- Support from OPDC to ensure appropriate applicant engagement with borough

3.3 Where expectations were not found to be common across all three boroughs it is proposed that these will be resolved outside of the common approach set out within the Ways of Working protocol through further engagement with the individual boroughs concerned.

3.4 Borough officers have confirmed their broad support for the approach taken and the principles set out within the Development Management Ways of Working protocol.

4 Scope of the protocol

4.1 The Development Management Ways of Working Document is structured to include the following sections.

- a) General Provisions –includes provisions to provide regular engagement with borough officers on development management matters and provides a commitment, in principle, to support boroughs where they wish to secure Planning Performance Agreements and recover their reasonable costs from applicants. The practical

arrangements for this will be subject to further discussion with the individual boroughs;

- b) Pre-application – includes provisions to ensure that boroughs are positively engaged in the pre-application process;
- c) Planning Applications – includes provisions to ensure that the statutory consultation process is effective and that the views of boroughs are clearly reported to the OPDC Planning Committee;
- d) Post application – includes provisions relating to the discharge of planning conditions/obligations and planning appeals; and
- e) Spending s106 contributions – reaffirms the role of the Planning Obligations Advisory Group and the arrangements for determining how OPDC s106 contributions are spent, as approved by the OPDC Board in June 2018.

5 Next steps

- 5.1 The Development Management Ways of Working Protocol will be published on the OPDC website. The Development Management Ways of Working protocol has been developed on the principle of encouraging positive, transparent and collaborative working between OPDC and the boroughs throughout the development management process. It is intended to provide greater certainty to developers on how the boroughs and OPDC intend to work together and demonstrates a commitment from all parties to deliver positive outcomes through the regeneration of Old Oak and Park Royal.
- 5.2 Further discussions, relating to outstanding borough specific development management matters are on-going.

6 Equality comments

- 6.1 There are no adverse equality implications relating to this report as there are no proposed changes to new or existing services, policies or strategies

7 Legal implications

- 7.1 There are no particular legal implications arising from this report.

Appendices

Appendix A – OPDC Development Management Ways of Working

Background Papers

None

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OPDC Development Management - Ways of Working

1. Purpose

- 1.1. This 'Ways of Working' document is intended to set out a common approach on how OPDC officers will work with officers from the boroughs of Hammersmith and Fulham, Brent, and Ealing, when dealing with development proposals within the OPDC area. The document sets out the process that OPDC and the boroughs should follow to ensure efficient and effective collaboration in the development management process, particularly in the negotiation, agreement and implementation of schemes and s106 legal agreements for major development proposals within the OPDC area.
- 1.2. In developing this document OPDC officers met with each of the boroughs to better understand their individual expectations and identify areas of commonality between the boroughs. This has been used to shape these proposals for a consistent way of working with all boroughs. Where expectations on certain issues were found to differ between the three boroughs, OPDC will seek to put in place bespoke agreements, outside of this common approach, with the individual boroughs concerned.
- 1.3. This 'Ways of Working' document has been developed on the principle of encouraging positive, transparent and collaborative working between OPDC and the boroughs throughout the development management process. It is intended to provide greater certainty to developers on how the boroughs and OPDC intend to work together and demonstrates a commitment from all parties to deliver positive outcomes through the regeneration of Old Oak and Park Royal.

2. General Provisions

- 2.1. The OPDC Head of Development Management will be the lead point of contact for all matters relating to the development management process, unless the borough has been notified by the Head of Development Management that a particular matter has been assigned to a case officer. Any matters relating to non-compliance with this 'Ways of Working' document should be referred to OPDC's Head of Development Management.
- 2.2. Each borough should nominate a lead point of contact for development management matters within the OPDC area. Boroughs should use best endeavours to keep the OPDC Head of Development Management up to date on any changes to the lead contact for the borough.
- 2.3. The OPDC Head of Development Management will arrange a separate regular meeting or call with the lead contact for each borough. The specific frequency of these meetings, venue and agenda will be for agreement with each borough lead contact.

However, OPDC would generally expect these regular meetings to cover the following matters:-

- i. To provide updates on pre-application enquiries within the borough's area.
 - ii. To provide updates on consultation responses from live planning applications and discuss any significant matters arising.
 - iii. To discuss and agree programmes for the determination of planning applications.
 - iv. To discuss s106 Heads of Terms and priorities for pre-application enquiries and current planning applications.
- 2.4. Boroughs should confirm contact details for statutory planning consultation correspondence. Where an individual officer is identified as the preferred contact, a second point of contact, preferably a generic but regularly monitored email inbox, should be provided.
- 2.5. Where boroughs have indicated that they wish to recover all reasonable costs from the applicant, OPDC will work positively with the borough and the applicant with the aim of ensuring that the borough is compensated directly by the applicant. This should be agreed as part of the PPA which would allow key milestones with the borough to be set out and delivered. The specific details of this will be dealt with outside of this general 'ways of working' document, and will be subject to further discussion with individual boroughs

3. Pre-Application

- 3.1. The pre-application process is a voluntary process where applicants can seek to work positively with the Local Planning Authority (LPA) and other relevant consultees before submission of a planning application. OPDC will strongly encourage applicants to engage positively with the pre-application process, including appropriate engagement with the relevant borough(s).
- 3.2. OPDC's pre-application information and forms, published on the OPDC website, will adopt a presumption in favour of transparent borough involvement as part of the pre-application process. OPDC will work positively with the boroughs to include information for applicants on the importance of involving the boroughs in the pre-application process. This is particularly important given that boroughs still remain the authorities responsible for a number of key services including highways and environmental health.
- 3.3. Applicants will need to specifically opt-out if they do not wish the borough to be part of the pre-application process. In the event that an applicant does opt-out of involving the borough, OPDC will still provide the borough with regular updates and any non-confidential information relating to the pre-application enquiry.
- 3.4. During the pre-application process OPDC and the borough will commit to undertake the following actions:-
- i. Notify the borough of major pre-application meetings, including Design Review Panel meetings, within the boroughs area.

- ii. Invite borough officers to each major pre-application meeting unless the applicant has specifically opted-out from borough involvement.
- iii. OPDC will offer an officer-to-officer meeting with the borough immediately before or after a pre-application meeting to share views on relevant issues including draft Heads of Terms.
- iv. Both OPDC and the borough will provide each other with copies of any written advice issued to the applicant pursuant to any pre-application meeting.

4. Planning Applications

4.1. Planning applications are subject to statutory consultation and determination processes that are bound by statutory, or otherwise agreed, timeframes. It is essential that OPDC meet their statutory duties as LPA when processing planning applications and this 'Ways of Working' must not preclude OPDC's ability to undertake its statutory duties as LPA.

4.2. However, when processing major planning applications OPDC will:-

- i. Consult the borough as part of the statutory consultation process.
- ii. Consult with local residents, ward councillors and other statutory consultees as part of the statutory planning process.
- iii. Work positively with boroughs and provide reasonable time for the boroughs to provide comments. Where the borough requires additional time to provide comments they should make this request to OPDC within the statutory consultation period.
- iv. Notify the borough of post-submission meetings with the applicant or other stakeholders, including Design Review Panel meetings, and ensure attendance of the borough, where possible.
- v. organise specific officer to officer meetings with boroughs to discuss particular issues that arise
- vi. Ensure that borough comments are clearly summarised and addressed within the OPDC Planning Committee Report. Copies of the full comments will be provided to members as a background paper to the Planning Committee report.
- vii. Notify the lead contact for the borough when Planning Committee reports are published, which should be a minimum of 5 working days before the Planning Committee meeting.
- viii. share draft s106 agreements for comment and discussion with the borough and arrange meetings with/without applicant to discuss, if necessary.
- ix. Provide the borough with a copy of the Decision Notice and signed s106 agreement at the time of issue. OPDC will ensure that the s106 agreement is registered on the site with the borough's Local Land Charges Team.

5. Post-Application

- 5.1. OPDC will continue to monitor planning permissions and ensure that planning obligations are met in accordance with the terms of the s106 agreement.
- 5.2. OPDC will consult the borough on applications to discharge planning conditions and obligations.
- 5.3. OPDC will notify the borough on any appeals received following refusal of a planning application for major development.

6. Spending s106 Planning Contributions

- 6.1. OPDC will seek to agree the prioritisation and spending of s106 monies through discussion with the boroughs at the Planning Obligations Advisory Group (POAG). The POAG comprises senior OPDC and borough officers and was set up to discuss, review and make recommendations on s106 prioritisation and spend to the OPDC Chief Operating Officer (COO).
- 6.2. Where the COO agrees s106 spend for a project to be delivered by the borough, the agreed funding will be transferred from OPDC to the borough in a timely manner.



Subject: Development Management Update
Meeting date: 14 October 2019
Report to: Planning Committee
Report of: Claire O'Brien, Interim Assistant Director of Planning

For noting

This report will be considered in public

1 Summary

- 1.1 This report provides a list of all planning applications received by OPDC from 7 June 2019 to 25 September 2019.
- 1.2 It also provides an update on strategic schemes that are currently in the pipeline, either as live planning applications, planning permissions or in advanced pre-application discussions.

2 Recommendations

The Planning Committee is asked to:

- 2.1 **Note the list of planning applications received since 7 June 2019, contained in Table 1 of Appendix A to this report;**
- 2.2 **Note the update on strategic planning applications, contained in Table 2 of Appendix A to this report; and**
- 2.3 **Note the update on pre-application schemes, contained in Table 3 of Appendix A to this report.**

3 Financial Implications

- 3.1 Of the 49 planning applications received in the period, 27 have been delegated to LB Ealing and five to LB Brent. 17 applications have been retained for determination by OPDC. The fees received in respect of the delegated applications will be paid to the relevant local authority.

Appendices

Appendix A – List of planning applications received and update on strategic schemes in the pipeline

Background Papers

None

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Appendix A: List of planning applications received and update on strategic schemes in the pipeline

Table 1: Planning applications received 7 June – 25 September 2019

Date received by OPDC	Site address	Postcode	Borough	Description of development	Status
7/6/2019	Unit 2 Alliance Road	W3 0RA	Ealing	Installation of digital electronic full colour LED display advertisement sign	Delegated - Ealing
7/6/2019	6 Portal West, Portal Way, Acton	W3 6RU	Ealing	Erection of an additional 10 storeys on Block A comprising 73 flats (44 x 1 bed and 29 x 2 bed); 4 storeys on Block C comprising 24 flats (24 x 1 bed); provision of a minimum 35% of the total number of additional habitable rooms as affordable housing in Block B, and associated changes to the basement and ground floor levels to provide additional cycle storage and minor changes to the approved landscaping layout [resulting in 97 additional flats overall, bringing the total number on-site up to 701 (comprising 426 x 1 bed, 242 x 2 bed and 33 x 3 bed)]	Delegated - Ealing
10/6/2019	3 Sovereign Park, Park Royal	NW10 7QP	Ealing	Installation of illuminated fascia sign	To be determined by OPDC
17/6/2019	32 Wells House Road, Park Royal	NW10 6EE	Ealing	Proposed three storey side extension and alterations	Delegated - Ealing
20/6/2019	7b Coronation Road Park Royal	NW10 7PQ	Ealing	Demolition of existing first storey office cabin and replacement with 1 first floor storey. extension, together with erection of a first floor side extension over existing yard.	Delegated - Ealing
20/6/2019	3 Lewis House, School Road, park Royal	NW10 6TD	Ealing	Lawful development certificate for established use as private hire operator centre	Delegated - Ealing

Appendix A: List of planning applications received and update on strategic schemes in the pipeline

Date received by OPDC	Site address	Postcode	Borough	Description of development	Status
21/6/2019	3 Willen Field Road	NW10 7BQ	Brent	Use of the existing site to allow for flexible uses within Classes B1(c) and/or Class B2 and/or Class B8	Delegated - Brent
24/6/2019	First Central, Coronation Road/Lakeside Drive, Park Royal, London,	NW10 7HQ	Brent	Details of condition 29 pursuant to planning application reference 17/0076/FUMOPDC dated 31/5/2017	To be determined by OPDC
24/6/2019	140 Wales Farm Road	W3 6UG	Ealing	Details of condition 13 pursuant to planning application reference 172682FUL	Delegated - Ealing
2/7/2019	Acton Refinery, Bahley Road	NW10 6SN	Ealing	Prior notification for proposed demolition	Delegated - Ealing
4/7/2019	Asda Superstore, 2-20 Western Road Park Royal	NW10 7LW	Ealing	Installation of new signage; 4 no. Golden Arch panels and 2 no. McDelivery signs	To be determined by OPDC
4/7/2019	Asda Superstore, 2-20 Western Road Park Royal	NW10 7LW	Ealing	Installation of freestanding 4.5m Totem sign at the east of the site	To be determined by OPDC
4/7/2019	Asda 2-20 Western Road, Park Royal	NW10 7LW	Ealing	Removal of section of glazing with the installation of a new sliding window and overhead glass canopy with associated works	Delegated - Ealing
5/7/2019	6 Willen Field Road,	NW10 7BQ	Brent	Non-material amendment to planning application reference 16/1097 dated 22/12/2016	Delegated - Brent

Appendix A: List of planning applications received and update on strategic schemes in the pipeline

Date received by OPDC	Site address	Postcode	Borough	Description of development	Status
8/7/2019	63 Wells House Road, London, NW10 6ED	NW10 6ED	Ealing	Part two-storey rear extension; single-storey rear/side extension; roof extension to rear roof; rear extension to outrigger, incorporatin two roof lights to front roof slope and conversion of property into two self-contained flats (1x2 bed and 1x3 bed)	Delegated - Ealing
10/7/2019	Land adjacent to 400 Western Avenue	W3 0PL	Ealing	Proposed metal clad advertisement hoaring with 48 sheet digital display	To be determined by OPDC
10/7/2019	32 - 37 Park Royal Road, NW10 7LQ	NW10 7LQ	Ealing	Warehouse first floor side extension for office spaces	Delegated – Ealing
10/7/2019	3 Bashley Road, Park Royal	NW10 6TE	Ealing	RETROSPECTIVE PLANNING CONSENT for the construction of a three storey warehouse building (B8 Use class) with ancillary office space with a total floor area of 1,154 sqm, including the provision of on-site car parking and new crossover (following the demolition of the existing 1,179 sqm warehouse and office (B8 use Class) ancillary	Delegated - Ealing
12/7/2019	First Central, Coronation Road/Lakeside Drive, Park Royal, London,	NW10 7HQ	Brent	Details of condition 6 pursuant to planning application reference 17/0076/FUMOPDC dated 31/5/2017	To be determined by OPDC
23/07/2019	59 Gorst Road	NW10 6LS	Ealing	Details of condition 3 pursuant to planning application reference 190562OPDFUL	Delegated – Ealing
25/07/2019	163 Dukes Road, Acton	W3 0SL	Ealing	Change of use from B2 (General Industrrial) to D2 (assembly and leisure)	Delegated – Ealing
25/07/2019	Unit 6 Portal Way, Ac ton	W3 6RU	Ealing	Details of condition 10 a, b, c, g pursuant to planning application reference 161144FUL	Delegated - Ealing

Appendix A: List of planning applications received and update on strategic schemes in the pipeline

Date received by OPDC	Site address	Postcode	Borough	Description of development	Status
26/7/2019	First Central, Coronation Road/Lakeside Drive, Park Royal, London,	NW10 7HQ	Brent	Details of condition 28 pursuant to planning application reference 17/0076/FUMOPDC dated 31/5/2017	To be determined by OPDC
26/7/2019	First Central, Coronation Road/Lakeside Drive, Park Royal, London,	NW10 7HQ	Brent	Details of condition 32 pursuant to planning application reference 17/0076/FUMOPDC dated 31/5/2017	To be determined by OPDC
29/7/2019	Westway Estate, Telford Way Ealing	W2 7XR	Ealing	Erection of security gatehouse, cantiliver barriers, number plate recognition camers and seven x 8 metre high masts with CCTV cameras and associated landscaping	Delegated – Ealing
30/7/2019	Unit 2 (rear of) 55-61 Dooa House, North Acton Road, Park Royal	NW10 6PH	Ealing	S73 application pursuant to planning application reference P/2004/5555-ST dated 17/3/2005	Delegated - Ealing
7/8/2019	The Courtyard, Park Royal Road	W3 6XA	Ealing	Reserved matters for layout, appearance, scale and landscaping in relation to the outline planning permission 160109OPDFUL	Delegated – Ealing
7/8/2019	Mitre Yard, 104-108 Scrubs Lane	NW10 6SF	Hammersmith and Fulham	Section 73 application to vary Condition 1 (Approved Plans) of planning permission (17/0055/FUMOPDC)	To be determined by OPDC
9/8/2019	32-34 Park Royal Road	NW10 7LN	Ealing	Demolition of rear section of building and construction of three storey steel framed extension with brickwork and cladding walls and metal deck roof	Delegated - Ealing
9/8/2019	1-16 Townsend Industrial Estate,	NW10 7NU	Brent	Change of use of the site from Class B2 (general industrial) use to a flexible B1(c), B2 and/or B8 (light industrial and/or storage and distribution) use, with ancillary office use	Delegated - Brent

Appendix A: List of planning applications received and update on strategic schemes in the pipeline

Date received by OPDC	Site address	Postcode	Borough	Description of development	Status
	Waxlow Road				
13/8/2019	First Central, Coronation Road/Lakeside Drive, Park Royal, London,	NW10 7HQ	Brent	Details of condition 34 pursuant to planning application reference 17/0076/FUMOPDC dated 31/5/2017	To be determined by OPDC
16/8/2019	Unit 7a park Royal Metro centre, Britannia Way, Park Royal	NW10 7PA	Ealing	Retrospective Planning Permission to install an additional three double-staked prefabricated iso containers.	Delegated – Ealing
19/8/2019	Unit 6 Portal Way, Ac ton	W3 6RU	Ealing	Discharge of conditions 33,34, 35 pursuant to planning application reference 161144FUL dated 14/2/2017	Delegated - Ealing
21/8/2019	First Central, Coronation Road/Lakeside Drive, Park Royal, London,	NW10 7HQ	Brent	Details of condition 25pursuant to planning application reference 17/0076/FUMOPDC dated 31/5/2017	To be determined by OPDC
21/8/2019	First Central, Coronation Road/Lakeside Drive, Park Royal, London,	Nw10 7HQ	Brent	Details of condition 15 pursuant to planning application reference 17/0076/FUMOPDC dated 31/5/2017	To be determined by OPDC
22/8/2019	Space House car park, Space Business Park, Abbey Road	NW10 7SU	Brent	car park and landscaping alterations at Space Business Park	Delegated - Brent
4/9/2019	42a Minerva Road	NW10 6HJ	Ealing	Retention of the existing use of B8 of the warehouse together with new A1 use for display of warehouse	Delegated – Ealing

Appendix A: List of planning applications received and update on strategic schemes in the pipeline

Date received by OPDC	Site address	Postcode	Borough	Description of development	Status
				items. The proposed ground floor will be divided top be part B8 & part A1 use with a staircase to give access to a new floor level above.	
5/9/2019	Midland Gate House, Midland Terrace	NW10 6DR	Ealing	Temporary use of the site for car parking for up to 55 cars for a period of 5 years in connection with two nearby properties owned by Quattro Holdings Limited	Delegated - Ealing
6/9/2019	land east of Victoria Centre, Acton Lane	ATP Architects	Brent	Details of condition 3 pursuant to planning application reference 18/0210/FULOPDC	To be determined by OPDC
6/9/2019	land east of Victoria Centre, Acton Lane	ATP Architects	Brent	Details of condition 4 pursuant to planning application reference 18/0210/FULOPDC	To be determined by OPDC
9/9/2019	Victoria Industrial Estate, Victoria Road	W3 6UU	Ealing	Erection of satellite offices/security gatehouse	Delegated – Ealing
9/9/2019	37 Old Oak Lane, Park Royal	NW10 6EJ	Ealing	First floor extension and loft conversion with rear facing dormer, and rooflights to front roof slope	Delegated - Ealing
9/9/2019	Space House car park, Space Business Park, Abbey Road	NW10 7SU	Brent	Car park and landscaping alterations at Space Business Park - full amendment to previous application	Delegated - Brent
10/9/2019	Old Oak Community Centre, 76 Braybrook Street	W12 0AP	Ealing	T1, T2, T4, T5 = 4 x Large multi-stem PRNUS trees - Fell as close as possible to ground level and apply herbicide to stump. T3 = Medium CHERRY - Fell as close as possible to ground level and apply herbicide to stump.	To be determined by OPDC

Appendix A: List of planning applications received and update on strategic schemes in the pipeline

Date received by OPDC	Site address	Postcode	Borough	Description of development	Status
10/9/2019	Unit 2 Alliance Road, Acton	W3 0RA	Ealing	Installation of digital electronic LED full colour ticker display fascia sign	To be determined by OPDC
13/9/2019	Holbrook House, Victoria Road, Acton	Downing Students PLC c/o Rolfe Judd Planning	Ealing	Details of condition 28 (b) pursuant to planning application reference 181358OPDC2	Delegated – Ealing
16/9/2019	32 Wells House Road, Park Royal	V Jiannioulis c/o Elan Arch International Ltd	Ealing	PROPOSED TWO STOREY SIDE EXTENSION & ALTERATIONS	Delegated – Ealing
18/9/2019	Unit 1 and Units 3-6 Frogmore Industrial Estate, Acton Lane	Malcom Hollis c/o DP9	Ealing	Details of condition 3 pursuant to planning application referene 190458OPDFUL dated 5/3/19	Delegated - Ealing
25/9/2019	First Central, Coronation Road/Lakeside Drive, Park Royal, London,	NW10 7HQ	Brent	Details of condition 8 pursuant to planning application reference 17/0076/FUMOPDC dated 31/5/2017	To be determined by OPDC

Appendix A: List of planning applications received and update on strategic schemes in the pipeline

Table 2: update on strategic applications

Application reference	Site name/address	Borough	Description	Status/comments
15/0091/FULOPDC	Oaklands House, Old Oak Common Lane, London NW10 6DU	LBHF	Demolition of existing structures and redevelopment of the Oaklands House site to include 3 mixed-use blocks, ranging in height from 6-26 storeys. The combined scheme comprises 605 (reduced from 611) residential units (Use Class C3) and 3,500 sqm of in part double height commercial floorspace, providing a flexible range of uses (Use Classes A1, A2, A3, A4, B1, D1 and D2). The scheme provides 120 underground car parking spaces, 1,080 cycle paces, amenity space, landscaping and associated public realm. A new site access road is proposed linking the existing access road and Old Oak Common Lane.	Section 106 agreement completed and decision notice issued 27 July 2017. Development commenced. First occupation expected early 2020.
16/0118/FULOPDC	North Kensington Gate North, 93-97A Scrubs Lane, London NW10 6QU	LBHF	Demolition of existing buildings and redevelopment of the site to provide a new building ranging from 4 storeys (16.3 metres above ground level) to 11 storeys (39.9 metres above ground level) in height, comprising 165sqm (GIA) of ground floor commercial floorspace (use class A1/A2/A3) and 47 residential units (use class C3), with landscaping and associated works.	Section 106 agreement completed and decision notice issued 31 January 2018. Not commenced. No conditions discharged.
16/0119/FULOPDC	North Kensington Gate South, 115-129A Scrubs Lane, London NW10 6QU	LBHF	Demolition of existing buildings and redevelopment of the site to provide a new building ranging from 6 storeys (25.1 metres above ground level) to 22 storeys (80.4 metres above ground level) in height over a new	Section 106 agreement completed and decision notice issued 7 June 2018. Not commenced. No

Appendix A: List of planning applications received and update on strategic schemes in the pipeline

Application reference	Site name/address	Borough	Description	Status/comments
			excavated basement, comprising 750sqm (GIA) of ground floor commercial floorspace (use class A1/A2/A3/B1) and 164 residential units (use class C3), with basement car parking and plant space, landscaping and associated works (revised description)	conditions discharged. Pre-application request received for material minor (s.73) amendments to extant consent.
165514OPDFUL (delegated to LB Ealing for determination)	'The Portal', Land at Wales Farm Road and Portal Way, London W3 6EJ	Ealing	Redevelopment of the site to provide a single storey basement with a part 10, part 36 storey building comprising 355 residential units and ancillary facilities (Use Class C3) with a mix of studio, 1 bed, 2 bed and 3 bed flats and 549sqm (GIA) of flexible use class A1 and/or A2 and/or A3 and/or A4 and/or B1 and/or D1 and/or D2 floorspace and a landscaped public realm, together with associated public and private amenity space, cycle parking, car parking, servicing, landscaping and other associated works (Full Planning Application accompanied by an Environmental Impact Assessment)	Ealing Planning Committee resolved to approve on 17 May 2017. Awaiting completion of Section 106 agreement.
17/0055/FUMOPDC	Mitre Yard, 104-108 Scrubs Lane, London NW10 6QE	LBHF	Demolition of existing buildings and structures and redevelopment of the site to provide two new buildings ranging from 6 storeys (24 metres above ground level) to 19 storeys (71.8 metres above ground level) in height, comprising 746 sqm (GIA) of ground floor flexible non-residential floorspace (Use Classes A1/A2/A3/A4/B1/D1/D2), 377 sqm (GIA) ground floor workspace (Use Class B1/Artist Studios) and 200 residential units	Section 106 agreement completed and decision notice issued 1 February 2018. Not commenced. No conditions discharged. s.73 application submitted.

Appendix A: List of planning applications received and update on strategic schemes in the pipeline

Application reference	Site name/address	Borough	Description	Status/comments
			(Use Class C3) with disabled car parking, plant space, amenity space, landscaping and associated works.	
172682FUL (delegated to LB Ealing for determination)	Perfume Factory (Imperial College)	Ealing	Student housing-led scheme comprising 603 student rooms, 85 residential units and 6214sqm (GIA) of office floorspace in buildings up to 31 storeys	Section 106 agreement completed and decision notice issued 7 December 2017. Development commenced
17/0076/FUMOPDC	First Central, Coronation Road/Lakeside Drive, Park Royal NW10	Brent	Residential-led redevelopment comprising 3 buildings between 5-27 storeys in height with 807 homes and 1700sqm of commercial/community/employment floorspace	Planning Committee resolved to approve on 11 October 2017. Section 106 agreement completed and planning permission issued 14 November 2017. Development commenced. First occupation expected late 2019
17/0091/FUMOPDC	2 Scrubs Lane, London NW10 6RB	Brent/LBHF	Demolition and redevelopment of the site for a 20-storey building comprising 85 residential units, retail, nursery, church and community uses	Section 106 agreement completed and decision notice issued 22 June 2018. Not commenced. No conditions discharged.
181062OPDFUL (delegated to LB Ealing for	Perfume Factory (Essential Living)	Ealing	Residential-led mixed use development including 380 new homes and 1403sqm of flexible non-residential floorspace in buildings	Ealing Planning Committee resolved to approve on 23 May

Appendix A: List of planning applications received and update on strategic schemes in the pipeline

Application reference	Site name/address	Borough	Description	Status/comments
determination)			upto 25 storeys in height (resubmission)	2018. Awaiting completion of Section 106 agreement.
18/0053/FUMOPDC	Beirut Nights, 19 Abbey Road, NW10 7RB	Brent	Demolition of existing building and erection of a part-13, part-11 storey building comprising a 162-bedroom hotel.	Planning Committee resolved to approve on 11 July 2018. Section 106 agreement completed and decision notice issued 8 October 2018. Not commenced. No conditions discharged
18/0210/FULOPDC	Vacant plot of land to the east of the Victoria Centre, Acton Lane, London	Brent	Erection of two buildings between six, ten, twelve and fourteen storeys (min. c. 20.1m and max. c. 46.1m AOD) comprising 105 residential units and 284 sqm of commercial floorspace (Use Classes A1/A2/A3/A4/B1/D1/D2), public open space, accessible parking, cycle storage, landscaping and related ancillary works.	Planning Committee resolution to approve in April 2019. Planning permission issued 23 July 2019. Development commenced.
19/0045/FUMOPDC	Parade Ground, Wormwood Scrubs Park, Scrubs Lane, W12 0DF	LBHF	Retention of three 2-storey temporary modular units, one 3-storey temporary modular unit and two single-storey temporary modular units, hardstanding, substation, pedestrian access, fencing and other associated works to provide education use (Use Class D1) for a limited period until 31st July 2022	Planning Committee resolution to grant July 2019. Permission issued 12 July 2019.
19/0104/VAROPDC	Mitre Yard, 104-108 Scrubs Lane, London NW10 6QE	LBHF	Section 73 application to vary Condition 1 (Approved Plans) of planning permission (17/0055/FUMOPDC) for the "demolition of existing buildings and structures and the	Due to be reported to Planning Committee November 2019

Appendix A: List of planning applications received and update on strategic schemes in the pipeline

Application reference	Site name/address	Borough	Description	Status/comments
			redevelopment of the site to provide two new buildings ranging from 6 storeys (24 metres above ground level) to 19 storeys (71.8 metres above ground level) in height, comprising 609 sqm (GIA) of ground floor flexible non-residential floorspace (Use Classes A 1 / A2/ A3/ A4/BI /DI /D2), 514 sqm (GIA) ground floor workspace (Use Class BI/Artist Studios) and 200 residential units (Use Class C3) with disabled car parking, plant space, amenity space, landscaping and associated works” to primarily: increase the number of residential units (Use Class C3) from 200 to 241; increase the maximum height of the scheme from 19 storeys to 22 storeys (71.8 to 77.5 metres above ground level); and increase the provision of accessible car parking	

Table 3: schemes in advanced pre-application discussions

Site name/address	Borough	Description	Status/comments
Old Oak Common Station site	LBHF	Application under Schedule 17 of the High Speed Rail (London - West Midlands) Act 2017 to agree the plans and specifications and site restoration for Old Oak Common station and associated surface transport interchange and public realm.	Submission on hold.
245-249 Acton Lane	Ealing	Residential-led mixed use development	Initial pre-application meeting held January 2019. Applicant

Appendix A: List of planning applications received and update on strategic schemes in the pipeline

Site name/address	Borough	Description	Status/comments
			has agreed a PPA to continue pre-application discussions.
Central Middlesex Hospital, Old Refectory Site	Brent	Strategic residential-led mixed use development	Initial pre-application meeting held March 2019. Applicant has agreed a PPA to continue pre-application discussions.
Refinery, Bashley Road,	Ealing	Strategic Industrial Intensification	Initial pre-application meeting held August 2019. Applicant has agreed a PPA to continue pre-application discussions.
North Kensington Gate South, 115-129A Scrubs Lane, London NW10 6QU	LBHF	s.73 to extant consent 16/0119/FULOPDC	Pre-application request received. Meeting to be held October 2019.

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